

LAND at HEANE FARM, HATHERLEIGH, DEVON

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



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For

Chloe Bines

of

Mi-Grid Ltd. (the Agent)

By



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Summary

This report presents the results of a desk-based assessment, walkover survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Heane Farm, Hatherleigh, Devon, in advance of the construction of a single (77m to tip) wind turbine.

The proposed turbine would be installed on land that in 1840 belonged to a small tenement called Southern Towns, within what was once a medieval common open field system. This was probably originally associated with the medieval Manor of Pulworthy.

In terms of the wider landscape, the site is located on a south-facing slope, below the summit of a broad mass of rolling hills orientated north-east to south-west. This landscape is gently undulating and well-wooded; tall vertical element would be highly visible, but local blocking would be an important factor.

*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.*

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1.0 Introduction

Location:	Heane Farm
Parish:	Hatherleigh
County:	Devon
NGR:	SS52257 04094

1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Heane Farm, Hatherleigh, Devon (Figure 1). The work was commissioned by Chloe Bines of Mi-Grid Ltd. (the Agent) on behalf of Jeremy Dennis (the Client) in order to identify any archaeological features or sites that might be affected by the installation of a <900kW wind turbine and associated access and cable run.

1.2 Topographical and Geological Background

The location of the proposed turbine is a field approximately 200m south of Heane Farm (see Figure 1). It would sit on a south-facing slope well below the summit of a local hilltop at about 80m AOD. The land falls away to the south to the Pulworthy Brook.

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 Ashton Mudstone Member and Crackington Formation, bordering on the river terrace sands and gravels of the River Torridge (5 member) (BGS 2013).

1.3 Historical Background

The site lies close to the north-western edge of the parish of Hatherleigh; this parish lies in the Hundred of Black Torrington and the Deanery of Holsworthy. The Manor of Hatherleigh was a Domesday estate belonging to the Abbot of Tavistock, but the proposed turbine would be located on land that probably formed part of the Manor of Pulworthy (East Pulworthy now bears the name Pangkor House). Heane Farm is the closest modern farmstead, but in 1839 it was a separate tenement called Southern Town.

The area around Heane Farm is classified *modern enclosures adapting medieval fields* on the Devon Historic Landscape Characterisation.

1.4 Archaeological Background

Very little archaeological fieldwork has taken place in this area. A Roman tiler has been located on Hatherleigh Moor 3.5km to the south-east (e.g. see Wheeler & Laing-Trengove 2006), and limited fieldwork has been undertaken in Hatherleigh town itself. However, this is a landscape containing numerous medieval settlements, many of which probably date back to the early-medieval period. Lack of fieldwork, rather than a genuine absence of evidence, is the key.

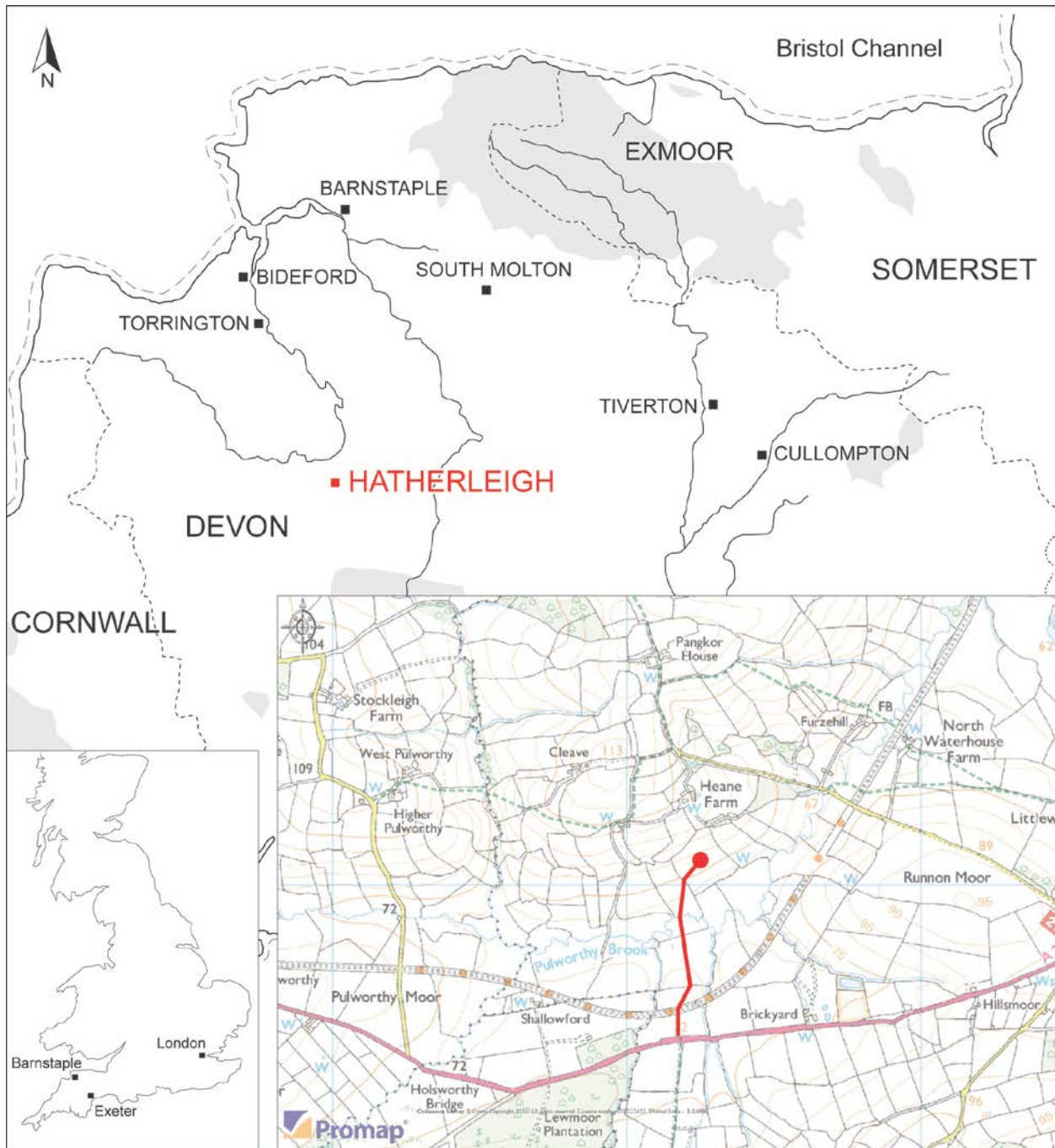


Figure 1: Site location (the location of the proposed turbine and cable run is indicated).

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 Manor of Hatherleigh was held by Tavistock Abbey from the 10th century until the Dissolution of the Monasteries in the 1530s. However, the land at Heane most probably formed part of the Manor of Pulworthy (*Pulwrth* 1242, **Pulla+worth*, i.e. the *enclosure of Pulla*), which straddled the parish boundary between Highampton and Hatherleigh, and was subdivided into *East* and *West* by the 13th century. Reichel (1942, 218) states that Pulworthy was a sub-manor of Hatherleigh, also held by the Abbot of Tavistock, and may have been the holding of one of the four named tenants (Ralf) listed in the Hatherleigh Domesday entry (Thorn & Thorn 1985). Pulworthy was held by Mabel de Boleworth in 1242, by Ralf de Est Poleworthy in 1303, and Roger Cornu in 1346. An eponymous ancestor of Roger Cornu held Thornbury from the Abbot in 1166, and, given the later connection to Thornbury (see below), it seems likely land at Pulworthy also formed part of that knight's fee.

Post-medieval conveyances indicate the manor had been subdivided further: Peter Speccott of Thornbury held land at Pulworthy in 1649 (DHC Z12/17/4) and Edward Reynell held ¼ Pulworthy 'in Hatherleigh' in 1716, (DHC Z16/1/4/12). Confusingly, Risdon (1811) states the manor was anciently the residence of the Wivell family, but had passed to the Gillard family by the 17th century. Mr George Gillard Esq. was still the owner of Pulworthy in the early 19th century (Lysons 1822). On this basis it seems likely the Wivells held only one part of the original manor.

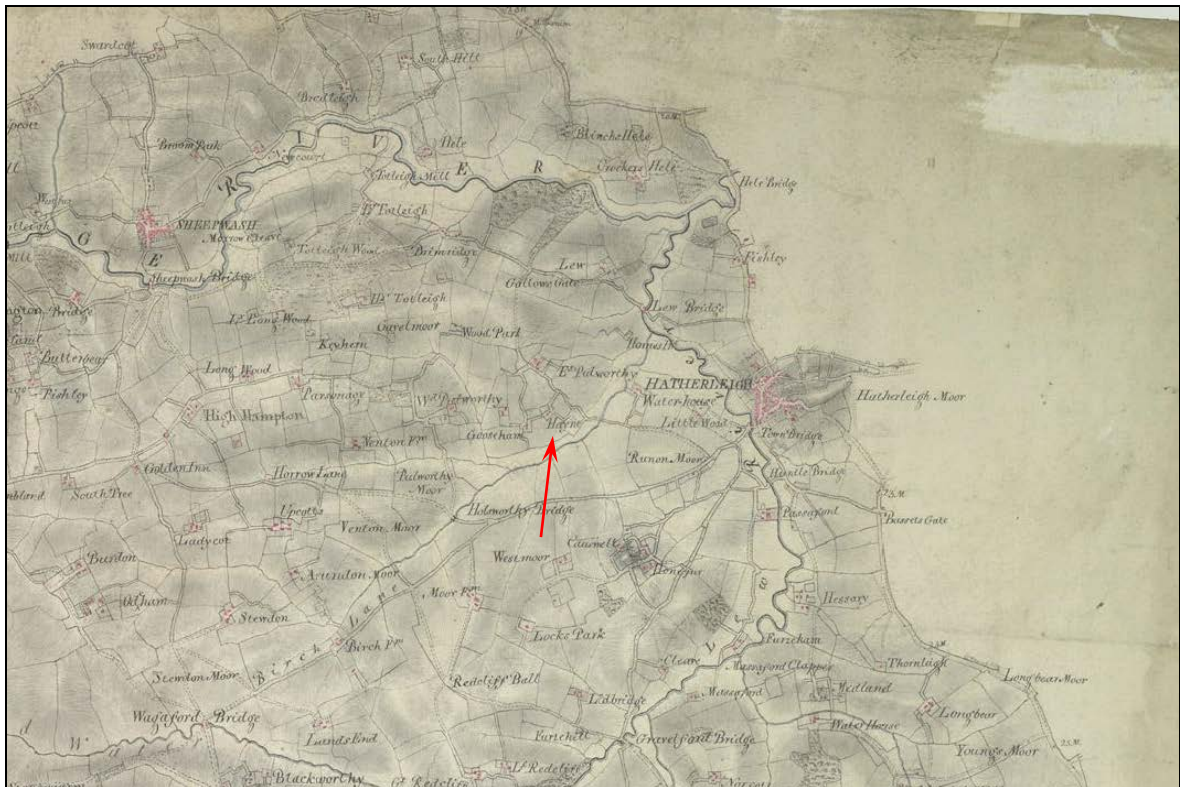


Figure 2: Ordnance Survey Surveyors Draft 1803 (BL) (the location of the site is indicated).

By 1839, landholding was split between multiple parties; the proposed turbine would be located on land forming part of the tenement of Southern Towns, which was owned by Samuel Whiteaway and leased by James Ackland; Heane Farm, a much more substantial property, was

also leased by James Ackland. Heane is not listed in the place-name volume for Devon (Gover *et al.* 1931), but the name may be derived from the OE **hēan* (*high* or *chief*) or more probably **hagan* (meaning *enclosure*).

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. South-east of *Hayne Farm* lies *Runon Moor* (*Renden* 1551); the tithe data (below) indicates this formerly extended some distance along the southern side of Pulworthy Brook, and was probably largely enclosed in the later post-medieval period. The Donn (1765) and Greenwood (1827) maps provide no additional detail.

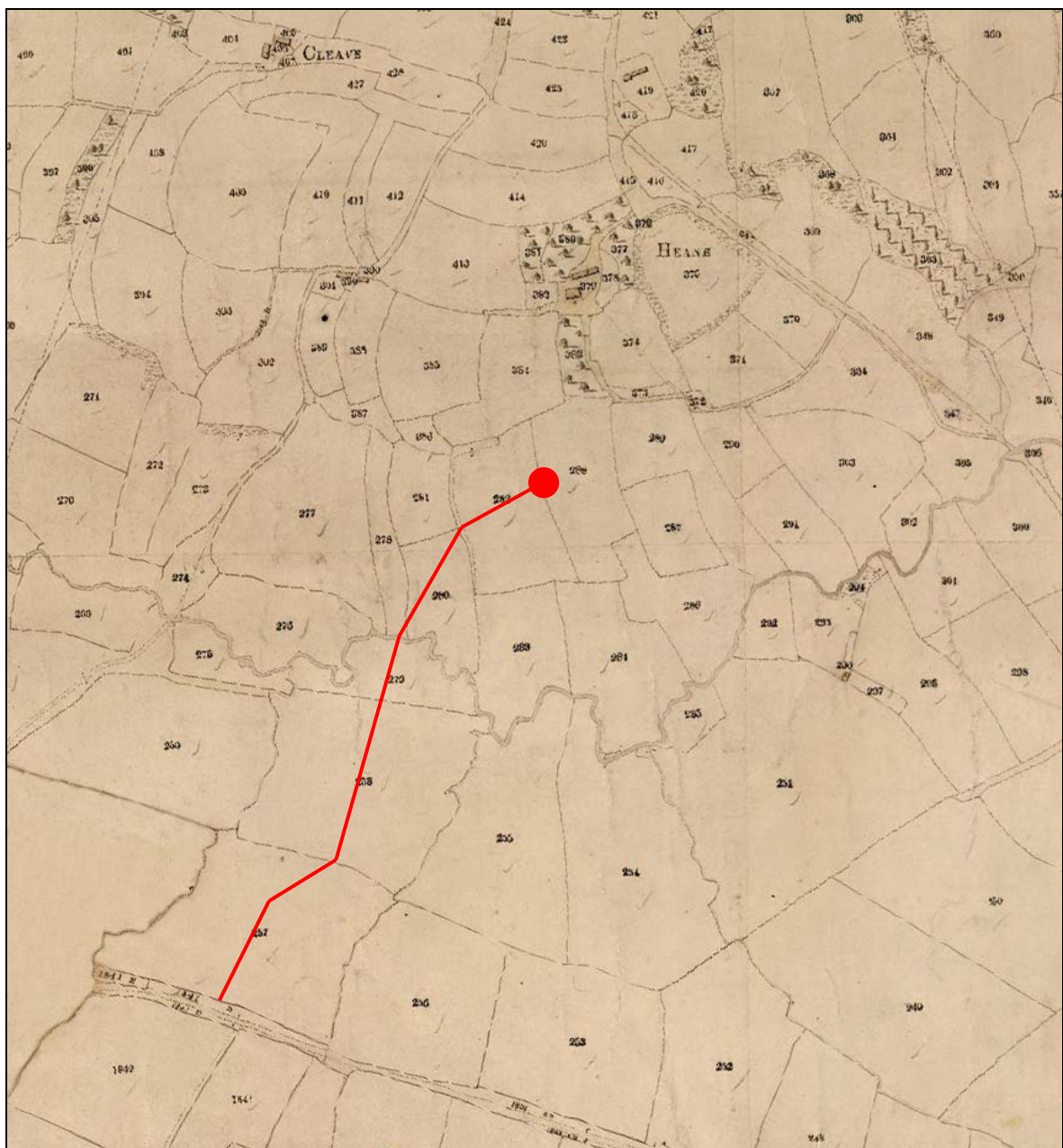


Figure 3: Extract from the 1839 Hatherleigh tithe map (DHC) (the location of the proposed turbine and access track is indicated).

2.3 The 1839 Hatherleigh Tithe Map

The proposed turbine would be located within field nos.282 *Yonder Field* and 288 *Home Field*; these two fields formed part of a holding known as Southern Towns, owned by Samuel Whiteaway and leased by James Ackland. The access track would bisect fields 280 (*Lower Meadow*), 281 (*Higher Meadow*), 278 (*Golden Piece*), 279 (*Shallowford Marsh*), 238 (*Heane Moor*) and 257 (*Field below Road*). These fields belonged to five different landowners, and formed part of five different tenements. Heane Farm is the most substantial of these landholdings, but Heane includes a substantial amount of land (to the south-west) that was probably enclosed from open grazing in the later medieval or early post-medieval period.

The fields south of Pulworthy Brook are larger and bear names indicative of the late enclosure of open common grazing and/or moorland. The curving field boundaries and complex landholding north of Pulworthy Brook, on the south-facing slopes of the hill, indicate the existence of a former medieval open field, probably enclosed through agreement in the later medieval or early post-medieval period.

Most of the field names are fairly straightforward and prosaic. The exceptions include no.278 *Golden Piece*, which probably refers to the quality of the soil, but may have a more exotic origin. The two *tithing* field names (no. 386 and no. 387) *may* refer to former glebe lands, or possibly be a reference to a tything (i.e. an administrative subdivision of the medieval parish); in both instances, the two fields are small, irregular and marginal, and tithing in this instance may simply refer to them as subdivisions of a common open field. Other open-field names (to the north) include *Headland* (no.428) and *Long Headland* (no.427).

No.	Owner	Lessee	Field Name	State of Cultivation
	Earls (part)			
254	Joseph Oldham	William Luxton	Homer Twinlake	Arable
255	Joseph Oldham	William Luxton	Yonder Twinlake	Arable
	Burtens Moortowns (part)			
253	Joseph Oldham	Thomas Northcott	Middle Lower Field	Arable
256	Joseph Oldham	Thomas Northcott	Western Lower Field	Arable
	West Moor (part)			
257	Joseph Oldham	John Facy	Field Below Road	Arable
	Lower Lewer			
278	James Harris Beale	John Huy	Golden Piece	Arable
	Holmes (part)			
279	Joseph Oldham	Grace Wivell	Shallowford Marsh	Pasture
	Gooseham (part)			
280	Gertrude Laffer	William Gay	Lower Meadow	Arable
281	Gertrude Laffer	William Gay	Higher Meadow	Arable
387	Gertrude Laffer	William Gay	Tithing Plot	Arable
	Southern Towns			
282	Samuel Whiteaway	James Ackland	Yonder Field	Arable & Coppice
283	Samuel Whiteaway	James Ackland	Yonder Marsh	Arable
284	Samuel Whiteaway	James Ackland	Homer Marsh	Arable
288	Samuel Whiteaway	James Ackland	Home Field	Arable
	Pulworthy (part)			
286	Simon Birch	Himself	Southdown Marsh	Arable
	Heane (part)			
259	James Day	James Ackland	East Shallowford Moor	Arable
275	James Day	James Ackland	Little Twinlake	Arable
277	James Day	James Ackland	Shallowford Meadow	Arable
287	James Day	James Ackland	Tucker's Lower Field	Arable
288	James Day	James Ackland	Tucker's Field	Arable

Land at Heane Farm, Hatherleigh, Devon

290	James Day	James Ackland	Higher Heath	Arable
291	James Day	James Ackland	Lower Heath	Arable
374	James Day	James Ackland	Sandy Meadow	Arable
383	James Day	James Ackland	Fore Orchard	Orchard
384	James Day	James Ackland	Canna Park	Arable
385	James Day	James Ackland	Bew Park Meadow	Arable occ.
386	James Day	James Ackland	Tithe Plot	Arable
388	James Day	James Ackland	Gooseham Meadow	Arable occ.

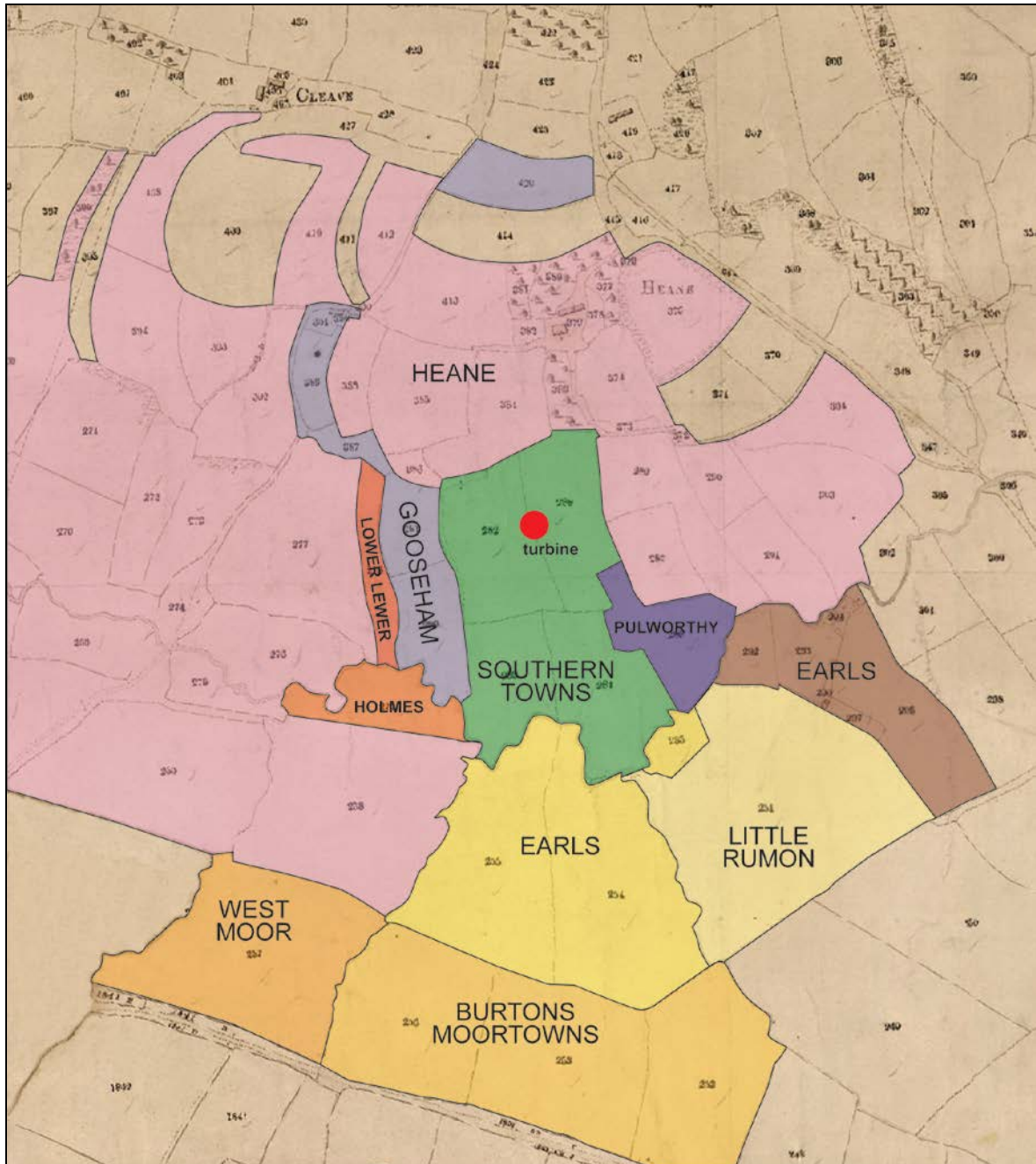


Figure 4: Tithe map showing tenements; note that Burtons Moortowns, Earls (west), Holmes, Little Rumon, West moor all belonged to Joseph Oldham Esq. and formed part of the Manor of Hatherleigh.

2.4 The Ordnance Survey 1st and 2nd Edition Maps

The Ordnance Survey maps of the later 19th and early 20th century indicate this landscape remained largely static during that period. A small number of hedgerows had been lost since 1839, and the Hatherleigh [tile and brick] Works had appeared on Burtons Moortowns. The tenement at Earls [east] had almost disappeared, and a new farmstead established on the detached part of Pulworthy, presumably dubbed *Bridge* because several footpaths crossed the Pulworthy Brook here. By 1906 this was labelled as *Southerntown*, presumably because it had acquired or adopted the four-field tenement immediately to the west.

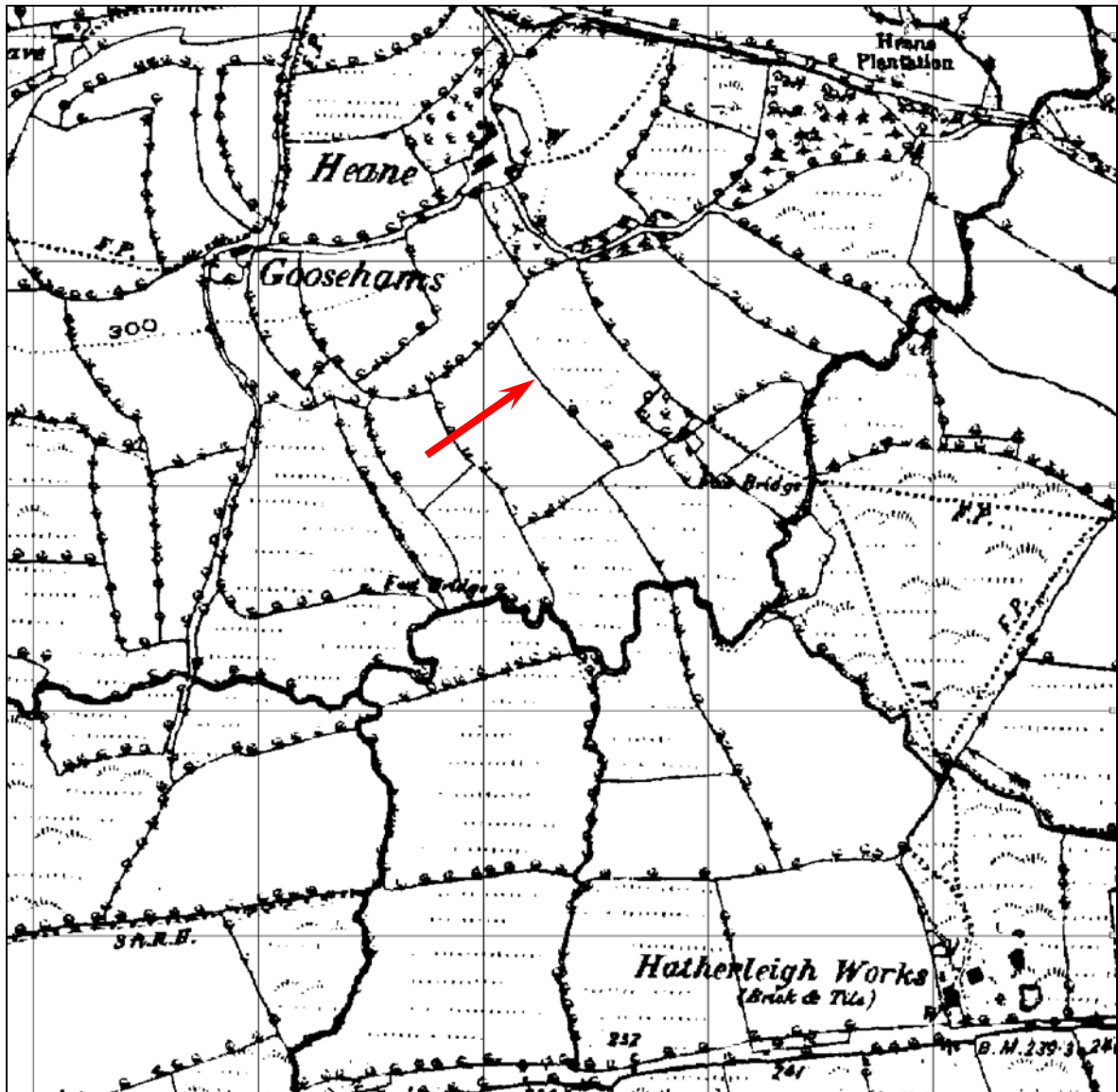


Figure 5: The 1890 1st Edition Ordnance Survey map (Promap) (the site of the proposed turbine is indicated).

2.5 Subsequent Ordnance Survey Maps

Later maps indicate major field boundary loss did not occur until after the 1960s, when some of the more eccentric field boundaries (e.g. north-west of Goosehams) were removed. The most obvious change within this landscape was the creation of the North Devon and Cornwall Junction Light Railway, opened in 1925 and closed in 1965.

Buildings at Southerntown are shown on the 1955 OS map, but not the 1964 OS map, and the tenement may well have been abandoned well before that. Presumably it was absorbed into Heane at that point.

After 1964, a number of field boundaries around the tenement of Southerntown were removed, although modern maps still show the location of the well that supplied the farmstead.

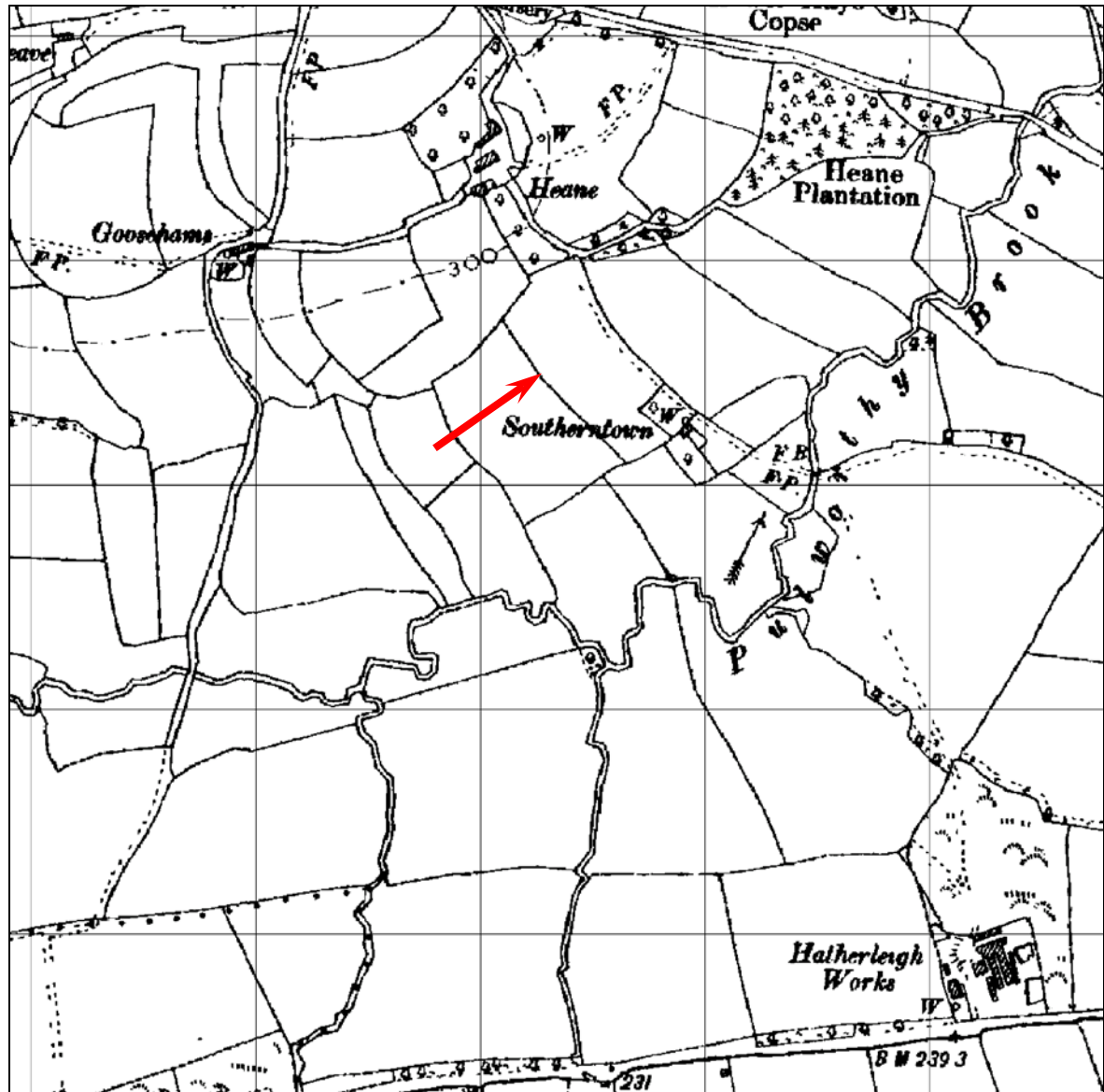


Figure 6: The 1906 2nd Edition Ordnance Survey map (Promap) (the site of the proposed turbine is indicated).

3.0 Site Inspection and Archaeological Background

3.1 Site Inspection

The site of the proposed turbine was visited by Emily Wapshott, in January 2014. Photographs and a panoramic view-shed were taken, the field was walked over and the topography and boundaries noted. The farm lies on a shallow south and east-facing slope, on the north side of the wide shallow river valley, of the Pulworthy Brook. The former railway line wraps around to the east and south and to the north-east the small parish road 'Runnon Moor Lane', provides access to the farm. Runnon Moor Lane connects to the larger A3072, which lies to the south, linking Hatherleigh with Holsworthy.

The farm sits on a high knoll of ground and the field in which the turbine is to be situated curves around the contour of the slope to the west slightly. The field lies south of the farmstead and is roughly square in shape, accessed via a track from the farmyard. The field is bounded by hedge-banks, with mature trees scattered along their lengths, especially to the north of the field, more open to the valley to the south. There is a large gateway to the south of the field, leading to the meadows alongside the stream and further gateways to the north-east and north-west. The field is laid to fairly level grass pasture, sloping slightly to the south, but sloping away more prominently towards the southern end of the field. There were no obvious crop marks or earthworks which would indicate substantial below ground archaeology; potential survival of any archaeology would be high as the field appears not to have been heavily disturbed having been historically laid to pasture, however the usual levels of ploughing damage would be expected.

To the west there are views up the valley towards Highampton, along the A3072, and to the south to the high ground, the foothills of Dartmoor, including the outbuildings and barns of Warren Farm to the south-west. There are clear views east up the valley to Hatherleigh, where the church sits at the head of the valley, clearly visible from the proposed turbine site. The field pattern on and around the farm appears to suggest an early date for some of the layout of the landscape with narrow parallel fields, often markedly curving with large historic hedge-banks. There are however, like the field in which the turbine is to be situated, some later enclosures, possibly 19th century in date. Towards Hatherleigh the field pattern becomes predominantly medieval, former open field systems with regular narrow parallel fields, running away from main route-ways and farms. An extant turbine stands to the north at approx 2.5-3km and although not directly visible from the proposed turbine site, it is visible from the farmstead and would be visible from the hub. To the south-east there is a modern industrial estate which has been developed at the junction of the A3072 and the A386, telegraph poles and electricity poles dot the landscape but there are less pylon lines than in other areas of the countryside in North Devon, so a wind turbine would be a more considerable addition to the landscape.



Figure 7: View to the south-west across the field in which the turbine is to be situated, showing Dartmoor in the distant background and the south and west boundaries of the field; from the north-east.

3.2 Archaeological Background

Very little archaeological fieldwork has taken place in this area. The only HER records in the immediate area belong to medieval farmsteads – and are documentary references – and the North Devon and Cornwall Junction Light Railway. 3.5km to the south-east, on Hatherleigh Moor, a Roman tiliary complex has recently been discovered and investigated (see Wheeler & Laing-Trengove 2006), and fieldwork in advance of the redevelopment of the George Hotel produced a small assemblage of medieval and post-medieval pottery (MDV62891).

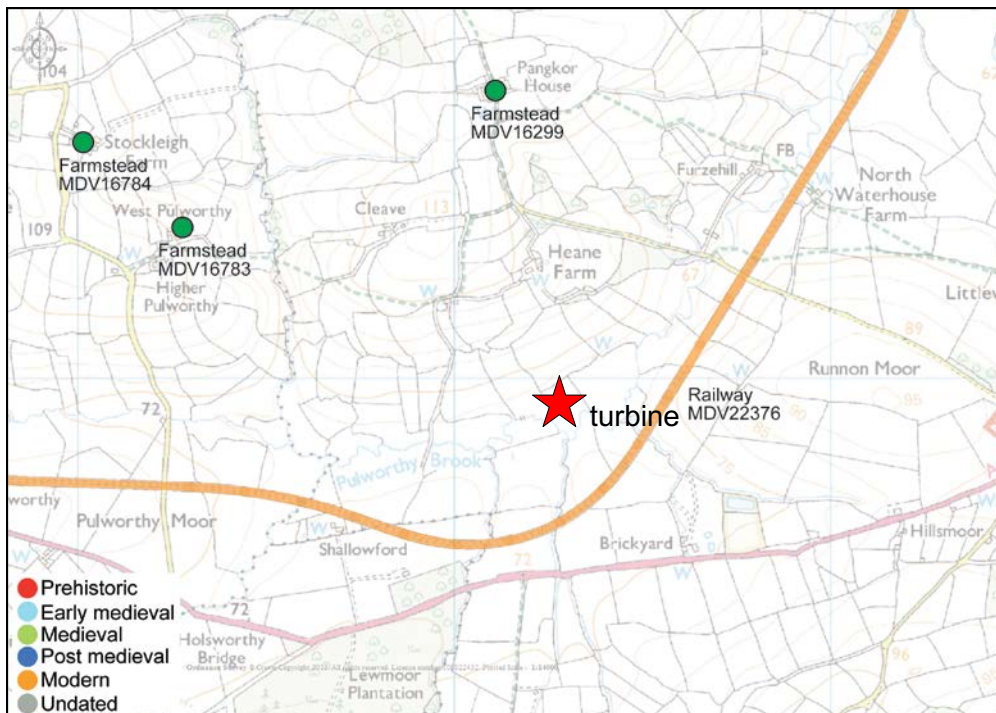


Figure 8: Local HER records (source: DCHET).

Mon. ID	Site Name	Record	Notes
MDV16299	East Pulworthy	Documentary	Medieval Farmstead.
MDV16783	West Pulworthy	Documentary	Medieval Farmstead.
MDV 16784	Stockleigh Farm	Documentary	Medieval Farmstead.
MDV22376	North Devon & Cornwall Junction Light Railway	Monument	Light railway, operated 1925-65.

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

3.3 Assessment of Impact

The location of the proposed turbine, on the south-facing slope of a gentle hill, is one favourable to settlement in all periods; these fields formed part of a medieval open-field system, and this underlines its agricultural potential. However, while a later 19th century farmstead (*Bridge* and/or *Southerntown*, see above) was established close to the site, there is at present no evidence for earlier occupation. The long access track would cross land enclosed from open rough grazing in the later medieval or post-medieval period, with a correspondingly low potential for certain archaeological remains. It would, however, bisect the defunct North Devon and Cornwall Junction Light Railway line, and the discovery of a Roman tiler on the edge of Hatherleigh Moor (Wheeler & Laing-Trengove 2006) highlights the fact that this landscape would have been utilised, whatever the period.

Ground disturbance associated with the installation of supports for the wind turbine, the concrete base pad and 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, where they penetrate the 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 Visual Impact Assessment

4.1 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.*

4.2 Likely Impacts of the Proposed Development

4.2.1 Types and Scale of Impact

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

- Construction phase – The construction of the wind turbine will have direct, physical impacts on the buried archaeology of the site through the excavation of the turbine foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of its mast (50m to hub and 77m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the area's landscape character. The operational phase impacts are temporary and reversible.

4.2.2 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 and remains virtually the only guidance on the subject; it was used to help guide the development of the Cornwall planning advice (2013) on wind turbines (Nick Russell, *pers. comm.*). Note that in the following table (below), the quoted distances are predicated on clear visibility and were developed for windfarms rather than individual wind turbines, and should be treated as a worse-case scenario. 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).

4.2.3 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.

4.2.4 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).

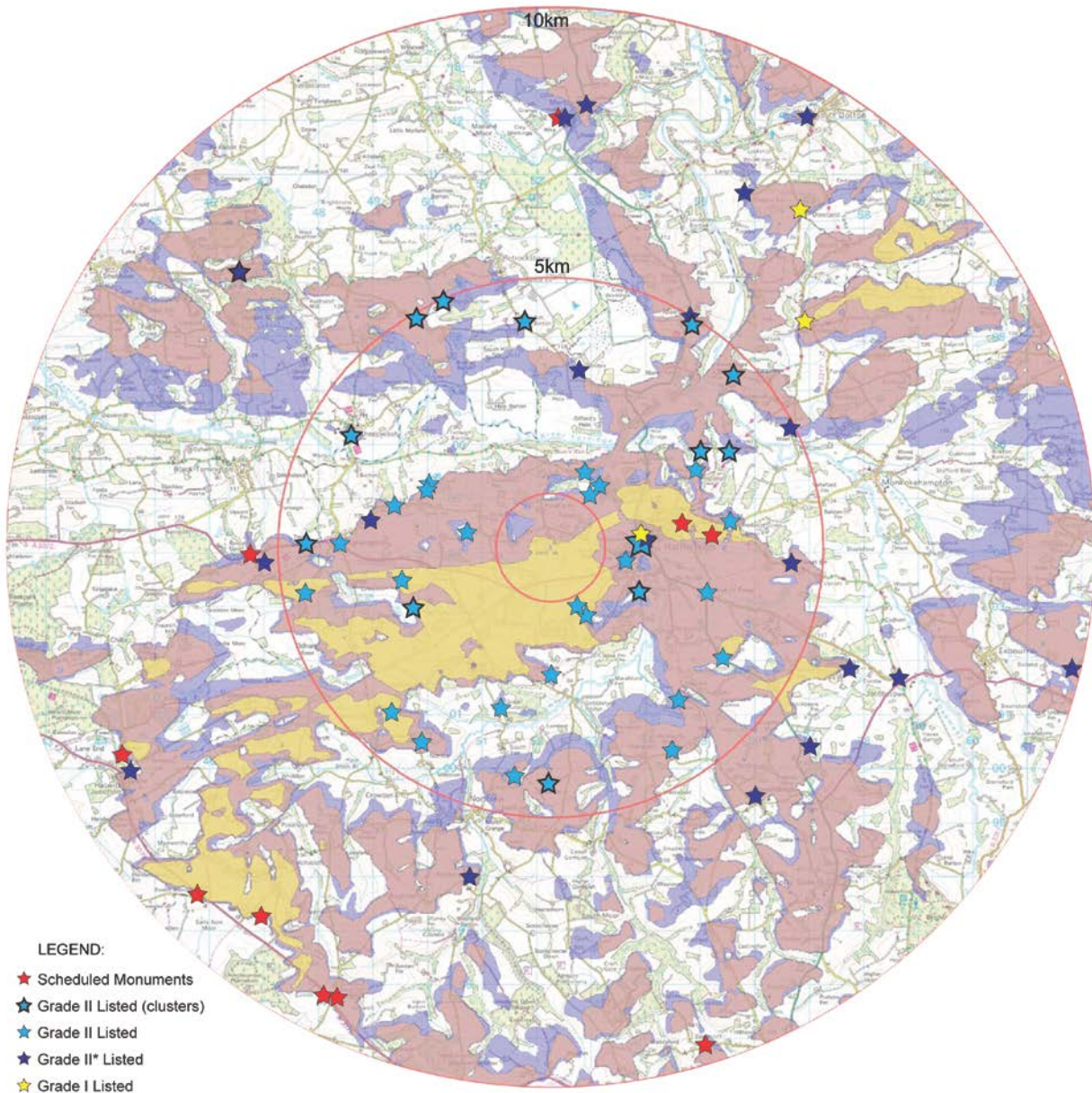


Figure 9: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine (based on a ZTV supplied by Amalgam/Plumedia on behalf of Mi-Grid).

4.3 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this undulating, hilly landscape will be extensive close to the turbine, particularly to the east and west, but very patchy beyond 5km. The ZTV was mapped to a total distance of 12.5km from the turbine site by Mi-Grid (Figure 9). 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 and north. Theoretical visibility has been assessed as the visibility to the blade tip (77m). 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 2014).

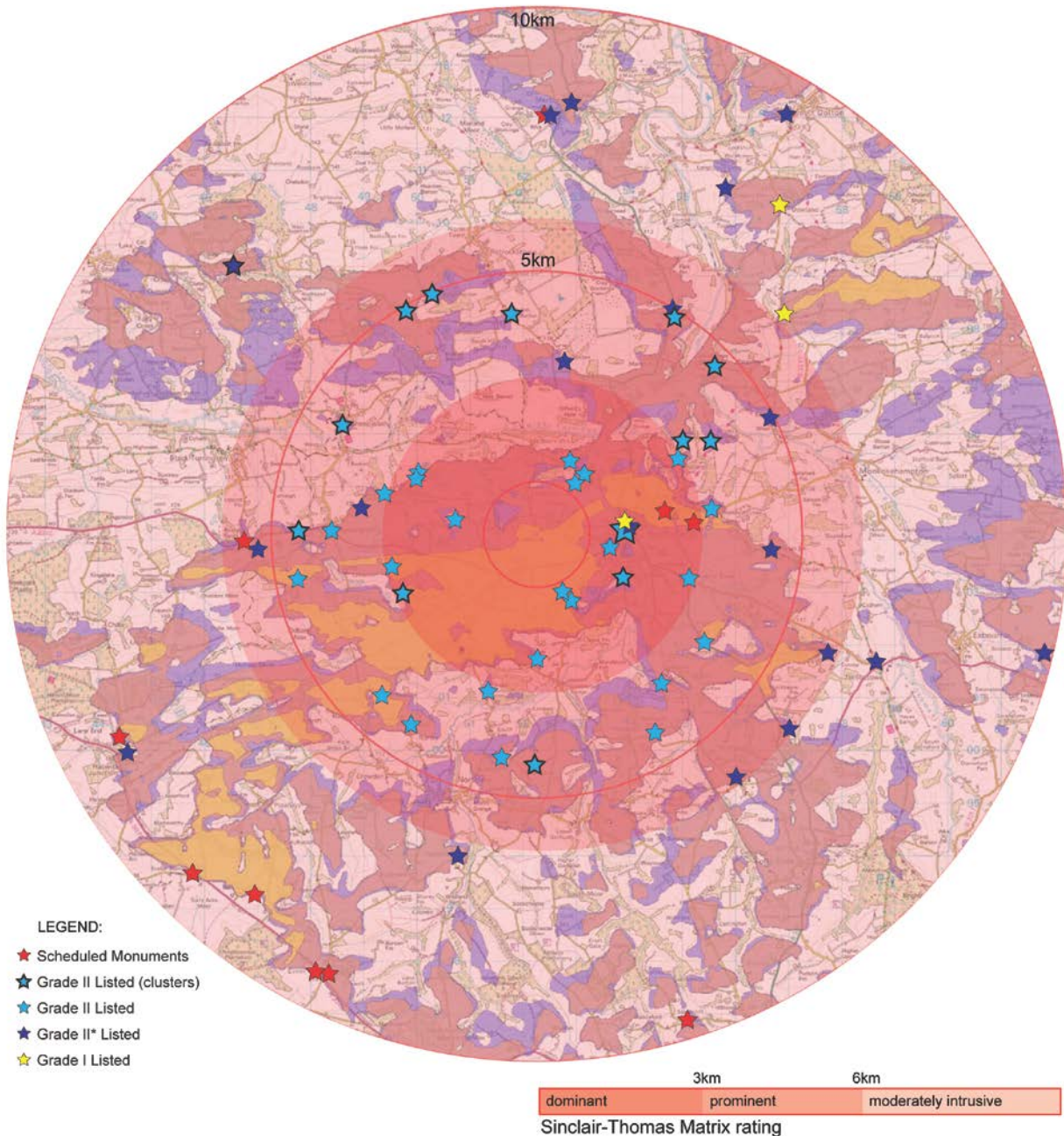


Figure 10: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, related to the Sinclair-Thomas Matrix.

4.4 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely inter-visibility between the proposed turbine and the surrounding landscape out to 1km, 5km and 10km, together with the heritage assets that the landscape encompasses. The areas mapped on the ZTV as having inter-visibility are very wide close to the wind turbines location, especially to the east and west, running out to the south-west, with a high ridge to the south having extensive hypothetical views towards the proposed turbine. Clear visibility from much of the foothills of Dartmoor, around Inwardleigh, Folly Gate and Northlew. The steep valley of the River Lew where

it runs south-west towards Northlew has no inter-visibility, despite proximity to the turbine and the deep wide valley of the River Torridge where it turns and runs west towards Black Torrington, past Sheepwash also has no inter-visibility. The River Okement valley and Hole brook areas around Monkokehampton also have limited visibility as they drop south, although where it rises towards Jacobstowe visibility increases. The busy market town of Hatherleigh lies closest to the turbine, within 2km and this settlement contains over 30 listed buildings, as well as the moorland to the east having two scheduled monuments (2-3km). Other historic settlements within 5km of the turbine include, Highampton, to the west at 4-4.5km, Sheepwash to the north-west at 4.5km and Meeth at 4.75-5km, to the north-east. There are over 40 groups or individual listed buildings within 5km of the turbine; including the exceptional Grade I listed church in the town square at Hatherleigh. There are eight scheduled monuments, or groups of monuments recorded within the 5-10km of the proposed turbine, the majority lie to the south-west, around Halwill.

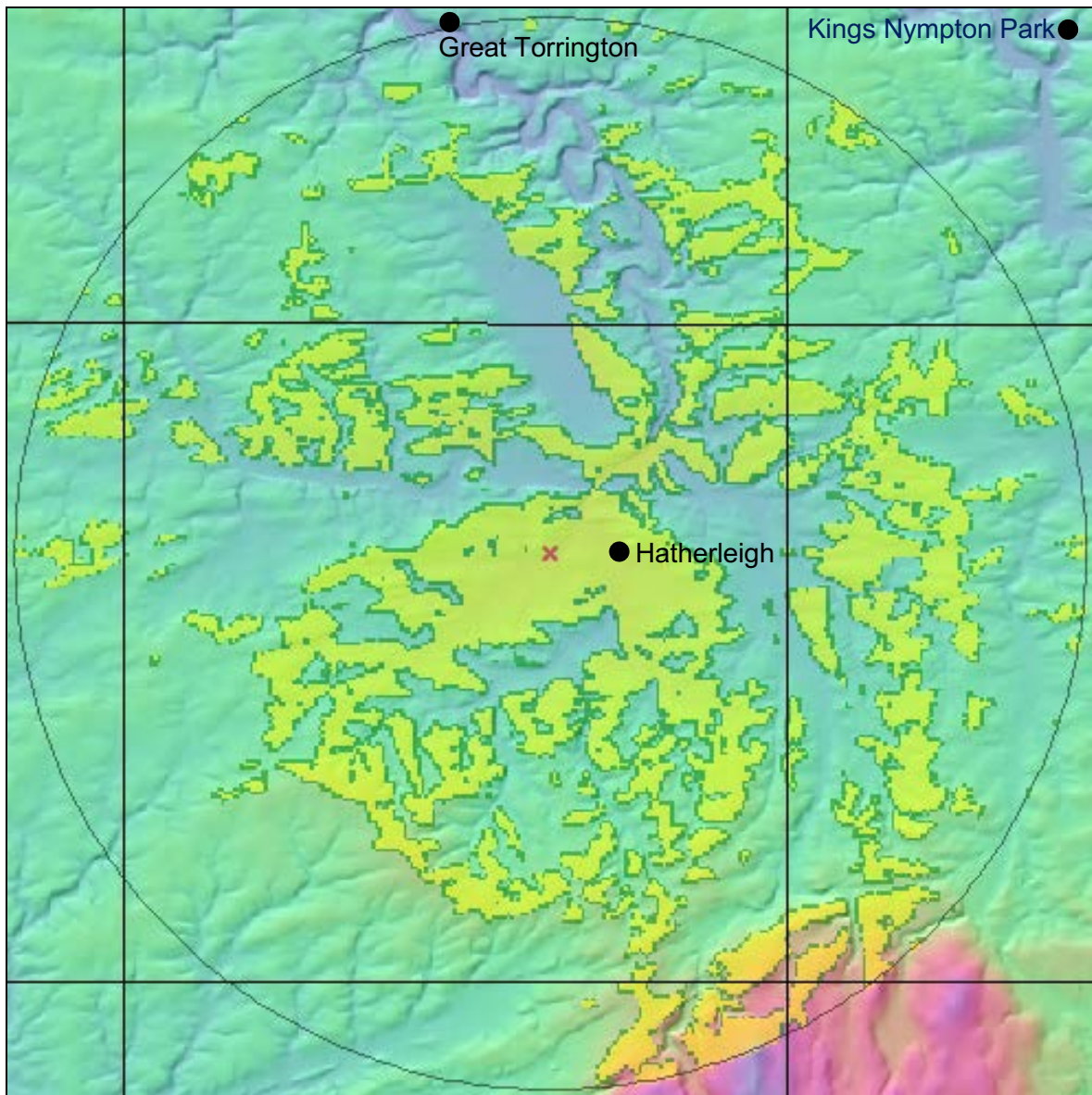


Figure 11: 15km ZTV: distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine; the areas in yellow are those with theoretical intervisibility with the proposed turbine (based on a ZTV generated by SWARCH). This is a bare-earth ZTV, generated by MICRODEM (ver 2010.11.5.2) using OS Opendata Panorama DTM data (Ordnance Survey data © Crown copyright and database right 2014). The closest Registered Park and Garden is at Kings Nympton, at c.20km.

4.5 Impact by Class of Monument/Structure

4.5.1 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

- Higher Longwood Farmhouse and Barn, Highampton; medium significance; Grade II Listed, condition: good. Set amongst trees in a wooded enclosure in the centre of its land-holding, views south are limited by the trees but the general views across the fields to the lower ground and to Dartmoor are wide and open due to the high ridge of ground on which the farm stands. A large extant wind turbine stands just to the east-northeast and will be visible from the grounds in and around the house, due to its proximity. As with all farmhouses the building was not constructed with views in mind, a change in its views at a distance will have no direct impact on the asset or our valuing of the asset. It is listed as a stone/cob structure with a thatched roof, a specific vernacular style and this architectural element will not be affected by the proposed turbine; it also holds views to Longwood Farmhouse and Legge Farmhouse, with others to the east. The pattern and spacing of these buildings gives physical embodiment to the historical make-up of the agricultural holdings in this area and there is added group value in this, at present the proposed turbine will interrupt none of these immediate landscape surrounding views but does intrude in the wider landscape of these farmhouses, the asset lying in the dominant zone of impact; impact: **negative/minor**.
- Legge Farmhouse, Highampton; medium significance; Grade II Listed; condition: good. Set alongside the parish road this low building is comprehensively blocked from views to the south and south-east by the tall mature trees of shelter belt planting and hedge-banks. There is also an unlisted farmhouse to the south-east, set within a wooded enclosure which will additionally block views to the turbine. An extant turbine is visible to the north-east through the trees; impact: **negative/minor**.

- Holmes Farmhouse, Hatherleigh; medium significance; Grade II Listed; condition: good. Visible across agricultural fields this small thatched building sits to the west of a wide shallow river valley, nestled into the edge of the slope, which then rises sharply. The valley turns and the ground therefore rises sharply to the south as well. The west slopes of the valley are dominated by woodland which would be expected to block all views to the turbine. The house also sits amongst trees. Despite being able to assess condition at a distance across the fields, the actual level of impact was harder as the house was only accessible down a long gated driveway. **Negative/unknown** impact should accurately be applied but neutral impact is expected due to the woodlands, despite being in the dominant zone.
- Lewer Farmhouse; medium significance; Grade II Listed; condition: good. just visible across the valley, set in amongst the trees, this thatched building sits to the west of a wide shallow river valley, atop the western slopes. The valley turns and the ground therefore rises sharply to the south as well. The west slopes of the valley are dominated by woodland which would be expected to block all views to the turbine. The house also sits amongst trees; impact: **neutral**.
- Spears Fishleigh, Hatherleigh; medium significance; Grade II Listed; condition: good. Set on a northern facing hillside, on the upper slopes, this farm has wide views to the west down the Torridge river valley and with more limited views to the south-west. Views will be partly blocked by the barns and buildings which lies to the west of the farm, many of which appear to have been converted to dwellings. As with all farmhouses the building was not constructed with views in mind, a change in its views at a distance will have no direct impact on the asset or our valuing of the asset. However the asset does lie within the dominant zone of impact from the turbine and therefore does get impacted by the effect on the wider agricultural landscape in which the asset is located; impact: **negative/minor**.
- Handon Pen Cottage, Hatherleigh; medium significance; Grade II Listed; condition: excellent. Set to the west of Hatherleigh, in a small corner plot alongside the A3072, a historic roadway between Hatherleigh and Holsworthy. The historic field system respects the small corner of land on which the cottage is built. Designed as an out-of-town agricultural cottage, probably associated with the grazing rights on Runnon Moor, the house was not built with views in mind, but for its position, near the road and moorland. It is now almost wholly consumed within a council estate and industrial site, facing across to a large nursing home. The only surviving views which give the asset some context in which to understand its intended setting are to the west and north west, through the trees. The adjacent hedge-bank does somewhat break up these views (seasonally), topped with densely packed mature trees. The wind turbine will be within these views and although it will not interrupt the views between the house and fields, it will be another modern impact on the asset, reducing its setting slightly further. The effect on the asset is cumulative here, as it has already lost all real sense of its intended function and place. The architectural value of the asset however will not be affected and its immediate setting in its small grounds aren't affected and its primary facade to the south, will not have any views to the wind turbine; impact: **negative/minor**.
- Passaford House and Granary, Hatherleigh; medium significance; Grade II Listed; condition: unknown; just visible across the fields, but only accessible down a long private gated driveway. The land here is almost flat, rising slightly to the north. The field system around the house has low trimmed hedge-banks, which don't locally block views, to the north there are more mature trees, forming a shelter belt running east from Coldharbour Wood and the wooded banks of the River Lew. This will reduce views to the turbine somewhat. Views from the house may also be partially blocked by its barns and buildings, including the granary. It is likely however that some views to the turbine will be possible around the main assets and they sit within the dominant zone, so the turbine will be making a significant impact on that landscape. The house is more of a gentleman's farm and therefore may be

more sensitive to views and a change in these views than many other farms, it is however not a minor gentry residence so was not built directly with views in mind. The key views from the house will be to its surrounding fields and between the various farm buildings in the complex; impact: **negative/minor**.

- Warren Farmhouse, Highampton; medium significance; Grade II Listed; condition: unknown; accessed off the main A3072 road this farmhouse cannot be seen properly from the public road due to woodland planting, but appears to have a substantial complex of buildings built to the north. The farmhouse lies to the south-west of these building and comprehensive blocking is expected from these large modern buildings, however a **negative/unknown** impact must be applied, although neutral is expected.
- Coombe Farmhouse and outbuilding, Highampton; medium significance; Grade II Listed; condition: unknown; set down a long unmade track the farm appears to sit in a heavily wooded enclosure on a slight west-facing slope; impact **negative/unknown** applied, the farm sits in the area of prominent visibility but it is likely local blocking applies so negative/minor expected.
- Black Heale Farmhouse, Highampton; medium significance; Grade II Listed, condition: unknown; set down a long unmade track the farmhouse is shielded by trees and woodland. It is likely that this is comprehensive enough to block all views to the turbine, since it blocks all views to the building; **negative/unknown** impact must be applied but it is expected to be neutral despite the proximity of the turbine.
- Kerswell Farmhouse, Hatherleigh; medium significance; Grade II Listed; condition: unknown; set down a long private track, on a north-facing slope, directly across from the proposed turbine. The effect of the turbine will be somewhat limited by the tall hedge-banks which are a feature in the landscape to the north. However the asset does lie within the dominant zone of impact from the turbine and therefore will be impacted by the effect on the wider agricultural landscape in which the asset is experienced. The domination of the landscape will change our understanding of its as a rural farming area and therefore the buildings within that landscape; a **negative/unknown** impact must be applied, but negative/moderate expected,.
- Hannaborough Farmhouse, Hatherleigh; medium significance; Grade II Listed; condition: unknown, set down a long track and not visible from the public road. The farm is set in trees on a high knoll of ground with wide views across to the north, where the turbine will be constructed. There will be clear inter-visibility, limited somewhat by local blocking from the trees. As with all farmhouses the building was not constructed with views in mind, a change in its views will have no direct impact on the asset itself or our valuing of the asset, as an architecturally important building. However the asset does lie within the dominant zone of impact from the turbine and therefore does get impacted by the effect on the wider agricultural landscape in which the asset is experienced; a **negative/unknown** impact must be applied, but negative/moderate expected.
- Lydbridge Farm, Hatherleigh; medium significance; Grade II Listed; condition: unknown; set down a long private track and not visible from the public road. The farm sits on a south and east facing slope, and the ground rises to the north and west. There are several large shelter belt bands of trees and a more dense section of woodland to the north. Although the farm lies within the dominant zone of impact it is likely that it is locally blocked by the trees; impact: **negative unknown** applied but neutral expected.

Sinclair-Thomas Matrix Zone B: Prominent

- Woolladon Farmhouse, Meeth; Barn/outbuilding (of Grade II Listed); high significance, Grade II* Listed; condition: fair to good. Set down a long track in a wooded land-holding, to the south-west of a large clay pit/quarry. Framed by trees and woodland to the south, east and south-east and with a larger woodland Woolladon Copse to the south. The ground does slope away slightly to the south and to the east. The house is a courtyard house, with an

inward focus, although its primary facade faces south; its barns and agricultural buildings lie to the west and north-west forming part of a surrounding complex of buildings. The building was not built for its outward views but for being a farmhouse, serving its land-holding; certainly its front (south) facade was built with status in mind i.e. views towards the building, in order to be appreciated. The setting/place of the building cannot be affected by a proposed turbine at approximately 8km away, neither can our understanding of its historic function, set amongst its agricultural buildings. Views do not define our understanding of this asset; impact: **neutral**.

- 1&2 Week Cottage and Linhay; high significance; Grade II* Listed; condition: fair. Set on the banks of the River Okement, with views south across the valley, but more limited views to the south-west. The river is lined with mature trees and there are a number of areas of woodland to the south-west between the heritage assets which limit visibility and provide some local blocking. The assets do not depend on outward views to define their value, they are agricultural dwellings, associated with the surrounding farmland, they were not built or designed with views in mind. A wind turbine visible within their wider landscape would not have any impact on these buildings whose context/setting is limited to their gardens and grounds; **negative/minor**.
- Croft Farmhouse and outbuildings; high significance; Grade II* Listed; condition: unknown. Set down a long drive, these assets are only visible in glimpses from the A386 roadside. They are set in an enclosure fringed with trees, with a large woodland to the north-east and east, running up a shallow river valley to a higher area of woodland and scrub land. Impact: **negative/unknown** but neutral impact expected, due to local blocking.
- Hole Farmhouse, Black Torrington; high significance; Grade II* Listed; condition: unknown. Set down a long private track, just visible across the fields. The heavily wooded field boundaries to the farmland provide local blocking to some extent, it is however likely that the turbine will be visible, the asset lying within the prominent visibility zone of impact, the wind turbine standing on a high ridge to the east. Impact: **negative/unknown** applied but expected negative/minor due to the local blocking.
- Deckport Farmhouse, Hatherleigh; high significance; Grade II* Listed; condition: unknown. The outbuildings are seemingly in fair condition but only the roof of the house can be seen through and over the trees. The farm is set to the south-east of Hatherleigh Moor, in a heavily wooded enclosure, with trees to the west, south and north, and the farmyard is to the east. The substantial native woodlands of Smale Folly Wood and Sandpark Copse lie to the north-west and further shield this building and its barns. Impact: **negative/unknown** applied but neutral is expected.
- Hartleigh Barton, granary and barn, Buckland Filleigh; medium significance; Grade II Listed; condition: unknown. Set down a long private track off the parish road, the house can be glimpsed with its barns amongst trees on a south-facing slope, with the land rising sharply behind. The complex faces across a shallow wide valley, with the ground rising again to the south to another ridge then dropping away towards Hatherleigh. It is likely the house is built just high enough on the slope to have some views out of the valley, these will be extensively limited by the trees and hedge-banks of the field system. The Barton was built partially as a status symbol, but it is also still an agricultural building and therefore any change in its outlook holds less effect on the value of the building, listed as an example of its architectural type. Impact: **Negative/unknown** must be applied but neutral is expected due to local blocking, despite the building lying in the prominent zone of visibility.
- St Clair and barn, Buckland Filleigh; medium significance; Grade II Listed; condition: good. Set on a high east-west ridge of ground, with wide open views to Dartmoor and all the countryside between to the south, including clear views towards the proposed turbine site at approx 5km distance. The asset itself is an agricultural building, a former farmhouse and therefore was not built with views in mind, despite its position, which may have merely been convenient placed near the road which ran along the ridge top and to provide views

over its immediate surroundings. Despite views to the turbine the setting of the farm in its land-holding and its contextual association with its barn will remain the same and our understanding of it as an historic farming building remains unaffected, impact: **neutral**.

- North Trew Farmhouse, South Trew Farmhouse, North Trew Cottage, Highampton; medium significance; Grade II Listed; condition: fair to good. Now divided by the A3072 road these sit to the west of Highampton on a high ridge of ground. There are views south across the wide shallow river valley towards Dartmoor. The two farmhouses are positioned quite close together and provide an element of local blocking to each other, further local blocking comes from the barns and agricultural buildings which stand around the main buildings and from the tall mature hedge-banks which form the nearby field boundaries. North Trew Cottage is small, of low height and is comprehensively blocked by trees and hedges which surround it and which line the A3072 to the south side. Potential views of the turbine from other assets, but limited, and no intended value given to these; impact: **neutral**.
- Longwood Farmhouse, Highampton; medium significance; Grade II Listed; condition: good. Set in a slight hollow on an east facing slope the house lies in gardens, and within a wider land-holding whose road edge to the south of the house is lined by shelter belt tree planting. Trees also frame the building with copses stretching from the east to the north. All provide local blocking of some extent. An extant wind turbine stands just to the north-east and is visible through and over the trees due to its proximity. As with all farmhouses the building was not constructed with views in mind, a change in its views at a distance will have no direct impact on the asset or our valuing of the asset; impact: **neutral**.
- Fishleigh Down Farmhouse, roundhouse and barn, Hatherleigh; medium significance; Grade II Listed; condition: good. Set at the base of a north-facing slope the farmhouse and barns sit in their field system, shielded views to the turbine by the woodlands which lies to the west and run north up the slope to Potwater Meadow Copse. It is very unlikely that this low thatched farmhouse will have any views over these trees to the turbine and local blocking applies comprehensively here; impact: **neutral**.
- East or Groves Fishleigh, Hatherleigh; medium significance; Grade II Listed; condition: good, set in the middle of the north-facing slope, the farmhouse and barn are thatched of low height and have views to the north and uphill to the south and east to the lower ground. A large copse of trees and further woodland shield the house and barn from any real views to the west, although the barn may just have some views past the woodland to the south-west; impact: **neutral**.
- Great Rutleigh, Northlew; medium significance; Grade II Listed; condition: good. The heritage asset looks to the south, and is set on a south and east facing slope, it has extensive modern farm buildings to the north and is surrounded on the north and east sides by a large group of woodlands, called Scadsbury Copse, Parsons Wood and Rutleigh Wood. These will apply local blocking as will the farm building, no inter-visibility is expected with the proposed turbine; impact: **neutral**.
- Durdon Farmhouse, Northlew; medium significance; Grade II Listed; condition: excellent. Set just to the south of a sunken tree lined lane called 'Summer Lane', the farmhouse is a low thatched building which is locally comprehensively blocked from views by the trees of the hedge-banks which line the lane and by its own hedges which enclose the front garden; impact: **neutral**.
- Blackworthy Farmhouse, Northlew; medium significance; Grade II Listed; condition: good. Set in wooded gardens and grounds, in a small hamlet. The surrounding area will have views towards the proposed turbine at a distance of 4.5km. Stands of trees and mature hedge-banks separate the small plots within the hamlet and the old field system. Larger areas of woodland lie to the east and north-east and will limit some of the views to the turbine; impact: **negative/minor**.

- Higher Eastcott Farmhouse, Northlew; medium significance; Grade II Listed; condition: fair. Set within a complex of historic barns, locally blocked from any views to the turbine by its barns and buildings; impact: **neutral**.
- Waterhouse Farm, Hatherleigh; medium significance; Grade II Listed; condition: unknown. The farm cannot be seen from the road, set amongst trees with the tree lined banks of Medland Brook to the north. The house appears to sit north of a complex of barns which are just visible up the track. Likely views to the turbine although some local blocking, impact **negative/unknown** applied but negative/minor expected.
- Norleigh, Inwardleigh; medium significance; Grade II Listed; condition: excellent. Set to the south and west of an extensive stone barn complex the farmhouse faces south-southeast. It has been built with views in mind, as it was constructed as a gentleman farmer's house, although its primary function is still agricultural. The key views are towards the house from the driveway and within the walled gardens which surround the house, with outward views south across the fields. Any views to the turbine are blocked by the buildings; impact: **neutral**.
- East Worth Farmhouse, Northlew; medium significance; Grade II Listed; condition: unknown. Set in a heavily wooded enclosure the house cannot be seen from the public road and it is expected that the mature and dense trees probably limit any views out from the immediate gardens and grounds; impact: **negative/unknown** must be applied but neutral is expected.
- Ash Barton and Ash Cottage; medium significance; Grade II Listed; condition: good. Set on a south-facing slope, the house and cottage have an enclosed garden to the front which has mature hedges and across the road there are tall hedge-banks which line the roads and provide an element of seasonal local blocking. The setting of the buildings in the hamlet and in their context, joined together and within their garden, we understand them as historic agricultural dwellings. This cannot be affected by the turbine, but it will affect their outlook although as discussed this limitation will be partially restricted; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Chapple Cottage, Dolton; high significance; Grade II* Listed; condition: unknown. Set down a long track, off a parish road. Located on the east bank of a valley with views to the west and south, although these are limited by the woods and trees on the west bank of the valley. The cottage is below a farmstead and surrounded by fields and hedge-banks, which provide local blocking; impact: **neutral**.
- Lower (Great) Cliston Farmhouse, Sampford Courtney; high significance; Grade II* Listed; condition: unknown. Set down a private track, shielded by numerous other buildings at the end of the track where it meets the parish road. Glimpses of the buildings can be achieved across the fields, with the farmhouse seemingly having large modern farm buildings to the west. Some mature trees and tall hedge-banks may provide elements of local blocking, although there are distant clear views towards the turbine (to the north-west) from the general area; impact; **negative/unknown**, expected negative/minor to neutral at 9.75km away.

4.5.2 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

- Burdon Grange; medium significance; Grade II Listed; condition good. Set on a high ridge of ground south-west of Highampton village this house is set in trees, with further copses of trees to the east and west. The main views focussed to the south, towards Dartmoor, the rear (north) of the building largely being service quarters, not the principal rooms. The building has now been converted to an residential care home and modern additions partly obscure the historic rear of the building. There may be some limited views to the turbine from the north elevation windows but these will be limited. As a gentry building the south elevation was the focus and the views across the gardens and grounds to the south, as well as the grand gated entrance will not be affected, nor be interrupted; impact: **neutral**.
- Broomfield Manor, Jacobstowe ; high significance; Grade II* Listed; condition: unknown. Set in its own large private and heavily wooded grounds the buildings setting and place, within its estate provides additional value to its significance. Local blocking from the trees is comprehensive and therefore despite the sensitivity of this building, designed for views out to its landscaped grounds, the house will not be affected by the construction of the proposed turbine; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Buckland Manor, Buckland Filleigh; high significance, Grade II* Listed; condition: good. Set in a large parkland, which provides the asset context and setting; the building is defined by its surroundings, the landscaped grounds, service buildings and private estate. The parkland is now dominated by woodlands which frame the house, adjacent church and wider landscaped grass pastures around the house, most of which are maintained by the forestry commission and are conifer plantations. The woodlands provide local blocking which shields the house from any views to the south and east towards the proposed turbine; with the majority of any surviving views out of the parkland, being to the north and the east; impact: **neutral**.
- Downes House, Merton; high significance; Grade II* Listed; condition: unknown. Set on a south-facing slope, in gardens, surrounded by fields and farmland. The house is framed by trees to east, north and west but overlooks the fields to the south. All designed views focus to the south, towards the proposed turbine at a distance of approximately 8km. At this distance the turbine will only be a very small feature and the views are somewhat reduced as well, by the heavily wooded grounds of the Heanton Satchville estate which lies to the south; impact: **negative/minor**.

4.5.3 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 A: Dominant

- No. 18 Market Street, Hatherleigh; high significance; Grade II* Listed; condition: good. Set on a narrow street running roughly north-south. May have some limited views from the windows to the rear of the building, facing west, but it is probably affected to the rear by local blocking of other buildings, primarily along High Street and Victoria Road. Views from the west could not be ascertained; impact: **negative/unknown** but expected to be neutral.
- Hatherleigh: All of medium significance; Grade II Listed; condition: mixed most good to fair. The majority of the buildings in Hatherleigh will experience local blocking as the narrow streets of the town limit views out of the settlement. The focus of the buildings is to the front facades which open onto the street; their value as assets is their association with each other within the settlement, and the architecture of the street frontages of these buildings. The houses and buildings of the town were not built with outward views in mind but are defined by the views between the buildings. The buildings cannot therefore be as impacted by the potential wind turbine as much as other categories of heritage assets. There are some views out of the town, looking west down the High Street towards the bridge for example and the turbine may be visible from here and also from some of the higher areas of the town. Any views of the turbine will not change our experience of the heritage assets within the town and the setting will remain unaffected. However the town is in the dominant zone of impact from the turbine and lies within 2km, because of this, despite the local blocking between the buildings; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Meeth: Lower Court Farmhouse, Shippon & Barn; Eastern Town Farmhouse; The New Inn; Oakhay Cottage; Little Cob; Cottage E of church; 5 Listed gravestones. All medium significance; Grade II Listed; conditions: good to fair. Meeth has views south towards Hatherleigh, and the historic houses and New Inn alongside the church on the high ridge will have some views. These heritage assets are defined by their village surroundings, the Inn by its function and they take added value from the setting with the other historic houses and the church, none of which will be affected by the proposed turbine; impact **negative/minor**. For the gravestones, Eastern Town Farmhouse and other assets north of the main village square there will be local blocking factors; impact: **neutral**.
- Bridgetown, Iddesleigh: Bridgetown Farmhouse; Paradise Cottage; Wayside Cross; Unoccupied Cottages 20m and 40m E Bridgetown Farmhouse. All medium significance;

Grade II Listed; condition: fair. Set on a high ridge of ground with wide views to the south, there would be inter-visibility with the turbine, at distance of approx 4.5-4.75km; impact: **negative/minor to neutral**.

- Sheepwash: Trehurst Cottage; Cross House; no.3 South Street; Post Office Cottage Webb's Court; Half Moon Inn; Corner House Court Stores; Pound House and House Adjoining; Waldon Cottage; Mermaid House and Stores; Churchyard Gate Piers. All medium significance; Grade II Listed set within a Conservation Area; conditions: fair to good. The majority of the buildings are set around a central village square (including The Half Moon Inn, Post Office, Stores and gate piers to the churchyard), there are no views of the turbine from these assets. The south part of the village and the cottages to the south-east may have some views across to the turbine, as the village sits on a defined hill-top, with the River Torridge valley to the south. The houses are defined by being village properties and were not built with outward views in mind, therefore the turbine cannot have the same level of impact, despite being in the prominent visibility zone; impact: **neutral to negative minor**.
- Highampton: The Golden Inn; medium significance; Grade II Listed; condition: good. Set to the west of the A3072, with a narrow lane (Burdon Lane) to the north. The inn is enclosed on the south and has a lean-to to the north. To the west there are a number of very large trees which locally block the pub and views from the building are now quite limited, due to its use as a public house, with part of the building enclosed by wooden fences which enclose a pub garden. Little to no inter-visibility; impact: **neutral**.

4.5.4 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 A: Dominant

- Church of St John the Baptist, Hatherleigh; high significance; Grade I Listed; condition: excellent. Set in the heart of this small market town, the immediate setting of the church will not be affected, nor its function as a focal point within the wider settlement. The turbine would be visible from the church as it stands on a west-facing slope with views out over the roofs of the surrounding buildings. The turbine will also be only 1.9km from the church and would compete for landscape primacy. However, the church is not a skyline monument and only has limited landscape primacy compared to other hilltop churches in the region. These are still significant impacts, but they are partly mitigated by the fact the context and place of the church within its historic settlement would go unchanged; impact: **negative/moderate** (also see the photomontage, page 112).

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St Michael, Meeth; high significance; Grade II* Listed; condition: good. Set high on a knoll of ground, west of a deep river valley, with wide views to the south over the rooftops of the surrounding historic houses. The church is in the heart of the small village, adjacent to the public house, with the main village square, which provides the setting/place of the church, within its graveyard, which also provides its immediate context. The tall stone church tower retains its landscape primacy and also holds a line of sight to a number of other local churches, such as Iddesleigh, Dowland and Merton. The turbine is too distant to compete to any great extent, with the church tower being some c.5km distant. Therefore the proposed turbine will not impact on the churches landscape presence and does not affect its immediate setting; impact: **negative/minor**.
- Church of St Petrock, Inwardleigh; high significance; Grade II* Listed; condition: good. Set to the north of the small village on a high ridge of ground, in the foothills of Dartmoor. The church sits above the other historic houses, west of the large Barton, the modern farmyard and barns of which wrap around the church and churchyard to the east and across to the north. The church tower is fairly squat and therefore the majority of the church building is comprehensively blocked from views to the turbine. The tower holds no primacy to the north now, merely to the south and because it is locally blocked by historic barns and cottages this is limited to the village and immediate fields to the west and south-west, and part of the approach into the village off the main A386 road. Certainly this church was not constructed with the dominating tall tower as others in the area, although it is a focal point within the settlement and we certainly understand it as an important surviving religious building. Its value lies in its architecture and internal fittings, features which cannot be affected by a wind turbines construction. The context and setting of the church in the village and within its churchyard will also remain unaffected; impact: **neutral**.
- Church of the Holy Cross, Highampton; high significance; Grade II* Listed; condition: good. Set in a heavily wooded churchyard enclosure to the north-east of the village, in a small separate church-town hamlet. The church sits on a ridge of high ground, looking south across wide shallow valleys to the foothills of Dartmoor. There will undoubtedly be views

over the tops of the trees which shield the majority of the building towards the proposed turbine. Intervisibility and interaction lies mostly with churches to the north, towards Meeth and Merton and towards Sheepwash and Black Torrington. The church will hold primacy over the landscape to the south. However the trees do limit its dominance by shielding so much of the building and the tall mature hedge-banks in the area which form the local field system limit the zone of primacy, creating local blocking. The trees enclose and focus the experience of the church and churchyard, creating an inward looking aspect, its immediate context remaining unchanged and the setting/relationship between the church-town and the main village to the south-west is unaffected by the turbine which lies to the south-east; impact: **negative/minor** (also see the photomontage, page 113).

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of All Saints, Merton; high significance; Grade II* Listed; condition: good. Set to the west of the main part of the village, with trees framing the churchyard to the southern boundary and modern houses to the south and south-east of the church. The context of the church in its churchyard and the setting/place given to the asset by its village location and being the focal point of the settlement with the village square to the east are factors which the proposed turbine cannot affect. The heavily wooded grounds of the Heanton Satchville Estate will also provide local blocking to some extent, dividing the landscape and restricting views. The church tower however will look out over these woods to the land to the south, which rises partly around Meeth. The tower holds fairly localised primacy due to the steeply wooded valleys of the area but is dominant in its surroundings; impact: **negative/minor**.
- Church of St Peter, Dowland; high significance; Grade I Listed; condition: good; set on a west-facing slope with wide views across the valley to the west and to the south. There are certainly long views down the valleys towards the proposed turbine, although at 8km the turbine will only be a very small distant landscape feature. There are other extant wind turbines in the vicinity of the church, to the west, and these have more of an impact. The church tower holds primacy in the landscape and the tower connects visually with those to the north at Dolton, to the south at Iddesleigh, and to Meeth to the west. The turbine will not compete with the tower, and as a pure, distant, visual impact its effect is low due to the distance; impact: **negative/minor**.
- Church of St James, Iddesleigh; high significance; Grade I Listed; condition: excellent. Set on a south-facing slope with wide views to the valley to the south. Partially screened by tall trees immediately to the south-west of the church, some views towards Hatherleigh but the wooded estate of Ash House to the south-west also further shelter the church. The proposed turbine is far enough away at 6-7km that it will not compete with the church tower, which dominates its surroundings and holds comprehensive primacy in the landscape for approximately 2-3km. The tower also connects visually across the landscape with the church towers at Monkokehampton, Meeth, Petrockstowe, Dolton, and Dowland; impact: **negative/minor**.
- Church of St Mary, Northlew; high significance; Grade II* Listed; condition: good. Located on the lower slopes of a hill, the church enjoys wide views to the east and north-east across and down a steep valley. The turbine will be visible from the church, but at a distance of 6.4km it will not compete for landscape primacy. There are views to the churches of Jacobstowe and Inwardleigh to the east, and north to Highampton. The turbine is likely to be present in views from the church, specifically the view towards Hatherleigh, the local market town. The setting of the church within its landscaped parkland adjacent to the grand building, and its relationship with the village would not be affected and the visitor would experience the church as intended; impact: **negative/minor**.
- Church of St Mary, Buckland Filleigh; high significance; Grade II* Listed; condition: good. Set in a large parkland, which provides the assets context and setting/place. The parkland is now dominated by woodlands which frames the church, and the parkland is itself framed by

further woodlands, most of which are maintained by the forestry commission and are of the conifer species; impact: **neutral**.

Sinclair-Thomas Matrix Zone D: Visible

- Church of St Edmund, Dolton; high significance; Grade II* Listed; condition: good. The church sits on a high ridge of ground with wide views to the south across the valleys below Dolton, set to the south-west of the village. The church is surrounded by the historic houses of the village and the body of the church and any features in the graveyard are shielded from views to the turbine. Trees line the south and west boundary of the churchyard and these are of significant maturity and size, further reducing views to the turbine. The church tower holds primacy in the landscape from the south, but it holds less to the north where the ground rises. There are views between towers at Beaford, Dowland and across the valleys towards Little Torrington which will not be impacted. Other turbines in the wider vicinity are visible from the church are more likely to impact the building. The turbine will not compete for landscape presence, it will not prevent any experience or understanding of the building and does not affect its setting or context in the historic town; impact: **neutral**.
- Church of St James, Jacobstowe; high significance; Grade II* Listed; condition: good. Set in a walled churchyard to the north-east of the village, with the ground to the north falling away to a wide shallow valley, with wide open views across the countryside to the north. The church is shielded to the north-west and west by tall trees and the buildings of the village which wraps around to the west side. The wooded grounds of the large estate to the west of Jacobstowe also provides local blocking. The local blocking affects the body of the church and all features in the churchyard, the church tower has some views over the trees towards Hatherleigh and will potentially have very limited views to the wind turbine, although these will be so limited as to substantially reduce the impact. The visibility is so reduced as to remove the effect of the turbine potentially competing with the tower; within its immediate countryside setting which the church holds primacy over, and the turbine will not effect this; impact: **negative/minor**.

4.5.5 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 D: Visible

- Winsford Hospital; high significance; Grade II* Listed; condition: excellent. A low one and a half storey building, with ground floor windows and steep pitched roof; with a long rough east-west range and projecting ranges to the south side. The building lies in manicured semi-formal grounds with clipped hedges and lawns, framed by trees to the roadside, to the north. To the east and west mature hedge-banks define the grounds. The property is orientated to the south across its lawns and the fields beyond. The building itself may have more sensitivity to views, but as it is designed to look south across its gardens, with large stone mullion-style windows, it will not have views of the turbine; impact: **neutral**.

4.5.6 Listed/Scheduled: Gravestones, Milestones, Crosses, War Memorials, Wells and Bridges *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 A: Dominant

- Wayside Cross, east of Park Road, Hatherleigh; high significance; scheduled monument; condition: excellent. Upstanding on a grassy bank at a junction east of Hatherleigh, out towards the moor. The cross is still in its intended roadside position and is therefore more sensitive to change in its environment, however as long as the cross remains in its position it is largely blocked by the hedge-banks which line the route ways. This local blocking is significant enough to prevent any inter-visibility with the turbine and therefore impact: **neutral**.
- St John's Well, Hatherleigh Moor; high significance; scheduled monument; condition: unknown, known to have an upstanding well head building. Set in a shallow combe which faces south on Hatherleigh Moor this structure is largely below ground, the above ground structure faces east and is D-shaped with a domed roof. The value of the site lies in its inclusion on historic maps and documentary evidence it was used as a holy well in the medieval period and for baptisms. The current structure is much rebuilt. It is unlikely the low height of the building and its position in the combe that any real inter-visibility will be created. If limited views do occur there is little impact on the value of the site, although its wider landscape setting may be slightly affected; impact: **neutral**.
- Lewer Bridge, Hatherleigh; medium significance; Grade II Listed; condition: good. A stone bridge crossing the river in a wide shallow valley, north of Hatherleigh. Woods dominate the western and southern slopes, where the valley turns. The river banks are also lined with trees, which limit wider views from the bridge itself. The proposed turbine cannot and will not affect our understanding of this asset or our experience of it; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Bassetts (Wayside) Cross, Hatherleigh; medium significance; Grade II Listed; condition: good. Still in its intended setting at a road junction south of Hatherleigh Moor. The cross is upstanding and looks out into the fields surrounding the roads, set in a wide shallow valley. There are numerous and extensive mature trees which line the river banks of the River Lew to the west, more trees which line the green lane which also runs to the west and south-west. More trees line the waters of Hatherleigh Moor Brook and the tennis club, modern housing estate and small industrial park around Moor View, west of Hatherleigh across the A386 will shield the asset to some extent from views to the turbine. The cross is defined by its Christian symbolism and its roadside position, views towards the monument are key to its function, as a symbol, views outwards of less importance; impact: **neutral**.

- Morris Monument, Hatherleigh; medium significance; Grade II Listed; condition: good, set to the north-east of Hatherleigh Moor, on a grass bank, alongside a crossroads. The turbine will be clearly visible from the general area of the monument, it being on high ground, with wide views to the south, south-east and south-west. The monument is a tall obelisk which is prominent in the immediate landscape above the surrounding trees and hedge-banks. There will be direct inter-visibility with the upper portions of the monument although the base, gated enclosure and plaque are all shielded by trees and hedges. The monument is designed as a memorial, with architectural detail, its function being to carry the eye towards the feature, its inwards views being crucial to its memorial function. Its outward views are of less significance and a change in views at a distance of 3.5-4km can have no effect on the heritage asset; impact: **neutral**.
- Well head and shelter, Pressland Farmhouse, Hatherleigh; medium significance; Grade II Listed; condition: excellent. Set alongside the main A386 road the 19th century decorative shelter and well head lie on a small knoll of ground with clear views north towards Hatherleigh, its views south are locally blocked by trees and Pressland Farm. Some local blocking between the turbine and the asset will be gained by the hedge-banks of the field system and the trees of Grey's Copse wood. However it is likely that the turbine will be visible. The well and well head cannot (at this distance) be affected by the turbine, having been listed for architectural interest and for their age and preservation. The shelter however is designed as a key visual feature in the surrounding landscape, at some small distance, but it does not hold a wider presence. However its highly decorative nature and the period in which it was built means it is more sensitive to landscape changes in its environment, the turbine will be in views when the shelter is viewed from the south or south-east, possibly even from the east and may be visible when one is standing inside the structure. This will not substantially alter the value or our understanding of the asset, but may affect our experience of it; impact: **negative/minor**, possibly rising to negative/moderate in winter.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Wayside Cross, Southcott Cottage; high significance; Scheduled Monument; condition: good. Located at a minor crossroads with a thick hedge behind. This may be the original location for this cross, and it is therefore more sensitive to change in its setting. There is however significant local blocking of hedges, buildings and trees; impact: **neutral**.

4.5.7 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 B: Prominent

- Bowl barrow 80m north-west of Windmilland Cross; high significance; scheduled monument; condition: trace. Positioned in a field by a junction of tall hedge-banks, blocking any inter-visibility; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Two bowl barrows on Broadbury, south of Oakfield; high significance; scheduled monuments; condition: trace. Very shallow mounds in field, west of the A3079. Comprehensively blocked by the hedge-banks of the field enclosure in which they are now found, due to their shallow nature; impact: **neutral**.
- Four bowl barrows north-west of Mount Pleasant Farm; high significance; scheduled monuments and group; condition: fair to good, one excellent. Set to the east of the busy A3079 road, these sit on the edge of sixty acre moor and lie on high ground with wide views to the surrounding countryside. The barrows lie at a distance of approximately 8.5km from the turbine, which will only appear as a very small distant landscape feature and there are wind turbines in closer proximity. Barrows take their meaning and value from their memorial function and their landscape presence is key to fulfilling this function. In their immediate surroundings these barrows still retain primacy however in the wider landscape they are largely blocked by the hedge-banks across the field system which now divides the countryside, having little landscape presence wider afield; impact: **neutral**.
- Hender Barrow, Halwill; high significance; scheduled monument; condition: good. Set to the west of the busy A3079, at a junction. Wide landscape views to the north-east and east, it is likely the turbine will be seen, in the far distance at approx 9km. At this distance the feature will only appear as a very small item in the wider landscape and it unlikely to have any impact on the barrow, even in its outlook, as the barrow will retain immediate primacy and the turbine will be too small and too far away to draw the eye away from the barrow; impact: **neutral**.
- Three bowl barrows, including Great Barrow, north of Halwill Junction; high significance; scheduled monuments and group; condition: good. Standing in the field system beyond Halwill Junction. One large barrow, very tall mound, lying just east of the former railway line, overgrown and topped with a hedge-bank, with a road to the west, on a south-facing slope, another lying east of the road, with a hedge-bank running over it. There are clear views to the south and south-east, more limited views to the north and north-east, towards the turbine; impact: **neutral**.

4.5.8 Settlement Sites/Defended Settlement sites, Manor enclosures, Castles and Camps

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Moated site at Grange Farm; high significance; scheduled monument; condition: fair. Various earthworks in the surrounding fields and more significant remains appearing around the farmhouse and farmyard. The farmstead lies on a south-facing slope, with wide distant views of the proposed turbine site, at approx 8km. Although the earthworks have local primacy they do not survive to the extent that they hold any wider landscape presence and are partly blocked by the farmhouse, agricultural buildings and tall hedge-banks of the field enclosures. Other turbines are visible in the wider landscape nearer to the site and therefore further reduce any visual impact from the proposed turbine, although there is a cumulative impact; impact: **negative/minor**.
- Broadbury Castle Roman Camp; high significance; scheduled monument; condition: fair to trace. Upstanding but very shallow earthworks in a field, east of the A3079, largely surviving below ground as a clear crop-mark. There is a very large mast and sub-station immediately adjacent to the monument which comprehensively dominates the site and its surroundings. There are distant long views to the north and east, to the lower ground, the site standing on a high ridge. The earthworks have no wider landscape impact, although the visual element (outward views) of a Roman camp is key to its military, defensive function; any change or interruption in its views are very impactful on the meaning of the monument and therefore

our understanding of it. The mast and substation is therefore very impactful, and other turbines to the north are closer to the monument and interrupt views to the wider countryside; impact: **negative/minor**.

4.5.9 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 West Devon landscape character assessment (2008) this area is characterised as Type 1F - *farmed lowland moorland*. These character areas are described as gently undulating plateaus dissected by numerous small streams, with scattered farms and occasional clustered historic villages. This character area is noted for tranquillity and a sense of openness with long-ranging views dominated by Dartmoor and Bodmin Moor. Overall, the impact on the character of this historic landscape is likely to be **negative/moderate** to **negative/minor**.
- 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.

4.6 Summary of the Evidence

S-T Zone	Identifier	Site	NGR	Impact
A	30314	St John's Well, Hatherleigh Moor	SS 552 043	Neutral
	93182	Wayside Cross, E end Park Road, Hatherleigh	SS 54714 04484	Neutral
	93161	Church of St John the Baptist, Hatherleigh	SS 54111 04596	Negative/moderate
	93176	No.18 Market Street, Hatherleigh	SS 54184 04534	Negative/unknown
	93202	Higher Longwood Farm & Barn, Highampton	SS 50023 05212	Neutral
	93203	Legge Farmhouse, Highampton	SS 49990 05066	Negative/minor
	93123	Lewer Farmhouse, Hatherleigh	SS 52847 05578	Neutral
	93122	Lewer Bridge, Hatherleigh	SS 53138 05248	Neutral
	93119	Holmes Farmhouse, Hatherleigh	SS 52986 05064	Negative/unknown
	93130	Spears Fishleigh, Hatherleigh	SS 549 056	Negative/minor
	93127-8	Passaford House; Granary, Hatherleigh	SS 54103 03293	Negative/minor
	93116	Handon Pen (cottage), Hatherleigh	SS 53573 03821	Negative/minor
	93197	Black Heale Farmhouse, Highampton	SS 50712 04412	Negative/unknown
	93207	Warren Farmhouse, Highampton	SS 49544 03409	Negative/unknown
	93200 & 93358	Coombe Farmhouse; Outbuilding, Highampton	SS 49736 02908	Negative/minor
	93125	Lydbridge Farmhouse, Hatherleigh	SS 52337 01714	Negative/unknown
	93117	Hannaborough Farmhouse, Hatherleigh	SS 52943 02871	Negative/unknown
	93120	Kerswell Farmhouse, Hatherleigh	SS 52761 03019	Negative/unknown
	93134 – 93194, & 93359	HATHERLEIGH	SS 541 044	Negative/minor
B	32197	Bowl barrow 80m NW Windmilland Cross	SS 46749 03976	Neutral
	93293	Woolladon Farmhouse Outbuilding; Meeth	SS 52671 07589	Neutral
	93295	Church of St Michael, Meeth	SS 54805 08283	Negative/minor
	93230	1 & 2 Week Cottage & Linhay, Iddesleigh	SS 56622 06180	Negative/minor
	93267	Broomfield Manor, Jacobstowe [borderline]	SS 57756 01749	Neutral
	93270	Croft Farmhouse & Outbuildings, Jacobstowe [borderline]	SS 56998 00324	Negative/unknown
	93258	Church of St Petrock, Inwardleigh [borderline]	SX 56010 99444	Neutral
	91563	Hole Farmhouse, Black Torrington	SS 47019 03822	Negative/unknown
	93199	Church of the Holy Cross, Highampton	SS 48954 04614	Negative/minor
	93108	Deckport Farmhouse, Hatherleigh	SS 56556 03832	Negative/unknown
	90981	Hartleigh Barton, Granary & Barn, Buckland Filleigh	SS 50266 08576	Negative/unknown
	90987 & 90988	St Clair & Barn, Buckland Filleigh	SS 49759 08282 SS 49792 08270	Neutral
	91012 91013	Ash Barton & Ash Cottage [borderline]	SS 51871 08257 SS 51796 08183	Negative/minor
	93291-93304	MEETH	SS 54 082	Negative/minor
	93211-93225	Bridgetown, Iddesleigh	SS 55 072	Negative/minor
	91067 - 91079	SHEEPWASH	SS 486 06	Negative/minor
	93204	Longwood Farmhouse, Highampton	SS 49368 04847	Negative/minor
	93113; 93114	Fishleigh Down Farmhouse; Barn & Roundhouse, Hatherleigh	SS 549 058 SS 54990 05820	Neutral
	93111-2	East or Groves Fishleigh Farmhouse; Barn, Hatherleigh	SS 554 057	Neutral
	93126	Morris Monument, Hatherleigh	SS 55426 04573	Neutral
	93106	Basset's (Wayside) Cross, Hatherleigh	SS 55125 03204	Neutral
	93208	HIGHAMPTON	SS 4836 004181	Neutral
	91565-7	North Trew; South Trew Farmhouse; North Trew Cottage, Highampton	SS 47 041	Neutral
	32767	Burdon Grange	SS 477 032	Neutral
	93323	Blackworthy Farmhouse	SS 49339 00983	Negative/minor
	463038	East Worth Farmhouse	SS 49865 00479	Negative/unknown
	93328	Great Rutleigh, Northlew	SS 51362 01101	Neutral
	93132	Well-head and Shelter 50m WSW Pressland	SS 55309 02161	Negative/minor

Land at Heane Farm, Hatherleigh, Devon

		House, Hatherleigh			
	93131	Waterhouse Farmhouse, Hatherleigh	SS 54606 01278	Negative/unknown	
	93253	Norleigh Farmhouse, Inwardleigh	SS 545380 0336	Neutral	
	93325-6	Durdon Farmhouse; Barn, Northlew	SX 52255 99681	Neutral	
	93330	Higher Eastcott Farmhouse, Northlew	SX 51579 99864	Neutral	
C	1131310	Moated site at Grange Farm	SS 52373 12026	Negative/minor	
	27334	Wayside Cross, Southcott Cottage	SX 54997 94836	Neutral	
	1017969	Broadbury Castle Roman Camp	SX 483 957	Negative/minor	
	1017970	Two bowl barrows on Broadbury, S of Oakfield	SX 478 959 SX 479 958	Neutral	
	32194	Four bowl barrows 340m NW Mt. Pleasant Frm	SX 46953 97290	Neutral	
	34242	Hender Barrow	SX 4576 9769	Neutral	
	28643	Three barrows at Halwill Junction	SS 44373 00244, SS 44493 00308, SS 44559 00303	Neutral	
	33642	Church of St Peter, Dowland	SS 56799 10316	Negative/minor	
	93238	Church of St James, Iddesleigh	SS 56898 08222	Negative/minor	
	90975	Buckland Manor, Buckland	SS 46468 09167	Neutral	
	271150	Church of St Mary, Buckland	ST 17337 20468	Neutral	
	91765	Church of All Saints, Merton	SS 52574 12031	Negative/minor	
	91771	Downes House, Merton	SS 52956 12312	Negative/minor	
	90832	Chapple Cottage, Dolton	SS 55765 10663	Neutral	
	93030	Lower (Great) Cliston Farmhouse, Sampford Courtney	SS 61816 01844	Negative/unknown	
	94247	Church of St Mary, Northlew	SX 50788 97959	Negative/minor	
	D	93278	Church of St James, Jacobstowe	SS 58650 01610	Negative/minor
		90857	Church of St Edmund, Dolton	SS 57003 12012	Neutral
94255		Winsford Hospital, Halwill	SX 44545 99993	Neutral	
	-	HISTORIC LANDSCAPE CHARACTER	--	Negative/moderate to negative/minor	

5.0 Conclusions

5.1 Discussion and Conclusion

The proposed turbine, and most of the cable run, would be installed on land that belonged in 1840 to a small tenement called Southern Towns, within what was once a medieval common open field system. This open field system was probably originally associated with the medieval Manor of Pulworthy.

There are a large number of Listed buildings within 2km of the turbine, but the majority of these are Grade II Listed houses set in the market town of Hatherleigh and their settings will not be significantly impacted upon. The walkover survey 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 south-facing slope, below the summit of a broad mass of rolling hills orientated north-east to south-west. This landscape is gently undulating and well-wooded; any tall vertical element would be highly visible, but local blocking would be an important factor.

There are over 40 groups or individual listed buildings within 5km of the turbine; including the exceptional Grade I listed church in the town square at Hatherleigh. There are eight scheduled monuments, or groups of monuments recorded within the 5-10km of the proposed turbine, the majority lie to the south-west, around Halwill.

Most of the designated heritage assets, particularly the scheduled monuments, are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance of those assets which are closer 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**), though only one would be more seriously affected, namely the Church of St. John the Baptist, Hatherleigh (**negative/moderate**).

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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Appendix 1

PROJECT DESIGN FOR DESK-BASED ASSESSMENT AND VISUAL IMPACT ASSESSMENT ON LAND AT HEANE FARM, HATHERLEIGH, DEVON

Location: Heane Farm
Parish: Hatherleigh
County: Devon
NGR: SS52257 04094
Pre-Planning Application ref: 00732/2013
Proposal: A single Wind turbine
Date: 31.12.2013

1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Chloe Bines of Mi-Grid (the Agent). It sets out the methodology for desk-based research, walkover survey and visual impact assessment for the proposed erection of a single wind turbine with a height of 77m to tip on land at Heane Farm, Hatherleigh, Devon. The PD and the schedule of work it proposes have been drawn up in consultation with Bill Horner, Devon Council Historic Environment Planning Advice Officer (HEPAO) and Hugh Beamish, English Heritage Assistant Inspector of Ancient Monuments.

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed turbine location is set within *Modern Enclosures Adapting Medieval Fields* on the Devon Historic Landscape Characterisation. There are a small number of Scheduled Monuments within 10km, and rather more Listed Buildings, including the historic market town of Hatherleigh.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Undertake a desk-based assessment of the site;
- 3.1.2 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed analysis;
- 3.1.3 Assess the 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;
- 3.1.4 Produce a report containing the results of the desk-based research and the visual impact assessment;
- 3.1.5 Provide a statement of the impact of the proposed development on the potential archaeological resource, with recommendations for those areas where further evaluation and/or mitigation strategies may be required.
- 3.1.6 Following on from the desk-based assessment, further work, such as a geophysical survey, may be required; if so, this would be subject to second project design.

4.0 METHOD

4.1 Desk-based Assessment:

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 our professional judgement, as recommended and guided by the 2nd Edition of The Guidelines for Landscape and Visual Impact Assessment. The study will include: all relevant undesignated heritage assets & Grade II Listed buildings within 5km of the site; all Grade I & II* Listed buildings and 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.

5.0 REPORT

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

- 5.1.1 A report number and the OASIS ID number;
- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.6 A statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further evaluation (e.g. geophysical survey, intrusive trenching) and/or recording is recommended;
- 5.1.7 A copy of this PD will be included as an appendix.

Land at Heane Farm, Hatherleigh, Devon

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. Relevant staff of DCHET will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought.

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Appendix 2

Key Heritage Assets

Scheduled Monuments

Moated site at Grange Farm [borderline]

NGR SS 51 SW 17

UID 1131310

A moated site at Grange Farm, Merton which lies to the west of All Saints Church. The site lies beside a field boundary in a field known as Church Field. The monument is clearly visible on RAF aerial photographs taken in 1946, as a rectangular structure measuring 50 metres long by 30 metres wide internally, defined by a bank and ditch. A further bank leads towards Merton and lies parallel to the nearby field boundary. The field boundary is also seen to kink where it encounters the moated site. The area where the moat is situated has been subject to tipping of topsoil in the past which has served to preserve the moated site as an entirely buried feature. Scheduled.

St John's Well, Hatherleigh Moor

NGR SS 552 043

UID 30314

A holy well which is situated on Hatherleigh Moor, at the head of a small valley which cuts across the moor to the east of the village of Hatherleigh. The monument survives as a circular stone lined well with a diameter of 0.7 metres. It is full of water and is at least 0.6 metres deep. Enclosing the well is a D-shaped stone and brick well house which has a domed roof. This measures 1.2 metres long and 1 metre wide and is 1.4 metres high. There is a wooden door across the front of the well which faces south west. This well was used during medieval times as a baptismal well. Although its original name is not known it is now called St John's Well. Scheduled.

Wayside Cross, Southcott Cottage

NGR SX 54997 94836

UID 27334

This monument includes a wayside cross built into the hedge of Southcott Cottage and is situated at a crossroads called Southcott Cross. It is a tall granite cross of octagonal section which tapers slightly upwards. The shaft measures 0.4m square at the base, 0.35m square under the arms and 0.72m wide at the arms. The head is 0.3m wide and 0.43m high; the arms are 0.26m thick and the cross is 1.78m high. The cross is rare in Devon in having an incised crude representation of a crucified figure on the western face between the arms. The figure is 0.35m high, 0.38m wide at the arms and 0.07m wide across the feet. On the eastern face of the cross is a second figure, thought to represent either a monk in prayer or the figure of the Virgin Mary with hands clasped. It is of similar size to the first figure. A drill hole has been cut at some time into the right hand arm of the cross. Excluded from the scheduling is the garden wall where it falls within the cross's protective margin, although the ground beneath the wall is included.

Broadbury Castle Roman Camp

NGR SX 483 957

UID 1017969

Broadbury Castle Roman camp includes a Roman marching camp located on the summit of a high ridge known as Broadbury. The monument survives as a rectangular enclosure with rounded corners, an enclosing rampart, outer ditch and second rampart on the northern and eastern sides. The internal dimensions of the enclosure are 69 metres long from east to west and 61.24 metres wide from north to south. The rampart survives best to the north and east but is clearly visible on all sides. It measures up to 5.6 metres wide and 0.6 metres high internally. The outer ditch survives on all sides and measures up to 5.4 metres wide and 0.5 metres deep. The outer rampart survives as a slight earthwork measuring up to 7.7 metres wide. Despite ploughing, Broadbury Castle Roman camp survives well and contains information relating to the military and strategic use of this area during the Roman period.

Two bowl barrows on Broadbury, S of Oakfield

Northern NGR SX 478 959

Southern NGR SX 479 958

UID 1017970

Two bowl barrows on Broadbury, 140 metres and 230 metres south of Oakfield. This monument, which falls into two areas, includes two bowl barrows situated on the prominent upland ridge known as Broadbury. The northernmost barrow survives as a 24.3 metre diameter circular mound standing up to 1.1 metres high. In each case the surrounding ditch, from which material to construct the mound was derived, survives as a buried feature between 2.5 metres and 3 metres wide. Despite limited ploughing, the two bowl barrows on Broadbury survive well and contain archaeological and environmental information relating to the barrows and their surrounding landscape. These barrows lie in close proximity to a Roman camp

Land at Heane Farm, Hatherleigh, Devon

Four bowl barrows 340m NW Mount Pleasant Farm

NGR SX 46953 97290

UID 32194

Despite ploughing, the four bowl barrows 340m north west of Mount Pleasant Farm survive well on a prominent ridge top location. Archaeological and environmental information relating to the monument and the landscape in which it was constructed survives in and under these mounds.

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.

Hender Barrow

NGR SX 4576 9769

UID

A bowl barrow, known as Hender Barrow, which survives as a circular mound measuring 24.9 metres in diameter and up to 1.6 metres in height. A 5 metre by 4.5 metre section was cut into its north-east quadrant in 1931, as part of the construction of a workshop, which is still standing. A central depression, measuring 7.7 metres long, 4.2 metres wide and 0.4 metres deep, may be the result of an unrecorded antiquarian excavation. A disused vehicular track cuts the western edge of the mound. The surrounding quarry ditch survives as a buried feature, approximately 3 metres in width. Scheduled.

Three barrows at Halwill Junction

NGR SS 44373 00244, SS 44493 00308, SS 44559 00303

UID 28643

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.

Bowl barrow 80m NW Windmilland Cross

NGR SS 46749 03976

UID 32197

This monument includes a bowl barrow situated on a high ridge beside a crossroads known as Windmilland Cross. The monument survives as a circular flat topped mound which measures 17.4m in diameter and up to 0.7m high. The surrounding quarry ditch from which material to construct the mound was derived, is preserved as a buried feature. There is a strong possibility that this barrow was reused as the base for a later windmill, which in turn gave its name to the nearby crossroads.

Wayside Cross, E end Park Road, Hatherleigh

NGR SS 54714 04484

UID 93182

II

Wayside cross. Late Medieval. Roughly hewn granite. Latin cross with truncated arms.

Church of St Peter, Dowland

NGR SS 56799 10316

UID 33642

Parish church. Some Norman fabric with 15th and early 16th century additions, partially restored in 1876. Rubble walls, rendered to south side of nave and east end. Gable-ended slate roof. Plan: nave, chancel, north aisle, south porch and west tower. The fabric of the nave is probably Norman judging from the south doorway, the tower was added in the 15th century and the north aisle in the early 16th century, the date of the south porch is uncertain and it may have been restored.

Land at Heane Farm, Hatherleigh, Devon

Church of St James, Iddesleigh

NGR SS 56898 08222

UID 93238

GV I

Parish church. C13 origins but main fabric dates to C15, partly rebuilt in 1846-8 and restored in 1879. Coursed slate stone rubble walls incorporating some granite ashlar to buttresses of tower. Gable ended slate roof with late C19 decorative ridge tiles. Plan: nave, chancel, north aisle and chapel. west tower and south porch. Although the earliest fabric of the church dates mainly to the C15 the earliest feature is a C13 effigy in the north chapel. A partial rebuilding of some of the walls was undertaken in 1846-8. The vestry was added at the west end of the north aisle in 1850.

Exterior: 4 stage west tower with angle buttresses, battlemented with crocketed pinnacles. Gargoyle of crouching animal figure at top of each buttress. 2-light granite belfry openings with segmental headed lights apart from on east side which has cinquefoiled heads. Limestone west doorway with 2-centred head richly moulded with trailing vine carving in high relief, now much eroded. Large restored Perpendicular west window and smaller window above. Rectangular stair projecting on north side of tower. C19 vestry between north aisle and tower. North aisle has 3

partly restored tall 3-light Perpendicular windows. Similar east window to aisle has granite panel below carved with flower and heraldic arms devices. East window completely restored Perpendicular as is 2-light window on south window to nave which retains only its original granite jambs and mullions. 1 storey gabled south porch has granite roundheaded doorway with double rollmoulded arch and hoodmould above. Small slate sundial above dated 1720. To west of porch nave has 2 early C16 trefoil headed windows one above the other – possibly signifying an early gallery at the west end of the nave. Interior: tall 3 bay granite arcade with Pevsner A-type piers with moulded cup capitals and 4-centred moulded arches. Rebuilt plastered chancel arch and arch to north chapel. Tall 4-centred undecorated tower arch. Internal walls have C20 render covering. Original wagon roofs survive with high relief moulding to ribs and carved bosses. Partly restored carved wall-plates. Chancel roof has been set onto C19 angel corbels. Early C17 semi-octagonal panelled pulpit with integral carved lectern and top panels carved with strapwork design. Section of C15 screen with Perpendicular tracery to north chapel - this was renovated in 1883. Octagonal granite font with carved panels and moulded shaft - churchwarden's accounts suggest a date of 1538. It has good C17 pointed wooden cover with finials at top and the corners and a frieze of strapwork and foliage design. C13 effigy of Knight under low arch on north wall of chapel believed to be one of the Sully family who probably founded the church. The figure has chain armour and flat helmet and holds a shield. Good slate wall memorial of 1681 on north wall of chancel. To Wilmot Veale, wife of the rector. Inscription in gothic script with high relief carved figure of woman and child to the right. Source: Beatrix Cresswell - Notes on Devon Churches - Deanery Churches in the Deanery of Torrington; Kelly's Directory 1906

Church of St John the Baptist, Hatherleigh

NGR SS 54111 04596

UID 93161

GV I

Parish church. Late C15 and early C16, restored in 1884. Stone rubble walls, roughly coursed. Gable ended slate roof. Wood shingle spire to tower. Plan: nave, north and south aisle, north transept, west tower and south porch. The aisles are probably of slightly different dates judging from the difference in their arcades but is unclear which is the earlier. Exterior: 3 stage West tower with spire in diminishing stages. Set back buttresses with carved stone masks set on the corners of the tower in between them at the top of the first stage. 2-light belfry openings have cinquefoil headed lights with quatrefoil above. Double roll and hollow moulded 2-centre arched west doorway with hoodmould. 3-light Perpendicular West window with restored mullions. Single arched light on second stage. Semi-octagonal stair turret on north side of tower with small arched and quatrefoil lights. North aisle has C19 3-light decorated style window at west end. Granite moulded 4-centred arched north doorway which has tall early c16 3-light granite mullion window with segmental heads to west. North transept has moulded C17 3-light mullion window at low level on west side. On its north face are two 3-light early C16 windows similar to that on north aisle with small C19 2-centred doorway between them; similar doorway at lower ground level on east side. North side of north chapel has C19 early English style 3-light window. At east end aisles are parallel with end of chancel. East window of north aisle has late Perpendicular 5-light window in 2 stages with no cusping. Good granite perpendicular east window of 5 lights. South aisle east window is similar style but restored. South chapel has a C19 window and shallow rood stair projection to their west with small arched light. The south aisle has 2 early C16 windows similar to north aisle. 1-storey gabled south porch has moulded shafts and double arched 4-centred head to doorway. Small slate sundial above. Good interior: Porch has wagon roof with moulded ribs whose wall-plates have been replaced. South doorway has chamfered sandstone 2-centred arch with heavy panelled oak door. The porch floor is partly cobbled in a geometric design. The internal walls of the church have been stripped of plaster apart from the north transept and a section of the north wall which retains its old plaster and traces of a C16 wall painting of St Christopher. Two 5-bay granite arcades. The north one has Pevsner A-type piers with moulded cup capitals and 4-centred moulded arches. South arcade is similar but with shallower simply moulded capitals. Taller arch has double 4-centre arched head. In south wall is segmental headed granite doorway to former rood loft stairs. The original wagon roofs appear to be complete with moulded ribs and carved bosses. Carved wall-plates to north Chapel and transept. Wooden angel corbels may date from restoration. Painted ceiling at east end of nave with original carved angels on wall-plate. More elaborately carved roof to north chapel. Some C16 carved bench ends survive in the nave and north aisle. Late C16 or early C17 5-sided panelled pulpit with overhanging top richly carved on its soffit and supported on carved brackets. The lectern is constructed from parts of the old screen. At the west end of the nave is a pew constructed from decorated pieces of C17 panelling. Altar rails are late C17 or early C18 with alternate barley-twist and fluted balusters and central gate. Square Norman font on 4 thick pillars at each corner and central stem. Cupola shaped C18 font cover with ball finial. Several very good late C17 and early C18 wall memorials

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survive notably an elaborate one on the south wall to John Lethbridge Gent. of Deckport (q.v.) in Hatherleigh parish, who died 1706. It has marble pilasters and a broken pediment with a cherub to either side and heraldic shield at its centre. This church retains much of its medieval fabric and has an impressive interior.

Buckland Manor, Buckland

NGR SS 46468 09167

UID 90975

BUCKLAND FILLEIGH SS 40 NE 7/1 Buckland Manor (formerly listed as Buckland House)

GV II*

Country house. Completed 1810 by James Green, (the County Engineer) for the Fortescue family with later C19 addition. Rendered stone walls. Hipped slate roof. Rendered brick stacks. Plan: asymmetrical plan with north entrance to left of centre through short passage leading to stairhall, to the left of which is galleried ante-room with doors leading to principal rooms at front side and rear. Large room to its left of 2 storey height with gallery running round it may have been a ballroom or saloon. The function of the rooms to the right of the stairhall is uncertain as some subdivision has taken place but some at least were service rooms, and original front wing projects from the right end and a C19 addition at this end was probably also for service purposes. Undoubtedly an earlier house existed on the site and the evidence of some circa late C16 panelling and beams in one of the rear (south) rooms suggest that the core of the present house dates back to what was there before, but in virtually unrecognizable form. (The evidence of an old print corroborates this). The house is designed so that it has 3 fronts - the north front forming the entrance has a porte-cochere, the east front (left end) has a great portico and the south front (rear) has a 2-storey porch. Greek revival Doric and Ionic styles. Exterior: 2 storeys. Worth entrance front has 5 symmetrical bays - the outer and central ones pedimented - with an original wing projecting from the right-hand end. Arrangement of windows is 2:2:3:2:2:2; the windows to the left end bay are blind, otherwise 9-pane sashes on first floor, tall 15-pane sashes below, all set in eared architraves. In front of the Greek Doric balustraded porte-cochere set on 4 columns. Behind it is an arched doorway with original panelled double doors. The imposing left-hand elevation is dominated by a giant tetrastyle Doric pedimented portico. 9 symmetrically placed window openings but apart from those on the first floor to the right and ground floor to right and centre these are blind. The first floor windows are later C19 2-light casements whereas below them are French windows - evidently in original openings but themselves probably later. Between the columns are 3 contemporary stone vases. In the roof behind the portico is a large lantern. The rear elevation is more irregular than the front, 9 windows wide with a 2-storey pedimented porch to left of centre, a wing projecting at an obtuse angle from the right-hand end, and the left-hand section recessed slightly with a later C19 extension beyond. Mainly original fenestration on the first floor and ground floor left of similar sash windows. The 2-storey porch has a segmental arch flanked by pilasters. The wing to the right has a large original bay window on the ground floor with a flat roof forming a balcony on top of it which has possibly contemporary wrought ironwork to balustrade. Interior: fine largely complete interior mainly in the Greek Doric and Ionic style. The principal ground floor rooms have decorative plaster cornices and ceiling bands. The galleried ballroom has pilasters round the sides with a frieze of triglyphs and mutules. The room to its rear also has pilasters and 2 fluted Ionic columns flanking the doorway. The cantilevered gallery over the ballroom has a cast iron balustrade, Ionic columns and a lantern above with a plaster decoration around it. Some original chimneypieces also survive. One of the rear south rooms contains sections of late C16, C17 and C18 panelling with late C16 cresting and finials and heraldic shields in the frieze of the families who have occupied the manor. Also preserved in this room are late C16 moulded ceiling beams. This is one of the earliest surviving Greek Doric revival houses and remains very unaltered whilst incorporating probably the core of an earlier house.

Church of St Mary, Buckland

NGR ST 17337 20468

UID 271150

GV I

Parish church. C13 in origin, aisles early C14, late C14 south chapel, late C15 north chapel, tower C1509, restored 1891. Chert random rubble, tower coursed red sandstone, Ham stone dressings, porch Ham stone and local gray sandstone, slate roofs, coped verges. West tower, 2-bay aisled nave, north chapel and smaller south chapel, south porch, chancel. Crenellated 3-stage tower, pinnacles and corbelled out intermediate pinnacles, diagonal buttressed, string courses, moulded plinths, 2-light bell opening with Somerset tracery, small lancet; 3-light west window with continuous hood mould, resting on string, deeply moulded arched hexagonal stair turret centre of south face; diagonally buttressed, crenellated south aisle and chapel, 3-light windows flanking single storey gabled porch, chamfered arched opening, ribbed barrel vault roof with wall plate, holy water stoup beside moulded arched inner doorway, C19 double doors; road stair projection, 3-light windows south and east faces of chapel Projection with priests door, 3-light window on south face of diagonally buttressed chancel, 4-light east window, lancet north face, 3-light east end of north chapel, three 3-light windows on north wall with square hood moulds, stepped buttressed between and blocked aisle doorway, single storey late C19-early C20 lean-to addition west end on north aisle.

Interior: rendered, exposed west end of south aisle. Octagonal piers carrying arcade chamfered in 2 orders, many alterations at crossing, depressed arch between south aisle and chapel, between chancel and chapel chamfered in 2 orders, north chapel Perpendicular arch chancel, shallow arch chamfered in 2 orders with colonettes to aisle; chancel arch chamfered with C19 corbelled out capitals; tall tower arch chamfered in 3 orders and set on the skew. Stone road stair in situ.

Roofs: Chancel restored open wagon, moulded ribs and bosses and crenellated wallplate; nave ceiled wagon roof, dentil cornice; 4-panel compartment ceiling south chapel, plaster barrel vault in north chapel, C19 compartment ceiling to aisles. Sanctuary set with good slate slabs to members of the Thurston family, Malchie a doctor, died 1701. Grace his wife died 1700, and a repaired one to Edward died 1683. Square font columns of the Purbeck type, 4-bay arcade on 2 sides, C15 leaf carvings on another 2. C19 stone pulpit, pine pews and cast iron altar rails. Stained glass. North aisle window by Morris and Co 1880s. The

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alterations to the fabric make the evolution of the building unclear. (Pevsner, Buildings of England, South and West Somerset, 1958; Kellys Directory, 1941.

Woolladon Farmhouse (GII Outbuilding); Meeth

NGR SS 52671 07589

UID 93293

II*

Farmhouse. 1666. Plastered cob walls. Gable ended thatch roof. 2 brick gable end stacks; rubble axial stack with dripcourse and brick shaft. Plan: 3-room-and-through-passage plan, lower end to the right, with probably integral rear outshut and stairs, 2 storey porch and adjoining outshut in front of lower end of hall. Lower and inner rooms heated by gable end fireplaces, hall has stack backing onto passage. Small outshut at front of hall is likely also to be C17 and may have been a dairy or buttery. The rear outshut incorporates 2 small rooms, one behind the hall and one behind the inner room, which have since been blocked off and have no access. The stairs are in 2 parts - both reached from the hall but one flight rises behind hall to reach chambers over lower end and passage. The other flight rises behind the inner room and gives access to the chambers over the hall and inner room and also 2 small rooms on the first floor of the outshut. There are no post C17 additions and this remarkably interesting plan survives unaltered. Exterior: 2 storeys, 3 storeys to porch. Asymmetrical 5-window front with storeyed porch to right of centre. The first floor retains its original 4-light chamfered wooden mullion windows with true mitres apart from the first floor porch window which has moulded mullions. Above it on 2nd floor is a 2-light chamfered wooden mullion window. On ground floor to right of porch is C20 3-light wooden casement with similar window to left on ground floor. Hall window to left of centre is original 4-light ovolo-moulded wooden mullion. To left of porch is outshut with 3-light wooden mullion window. Gabled porch has heavy square-headed wooden frame with broad chamfer. The porch has a wooden seat in either side. Inner doorway has square-headed double roll-moulded wooden frame with high stops and a contemporary oak studded door divided into 2 panels by moulded stiles. Inside the porch above the outer doorway is the date 1666 in high relief plasterwork with initials next to it. Rear elevation has 2 full height leantos the one to left of centre is shallower. The right-hand leanto has an original chamfered 3-light wood mullion window to right on ground floor and a similar blocked window to the left. Between them is a C20 window lighting the stairs. Similar mullion window on right end wall of leanto. Left-hand leanto has a blocked 3-light window mullion in the angle with the leanto projecting to its right. Passage rear doorway towards left-hand end. Projecting from either end of the house rear wall is a cob wall forming an enclosed courtyard the fourth side of which is completed by the outbuilding to rear of the house (q.v.). Interior: the original fireplace openings have been blocked or concealed and no ceiling beams are exposed - it is possible that by this later C17 date the house was built with plastered ceilings. However, numerous C17 wooden chamfered doorframes survive - from the passage to the hall, into the inner room and front outshut and from the hall to the stairs. At the head of each stair is a double chamfered doorframe and there are 2 more to either side at the head of the left-hand staircase. The right-hand staircase is a straight flight constructed of solid oak treads. The roof space was only partially accessible and the timbers seen were not smoke blackened. The trusses are straight principals but further constructional features were not visible - it is likely, however, that the C17 roof still survives. This is a particularly important house, being dated, because single phase later clifhouses are unusual in Devon. Furthermore it has been very little altered since the C17, both internally and externally and preserves an interesting variation on the 3-room-and-through-passage plan. It forms part of an unaltered farm complex.

Church of St Michael, Meeth

NGR SS 54805 08283

UID 93295

GV II*

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

Land at Heane Farm, Hatherleigh, Devon

Church of All Saints, Merton

NGR SS 52574 12031

UID 91765

GV II*

Parish church. C15, restored in 1875 by Medley Fulford, screens and fittings the work of Harry Hems. Rubble walls small squared blocks to north aisle. Gable ended slate roof. Plan: nave, north aisle, south transept, west tower and south porch. The Norman font is evidence of the church's early origins but it is substantially a Perpendicular rebuilding although the difference in stonework between aisle and nave suggests a discrepancy in date. The south porch was described as "modern" in the mid C19 and was probably built or rebuilt in circa 1840. The restoration included renewing the roofs over the chancel and transept, replacing the fittings and probably building the vestry onto the east end of the north chapel. Exterior: Tall 3 stage west tower with set back buttresses, crenellations and obelisk pinnacles. 2-light mullion and transomed cinquefoiled belfry lights. The eastern belfry light is of an unusual form consisting of 2 small cusped lights below a larger opening with circles in squares to either side. Stairs run up north tower wall lit by very small quatrefoils. Very large 4-light C19 Decorated style window. C15 2-centred arch west doorway heavily moulded with arched hoodmould. North aisle windows are all restorations the western one in the Decorated style, the others square-headed with C14 style tracery. Between the left-hand and central windows is a projecting C19 rubble lateral stack with cylindrical shaft. C19 gabled vestry projecting from east end of aisle has a small 2-centred doorway on its west wall and a gable end chimney stack. The vestry blocks a window on the north face of the aisle leaving the hoodmould partly visible. The north aisle extends to the east end of the chancel and both have C19 Perpendicular style 4-light windows. On the south side the chancel projects slightly from the nave. Both have C19 2-light windows, a Decorated style one to the nave, Perpendicular to the chancel. The south transept has a restored 2-light window with cinquefoiled heads and simple Perpendicular traceried window on south wall. Gabled south porch with large 4-centred chamfered sandstone rubble arch. To the west of it is a 3-light restored Decorated style window. Interior: Porch has late C19 or early C20 boarded roof. C15 moulded 2-centre arched south doorway. Tall 5 bay granite arcade of Pevsner A-type piers with raised lozenges carved on capitals and 4-centred moulded arches. The internal walls are rendered apart from exposed stonework at the west end. The chancel is Decorated with stencilwork for which Medley Fulford was probably responsible and which is of an unusually early date for this type of decoration. A C19 timber chancel arch is similarly decorated. The wagon roofs were renewed in nave, chancel and transept but the old roof was restored in the aisle. The roofs over the nave and aisle are painted. Simple C19 benches. Elaborate late C19 marble reredos ornately coloured. Square Norman font with scalloped bottom edge to bowl which rests on the short circular stem. This stands on a square base which has a small stone on each corner, 2 of which are carved in the form of masks. Good carved Jacobean pyramidal font cover. Remains of C14 sepulchral arch in transept. In east window of north aisle are 4-lights of old glass depicting St Edmund the Confessor, St Margaret, St Christopher and St Anthony.

Downes House, Merton

NGR SS 52956 12312

UID 91771

II*

House formerly farmhouse. Circa 1500 extensively remodelled and extended in early to mid C17 with C19 addition. Plastered cob and rubble walls. Gable ended asbestos slate roof. Large rubble stack at left gable end, brick stack at right gable end and lateral brick stack at front. Plan: Presently 3 rooms with staircase in position of cross passage and small wing and outshut at rear. The house originated as an open hall with central hearth with a through passage and long lower room to the right, probably divided only by low partitions. In the early to mid C17 a heavy remodelling and upgrading of the house took place, probably in stages, which involved the addition of an inner room at the higher end of the hall and a small wing behind the lower room, there may also have been a stair projection at the rear of the hall which has been absorbed by a later outshut. The house was made 2 storeys throughout, a front lateral stack built onto the hall with an adjoining window bay and gable end stacks added at either end which also had first floor fireplaces. All the ground floor rooms became heated apart from that in the rear wing which appears to have been an unheated service room. The lower room was evidently a parlour so either the hall or inner room must have functioned as a kitchen. The outshut adjoining it is probably a C19 addition and the stairs inserted into the passage are likely to be a similar date. Exterior: 2 storeys. Asymmetrical 4 window front of circa mid C20 3-light casements. To left of centre wall projects slightly to incorporate the lateral hall stack and its window bay. Circa early C20 gabled porch with arched doorway to right of centre. Behind it is a C17 double ovolo moulded wooden doorframe with a 6-panelled C19 door. The rear elevation of the house has an outshut to the right a wide hipped roof wing to the left of centre. Adjoining the house on its north elevation (rear) corner is a short section of wall which re-uses a C17 ovolo-moulded doorframe that must once have been inside the house. Good interior: Lower room to right has good C17 plaster overmantle with central heraldic shield, a female figure to either side, and typical Jacobean strapwork surround with cornice above. The fireplace retains its dressed stone jambs but its lintel has been replaced. A C19 inserted fireplace adjoins it. At the rear of the lower room is a C17 moulded wooden doorframe with vase stops. There is a C17 plank door with bead mouldings leading to the cupboard under the stairs - from this it can be seen that the hall/passage partition is a plank and muntin screen although it is plastered over elsewhere. The hall fireplace has been reduced in width but retains its rough wooden lintel, chamfered with bar stops. At the rear of the hall is a doorway reached by a step up with C17 ovolo moulded frame and good quality contemporary panelled door. Fireplace in left-hand room is mainly plastered over but has a chamfered wooden lintel and oven in left-hand side. On the first floor the landing above the stairs and lower room has a moulded C17 plaster cornice. The first floor room of the wing has a C17 moulded wooden doorframe with vase stops. The chamber over the lower room has a moulded wooden lintel and plaster overmantle with oval plaque which has a mermaid at the centre, a winged mermaid either side and a mask at the top. The first floor room

Land at Heane Farm, Hatherleigh, Devon

at the other end also has a C17 fireplace with ovolo-moulded wooden lintel and plaster overmantle in stylised strapwork design with central shield in square panel. Roof: 2 medieval trusses survive over the hall and lower side of passage - they are probably raised crucks and have morticed cranked collars, threaded purlins and ridge. Most of the common rafters and battens survive and the whole structure is heavily smoke-blackened. The roof over the lower end has been replaced but one purlin extends through and is more lightly smoke-blackened. The cob wall at the higher end is smoke-blackened on the hall side. The house is important as an interesting C17 remodelling of a late medieval house and because of the surviving medieval fabric and high quality C17 features.

Church of St Edmund, Dolton [borderline]

NGR SS 57003 12012

UID 90857

GV II* Parish church. C13 with early C16 additions restored and apparently partially rebuilt in 1888. Coursed rubble walls, rendered to top stage of tower. Gable-ended slate roof. Plan: nave, chancel, north and south aisles, west tower and south porch. The evidence of a C13 date is in the 2 lancets to the chancel and the early form of the arcades although they may have been partially rebuilt. Tower added in circa early C16 and porch probably at the same time but rebuilt in C19. Kelly's Directory records that the greater part of the church was rebuilt during the restoration of 1888 but it is difficult to discern the extent of this from its fabric. Exterior: 3 stage west tower with diagonal buttresses, crenellations and chamfered plinth. Granite west doorway has Tudor arch, roll moulded, with recessed spandrels and square hoodmould. Rebuilt 2-light trefoil-headed window above it. Square slits to stair turret on north side of tower. West end of each aisle has C19 Decorated style windows. North aisle has small Tudor headed doorway towards west end and 2 3-light Decorated style windows with a similar 2-light one at the east end. North side of chancel has 2 probably C13 lancets. East window is a large C19 copy of a C14 window. 3-light Perpendicular style window at east end of south aisle. On its south side it has 2 similar Decorated style C19 windows to the north aisle. Small Tudor-headed priest's door. Rebuilt south porch has pointed arch and small lancet on either side wall. Interior: porch has C19 arch-braced collar beam roof. Possibly original pointed arch chamfered sandstone south doorway to Church. Both arcades have very wide pointed arches which are chamfered resting on massive chamfered piers with stopped capitals. Pointed and chamfered tower arch. Old wagon roofs to nave and aisles with chamfered ribs and carved bosses. Carved wall-plate to chancel and south aisle. Chancel roof renewed in 1862. Some old bench ends survive in the south aisle of Renaissance style with the initials I. S. and date 1581 commemorating John Stafford. In the east window some old glass has been preserved also with the Stafford arms. On the north chancel wall is a memorial to Barbara Lister dated 1696 consisting of a marble plaque with elaborately carved decoration around it. The font is particularly interesting because it consists of 2 intricately carved Saxon stones, the original purpose of which is unclear although it is suggested they may have formed a cross.

Chapple Cottage, Dolton [borderline]

NGR SS 55765 10663

UID 90832

II*

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

Land at Heane Farm, Hatherleigh, Devon

1 and 2 Week Cottages & Linhay, Iddesleigh

NGR SS 56622 06180

UID 93230

Nos 1 and 2 Week Cottages including adjoining linhay to - north-west II*

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

Lower (Great) Clifton Farmhouse, Sampford Courtney

NGR SS 61816 01844

UID 93030

GV II*

Farmhouse. Early C16 considerably remodelled and extended in early C17. Rendered cob and rubble walls with some coursed granite ashlar coursed at the bottom of the front wall and to the front of the wing. Thatch roof gabled at front of right-hand end and to rear wing. 2 brick axial stacks and one to front gable end. At side of rear wing is projecting lateral stack of granite ashlar with chamfered plinth, offsets and moulded dripcourse and rim. Plan: complex evolution of plan. It began probably as a 2 room-and-through-passage house, hall to the left, lower room to the right. The hall at least was open to the roof with a central hearth. The C17 alterations and additions probably occurred in 2 stages. First the hall was floored and an inner room added with small wing behind it containing probably a dairy. The hall and inner room were both given axial stacks - that of the hall backing onto the passage. Not long afterwards in the C17 the rear wing was extended by another room - a good quality large parlour which was reached both by independent external access and by a passage created beside the dairy leading from the hall. Adjoining this passage a staircase was added in a projection to the inner side of the wing with a probably integral porch arrangement to the external parlour door beyond it. This opened onto a rear courtyard. At the front of the lower room was a small bakehouse with no internal access from the house. The plan remains very unaltered from the C17. Exterior: 2 storeys. Asymmetrical 4-window front, the front of the right-hand end is gabled and projects slightly, with the bakehouse, now reduced in height, built in front of it. The windows are C20 1, 3 and 4-light wooden casements with glazing bars. Wide C19 panelled and glazed door to passage towards right-hand end. Wing projects behind left-hand side and has several old windows on its first floor. To the left is an C18 4-light square section mullion to the right of the chimney stack is a 3-light moulded C17 wooden mullion window and beyond that is a simpler chamfered 3-light wooden mullion. Towards the right-hand end is a C19 gabled porch. At the rear is rectangular stair projection on inner face of wing, adjoining porch to parlour which has behind it a chamfered wooden doorframe with cranked head. On the end wall of this projection at 1st floor level is a C17 chamfered wooden mullion window. C20 1 storey addition behind lower room to left. Very good interior whose C17 features are of particular interest. Lower room has chamfered cross beams with hollow step stops. At lower end of hall, adjoining fireplace, is part of a plank and muntin screen with chamfered muntins. Its fireplace is granite framed and chamfered. 3 chamfered cross beams with double jewel stops. C17 doorframe from hall to inner room is chamfered with high jewel and concave stops. At the rear of the hall is an early C18 wall cupboard with arched head to glazed door and pilasters over which the cornice breaks forward. The unheated dairy has chamfered beams with hollow step stops. The parlour has flat beams and joist which evidently were intended to take a plaster ceiling which has now gone. Its fireplace has roll-moulded granite jambs which have an inscribed cross on them, and a roll-moulded wooden lintel. Leading to the stairs is a moulded doorframe with cranked head, there are similar shaped chamfered doorframes at the the head of the stairs. The stairs have turned balusters and a closed string with moulded handrail. At the rear of the chamber above the inner room is a plank and muntin screen which may have been re-used since the diagonal stops to its chamfered muntins suggest a date in the earlier C16. Roof: 1 original smoke-

Land at Heane Farm, Hatherleigh, Devon

blackened truss survives over the hall which has curved feet (plastered over) a morticed cranked collar, diagonal ridge and threaded purlins which run on into the stack. C17 roof over higher end, re-using some smoke-blackened purlins at a higher level, with no truss. Above the plank and muntin screen in the rear parlour is a truss originally open with a wattle and daub infill. Beyond it over the rear wing is a clean side-pegged jointed cruck with high morticed cranked collar which is chamfered on the soffit and has threaded purlins and ridge. This is a particularly well-preserved high quality C17 remodelling of an earlier house, evidently of gentry status which not only has some very good internal features but also a very unspoilt exterior with several early windows. To include courtyard wall to rear of house which incorporates segmental-headed granite doorway.

Church of St James, Jacobstowe [borderline]

NGR SS 58650 01610

UID 93278

GV II*

Parish church. C12 origins but main fabric dates to C15, restored and extended in 1902 - 3. Stone rubble walls with granite ashlar to buttresses and upper stage of tower. Gable ended slate roof. Plan: Nave, chancel, west tower and south porch, vestry on south side of chancel. The church dates back to the C12 from which the south doorway and the font are the only recognisable feature although some of the fabric of the nave may also be similarly early. There was evidently a major remodelling in the C15 when the tower was added. In 1902-3 the church was restored, the chancel lengthened by 5 feet and the vestry probably added on its south side. Exterior: 3 stage battlemented west tower with crocketed pinnacles and diagonal buttresses. Granite 4-centred west doorway, hollow and roll moulded with incised scroll stops. Its hoodmould has armorial shields in its labels. C17 or earlier studded plank door with moulded cover strips and foliage carving in its head. 3-light granite Perpendicular west window. North side of nave has C15 2-light mullion window with 2-centred heads restored 1 and 2-light window of similar style to either side. C17 2-light mullion window between them. 3-light Perpendicular east window, above which - set into the wall - is a carved stone seated figure which may be Norman. Vestry projects in small wing from south side of chancel. On south side of nave is another 2-light C17 mullion window and a 3-light cinquefoil-headed restored window to the west of it. Restored C15 2-light cinquefoiled window to west of porch. Small single storey south porch has crudely chamfered round arched doorway. Interior: walls have C20 plaster. Plain C12 south doorway with round head and hood above. C16 or C17 studded plank door with chamfered cover strips. Porch roof is plastered. Double chamfered roundheaded tower arch. Simple wagon roof whose ribs have been renewed and a decorative wooden arch inserted over the junction between nave and chancel. The pulpit incorporates pieces of carved wood believed to come from the medieval rood screen. Simple square probably C12 tub font on central shaft set in square base.

Broomfield Manor, Jacobstowe [borderline]

NGR SS 57756 01749

UID 93267

Broomford Manor including service yard immediately to north-west and stable yard immediately to north of that II*

Country house. 1871-73 by George Devey, built for Col. Sir Robert White-Thompson. Walls built of small dressed rubble blocks. Many gabled tiled roof. Numerous tall brick shafts on stone bases. Plan: complex asymmetrical plan; entrance hall forms small wing, 2 principal rooms overlook the garden on the left-hand side facing the entrance is the dining room. To the right of which, facing the entrance is the dining room. To the right of the 2 principal rooms, behind the entrance hall is a large stairhall with a study to its right. The service rooms and a large kitchen are contained in wings to the rear and the right-hand end. The service yard is opposite the back kitchen and contains buildings such as game larder, boot hole, ash house, log house and laundry. Beyond that again, and connected to it, is the stable yard incorporating coach house. The house is built in Neo-Jacobean style. Exterior: 2 storeys with cellar and attic. Intentionally asymmetrical elevations with complete original fenestration of stone mullioned and transomed windows. The entrance front has a projecting Dutch gable to the left with large single storey gabled porch in front of it containing depressed 4-centred arch moulded stone doorway. To right of the projecting gable is a 5-light transomed mullion window on the ground floor and 3 and 2-light mullion windows above. The right-hand end of the front is lower and recessed with a 4-light mullion on the ground floor and 3-light mullion above. The garden front at the left-hand side of the house has a projecting gable to the right and a large 2 storey semi-circular bay to its left with projecting stone lateral stack beyond it. The rear elevation has a large projecting gable to the right with smaller shallow rectangular window projection on its face. A recessed gable to its left has 2 4-centred moulded stone doorways. To their left is a curving window projection connecting the main range to a service wing extending to the left. The right-hand elevation is very irregular with numerous gables, some in front of others. Interior: is not as elaborate as the exterior would suggest and contains a mixture of classical, gothic and Jacobean styles. The kitchen is of 2 storey height with exposed feet of trusses and large open fireplace. The dining room has a fireplace with Tudor arched stone lintel but classical wooden surround. Similar fireplaces in other principal rooms. The entrance hall has a fireplace with Jacobean style wooden overmantle. Simple staircase with turned balusters and square newels which have ball finials. The house was fitted with an early central heating system, the radiators of which survive behind ornate iron grilles in Gothic design. To include terrace and low pierced stone wall with arched openings and brick piers immediately to south-east of the house. Also very unaltered connecting service and stable yards to north-east of house. The service yard consists of mainly single storey buildings with a laundry building opposite the house reached by stone steps. The stable yard beyond it incorporates the back of the laundry with a coach house at right angles to it and the stable building projecting from it and still used as such. This is a fairly simple but very complete and unaltered Victorian country house, a rare Devon example by one of the major architects of the period.

Croft Farmhouse & Outbuildings, Jacobstowe [borderline]

NGR SS 56998 00324

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

UID 93270

GV II*

Farmhouse and adjoining farm building. Probably late medieval, hall stack inserted probably in mid to late C16, and remodelled, floored and extended in circa mid C17, and with some C19 alterations. Cob with stone rubble plinth and partly rebuilt at front in stone rubble. Scantle slate roof with gabled ends. Bridgewater tile roof at lower level at lower right hand end. Stone rubble lateral stack at front with weathered set-off and tall granite shaft with granite cap, heightened in C19 in red brick. C19 red brick shaft to stack at left hand end. Plan: 3-room and cross-passage plan, the higher end to the left has a relatively large inner room heated from a gable end stack and with a later staircase inserted at its lower end against the hall partition. At the lower right end there is a small unheated room and an adjoining farm building beyond to the right. The passage between the lower room and the hall has no back doorway. The hall has a lateral stack at the front. Development: because only the hall and passage were inspected the development of the house is uncertain. However it seems that at least the hall was open to the roof originally and that the front lateral stack was inserted later in the C16 before the hall was finally floored in circa mid C17. The evidence for this is the high lintel of the hall fireplace which is of a different character to the hall ceiling beams with their bar stops. When the hall was floored the higher end was extended and its front wall built forward in line with the hall stack. The hall stack has masonry of different character, the ovolo moulded hall and higher end windows have true mitres not typical of a date earlier than the mid C17 and the mid C17 hall ceiling beams are therefore likely to be coeval with the windows. The lower end may have been truncated also in the mid C17 to form a small unheated service room next to the passage and its lower roof extends over the farm buildings beyond. The range of outbuildings around the courtyard to the east qv, in front of the house, may have been built at the same time as the aid C17 remodelling. Because of limited access the extent of later alterations is uncertain however there seems to have been remarkably little done to the house since the C19. Exterior: 2 storeys. Asymmetrical 3-window front. Ground floor centre and left hand there are 2 wooden C17 ovolo-moulded 4-light windows and a similar 3-light window on the first floor to the left. First floor centre and right late C19 1 and 2-light casements with glazing bars. Stone rubble lateral stack to right of centre with weathered set-off and tall granite shaft with a cap and heightened in red brick. A squint in the right hand side of the stack in the passage doorway. The passage has a late C19 plank door set back with a shallow rectangular overlight above. Immediately to the right of the passage doorway there is a large baulk of timber set into the wall which may be the foot of a cruck. To the right of the passage doorway a small circa C17 single-light window with a chamfered wooden frame. To the right the lower end appears to have been rebuilt as a farm building; it is cob on a stone rubble plinth and has a lower level tiled roof with a gabled end; ground floor plank door to the right and a loft door at the centre. The rear elevation of the house is cob built to the right and the stone rubble back wall to the left is set back slightly. 3 C19 casements with glazing bars. Interior: only the hall was inspected. It has 3 chamfered cross-beams with large rather crude bar-type stops. The large hall lateral fireplace has granite monolith jambs and a chamfered timber lintel set very high with straight-cut stops. At the higher end of the hall there is a bench with shaped feet and probably reused C17 panelling for the back.

Church of St Petrock, Inwardleigh [borderline]

NGR SX 56010 99444

UID 93258

GV II*

Parish church. Late C15 and early C16 restored in 1899. Stone rubble walls, rendered to tower. Gable ended slate roof. Plan: nave, chancel, north aisle, west tower and south porch. Aisle may be an early C16 addition. Exterior: 3 stage west tower with diagonal buttresses, crenellated with crocketed pinnacles which have fleur de lys finials. 2-light segmental-headed belfry openings. Plain chamfered granite west doorway with 2-centred arch. Simple 2-light mullion window with roundheaded lights above. North aisle has 3 early C16 3-light granite mullion windows with round heads and square hoodmoulds. Granite north doorway is recessed behind heavy square-headed frame with large hoodmould - it has 2 centred head with large quatrefoils in spandrels and carved jambs. Image niche above with 2-centred head. East end of aisle has 3-light Perpendicular granite window. Chancel east window is 3-light Perpendicular restoration in red sandstone. South side of chancel has very narrow 4-centred head priest's doorway with square hoodmould and carved date which is now illegible. 2-light C15 cinquefoil headed mullion window to its left. Single storey gabled south porch has rebuilt 2-centred arched doorway with projecting imposts. Interior: porch has restored wagon roof. South doorway has restored 2-centred head and original granite jambs with pyramid stops. Internal walls have C20 render. 4-bay granite arcade of Pevsner A-type piers with moulded cup capitals and 4-centred arches. Plain tower arch. No chancel arch. C19 boarded wagon roofs. Some old glass survives in east window of aisle with human figures. Good Norman cushion font with flower and star carving on panels, bands of ornament to shaft and plait moulding at base. Several slate floor memorials survive of C16, C17 and C18 dates.

Church of St Mary, Northlew

NGR SX 50788 97959

UID 94247

GV II*

Redundant parish church. Late C16/early C17 Tower, the rest of the church totally rebuilt in 1871-2 for Henry Wollcombe Archdeacon of Barnstaple. Coursed volcanic stone rubble walls. Gable end slate roof with C19 decorative ridge tiles. Plan comprises nave, chancel, west tower and south porch. The tower is late C16/early C17 the remainder was rebuilt, reputedly on the plan of the original church, in 1871-2 in Decorated style. 2 stage tower with diagonal buttresses, battlemented with 4 obelisk pinnacles. Chamfered plinth. 2-light belfry openings which are square-headed. Round-headed west doorway has hollow and roll mouldings terminating in scrolled head stops. At the apex is a keystone with carved stone mask which may be re-used. 2-light window above has 4-centred heads with recessed spandrels and a hoodmould which is peaked at the centre. There are 2 small arched stair lights on the north side chamfered plinth. The rest of the church is C19 with a chancel lower than

Land at Heane Farm, Hatherleigh, Devon

the nave. The name has 2 2-light windows on each side which have plate tracery. On the south side the chancel has a single cinquefoiled light with a trefoiled light to its right, on the north side it only has a cinquefoiled light. Below it is re-used granite 4-centred arched priest's door. The east window has plate tracery. Single storey gabled south porch has 2-centred arched doorway. Interior: The Tower arch is roundheaded with a chamfer and dropped keystone. The C19 interior is simple but with some decorative detail such as the corbel stones of carved foliage design on which the chancel arch rests. Exposed roof of paired common rafters with collars and collar purlin, and arch-braced principal rafters. The C19 fittings are fairly intact including trestle benches. Re-set in the tower are 3 C17 memorial slabs and one of 1595 to Arthur Strowde. This church retains an unusually late tower and the rest, despite being rebuilt in the late C19, is well-designed with some simple but pleasing detail.

Winsford Hospital, Halwill [borderline]

NGR SX 44545 99993

UID 94255

II*

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.

Hole Farmhouse, Black Torrington

NGR SS 47019 03822

UID 91563

II*

Farmhouse. C16 with circa mid C17 alterations extended in C17 or C18. Plastered cob and rubble walls. Thatch roof half-hipped to left end hipped to right. Plan: 3-room plan with lobby entrance in front of hall stack which divides hall and lower room to right. The hall stack is probably a relatively late insertion into what appears from the very primitive roof structure to be a similarly late or very primitive open hall. This may account for the use of a lobby entrance instead of the customary through-passage although the higher ground to the rear might also have precluded that. The inner room was also open to the roof but over the lower end the structure has been replaced and so its form is more uncertain. Beyond the lower room a stable was added in the C17 or C18 with loft above. Exterior: 2 storeys. Asymmetrical 4-window front of late C20 small-paned 2-light casements on 1st floor in small openings and early C20 2 and 3-light casements below. Early C20 panelled door at centre approached by stone steps. At right end in continuous line is stable with small window to left of doorway and loading hatch above reached by C20 wooden steps. Outshut against each end, the left-hand 1 larger. At the rear the centre part of the house is recessed and built of stone rubble. Interior: hall has large open fireplace with C19 mantel concealing very high old wooden lintel. Ceiling renewed. Inner room has closely-spaced chamfered cross beams. Roof: the original smoke-blackened roof survives over the hall and inner room with 4 straight not very heavy principal rafters and threaded purlins, the collars not properly visible but appear to have been set into trusses. Although the features of this house are of a modest nature it survives as one of the most traditional and unaltered farmhouses in this part of Devon and whether it be a very late open hall house or a very simple primitive one it is an unusual survival.

Church of the Holy Cross, Highampton

NGR SS 48954 04614

UID 93199

II*

Parish church. C12 origins with circa late C15 tower and the rest of the church rebuilt in 1837. Restored in 1876. Coursed stone rubble walls with some granite to the tower. Gable ended slate roof. Plan: nave, chancel, north aisle, west tower, south porch and vestry at east end of aisle. The only survival of the C12 church is the south doorway and the Norman font. The church was probably rebuilt in the C15 and the tower dates from this time. The remainder of the church was entirely rebuilt in 1837 according to sources. Exterior: 3-stage west tower with chamfered plinth and stringcourses. Battlemented with crocketed pinnacles. 2-light 4-centred head belfry openings. Granite west doorway has 2-centred head with hollow and roll moulding. Completely restored 3-light Perpendicular-style West window. North aisle has two 3-light windows with cinquefoiled heads. Leanto vestry at east end of aisle re-uses a C17 3-light moulded granite mullion window. East window is 3-light with early English style tracery. South side has 2 cinquefoiled head windows - that to the west is 1-light, the other 3-light, 1 storey gabled south porch has 2-centred arch. Interior: good C12 south doorway with simple Norman arch supported on shafts with cushion capitals. Porch has old carved wall-plates. The aisle is divided from nave by 2 Doric columns which support a flat plastered lintel. C12 font bowl decorated with stars, crosses and circles. Base probably renewed. Tower screen commemorated 1897 Jubilee. Wagon roofs to nave and chancel may re-use some old timbers.

Land at Heane Farm, Hatherleigh, Devon

Deckport Farmhouse, Hatherleigh
NGR SS 56556 03832
UID 93108

Farmhouse formerly probably small manor house. Circa early to mid C17 with probably C18 and C19 additions. Sandstone ashlar to porch and coursed squared sandstone rubble exposed to lower part of walls, rendered above probably with cob underneath. Gable ended grouted slate roof. At right gable end is sandstone ashlar stack with drip moulds and moulded drip course. Large axial stack of similar materials but constructed of four integral shafts with moulded cap. Plan: 3-room plan with 2-storey porch in front of baffle entry against axial stack between left-hand and central rooms. Parlour to the left with hall at centre – both heated by the axial stack, and kitchen at right-hand end. Beyond the parlour at the left-hand end is an outbuilding wing with granary on the first floor which extends to the rear - it is possible that it is integral but unlikely that an outbuilding would have adjoined a parlour and so is probably an C18 addition. A C19 outshut extends along the rear of the house. Exterior: 2 storeys. Asymmetrical 6-window front with slightly projecting 2-storey porch to left of centre. Ground floor left-hand window to parlour is C17 moulded stone mullion of 6 lights with king mullions and hoodmould. All the other windows also have stone hoodmoulds and occupy the original openings but have had C19 2, 3, 4 and 5-light leaded pane casements inserted. The first floor left-hand window incorporates some coloured panes at the top which may be re-used old glass. Two of the first floor windows to right of porch have chamfered wooden mullions. The central ground floor window to right of porch has heraldic shields in the labels of its hoodmould. The gabled porch has a C17 square-headed ovolo-moulded wooden doorframe with high hollow step stops. Contemporary studded plank door. The doorframe is set in a segmental headed surround with hoodmould above. On the first floor of the porch is a C17 2-light moulded and chamfered stone mullion window with hoodmould. Above it is a stone plaque with shield carved with the initials J.S.S. dated 1892 which probably marks a C19 restoration. C20 plank door to right of centre. At left-hand end of house stone steps lead to first floor doorway of granary which extends in a wing to the rear. C19 outshuts along rear wall of house. Interior: hall has open fireplace, lintel of which is obscured. Ovolo-moulded C17 doorframe with studded plank door leading to hall from entrance lobby. Parlour has fireplace with dressed and moulded sandstone jambs with incised scroll stops, ovolo-moulded wooden lintel. Above the fireplace is a contemporary plaster overmantle which has a strapwork design and a figure at either end. First floor inaccessible at time of survey but room above parlour also recorded as having a plaster overmantle to fireplace with inscription "sic transit gloria mundi". Deckport was the residence of one branch of the Lethbridge family who came there during the reign of Henry VII and were prominent gentry in Devon. The status of this house is reflected in the quality of its features and it is likely that more survive which have been concealed by C19 modernisation. It remains, however, very unaltered by C20 modernisation and preserves a particularly attractive and unspoilt exterior. Its internal plan form and features are also of considerable interest.

No.18 Market Street, Hatherleigh
NGR SS 54184 04534
UID 93176

No. 18 (formerly listed as 'The White Hart') II*

House. Circa 1500 with early C16 and early C17 alterations and C17 additions. Rendered rubble and cob walls. Gable ended thatch roof. Projecting coursed rubble lateral stack at front incorporating some large squared stones which has tall shaft with drip course and tapering cap. Brick axial stack. Plan: 2-room-and-through-passage plan. Hall to left and lower room to right. Originally built with open hall which had central hearth. The lower room was probably also open to the roof but lacks direct evidence of this since its roof has been replaced. In the first half of the C16 a chamber was built above the passage which was jettied out into the hall. In the later C16 or early C17 the hall stack was added on its front wall and a ceiling inserted - possibly in consecutive stages. The date that the lower room was floored over and its stack inserted backing onto the passage is more uncertain but likely to have been completed by the mid C17. Also in the C17 2 rear wings were added. That behind the hall incorporates a winder staircase which opens out beyond it. The wing behind the lower room was probably completely of non-domestic use although the part nearest the house has been converted and is now reached from the lower room. Exterior: 2 storeys. Asymmetrical 3 window front of uniform late C20 leaded pane 3-light casements apart from a 2-light one to the right on the first floor. The windows on the left-hand side of the house are in a 2-storey bay and the central first floor window, above the doorway is an oriel, probably reconstructed. To the right the ground floor window is also a bay with a carved C17 timber bracket below. Central wide 4-panelled door of uncertain date but probably constructed from old timber. Rear elevation has 2 long wings projecting from either side, slate roofed. Between them is original medieval roundheaded doorframe and above it is a C17 3-light chamfered wooden mullion window. Good interior: between the passage and the hall is a plank and muntin screen which is either original or contemporary with the internal jetty. Its muntins are chamfered and scratch-moulded on the passage side, with mason's mitres and an ovolo-moulded headbeam. A square doorframe has been inserted into what, judging by the mouldings to the original jambs, was originally an arched doorway. 2 small windows have been cut into the screen towards the front in the form of 2-light traceried windows. On the hall side the muntins are simply chamfered. Running above the screen into the hall approximately one foot are the internal jetty joists which are chamfered with curved ends - some cut off. The hall ceiling consists of 3 crossbeams - the 2 outer ones are half beams - which are chamfered with straight-cut stops. Open fireplace with chamfered wooden lintel which has a small squint with arched head in its rear right-hand corner. At the rear of the hall is a C17 chamfered doorframe to the rear wing. Adjoining it is a contemporary winder staircase which has a newel post with acorn finial. Roof structure consists of complete smoke-blackened medieval roof over hall and passage with pair of raised curcks which have a cranked morticed collar, threaded purlins and a diagonal trenched ridge. The original common rafters, battens and thatch also survive. The higher end wall is also smoke-blackened, that at the lower end is not and was probably inserted. The jetty partition was inserted under the truss up to its collar and is also smoke-blackened, more lightly at the passage side. The roof over the lower end has a clean truss with crossed apex – probably late C18 or C19. The barn behind the left-hand end has a

Land at Heane Farm, Hatherleigh, Devon

later C17 truss consisting of straight principals with halved collar. This is a very complete example of a developed multi-phase medieval town house preserving many interesting features.

Hatherleigh Barton, Granary & Barn, Buckland Filleigh
NGR SS 50266 08576
UID 90981

GV II

Farmhouse. Mid to later C17 possibly with C18 addition. Rendered stone and cob walls. Gable-end slate roof. 3-brick gable-end stacks, one to wing. Plan: L-shaped plan of which the rear wing appears to be earlier but it is possible that the front range is contemporary; if not it is likely to be C18. The rear wing consists of 1 main heated room; the front range has 2 heated rooms with a central hall. Behind its right-hand end is a small wing which may have been added either as a dairy or to provide a staircase. Exterior: 2 storeys. Symmetrical 3-window front range with 12:9:12 pane early C19 sashes on the 1st floor and 16-pane ones below. Central gabled C19 porch with early C19 6-panel door behind. The wing behind the left-hand end has an irregular 2-window elevation of early C20 small-paned casements on the 1st floor and 3-light mid C20 casements on the ground floor. C19 hipped roof porch to the right with plank door behind. Interior: fielded panel door and C18 arched head wall cupboard in front range. Its left-hand fireplace has a chamfered wooden lintel. Rear wing has late C17 or early C18 wall cupboard with cock's head hinges, fielded panels and dentilled cornice. Descendants of the Risdon family - famous for the historian of Devon - held Hatherleigh Barton for nearly 300 years until circa 1860.

St Clair, Buckland Filleigh
NGR SS 49759 08282
UID 90987

GV II

House. Circa mid C17 with C19 addition. Rendered cob walls. Gable-ended thatch roof. Brick stack at each gable end. Plan: 2 room plan, heated by gable-end fireplaces, may originally have had a small central service room. C19 outshut added at rear. Exterior: 2 storeys. Asymmetrical 4-window front mainly of late C20 1, 2 and 3-light casements without glazing-bars. Earlier C20 casements to left on 1st floor and to right on ground floor. Lean-to C19 porch with catslide thatch roof towards left-hand end with C20 part-glazed double doors. To the right of centre is a slight projection. Lower C19 former outbuilding attached at right-hand end. C19 lean-to at rear. Interior: inaccessible at time of survey but probably contains open fireplaces and possibly original ceiling beams.

Barn at St Clair, Buckland Filleigh
NGR SS 49792 08270
UID 90988

Barn immediately to south-east of St Clair GV II

Barn. Probably late C18 or early C19. Rubble and rendered cob walls. Hipped thatch roof. Rectangular plan divided into 2 sections with threshing barn to left and stables or shippon to right. Single storey to left-hand, threshing barn section, with loft to right-hand part. Asymmetrical front with tall cart entrance to left with small window beyond it and 1st floor loading hatch to its right with 2 doorways beyond it. All openings have brick arches. Interior: not inspected.

Ash Barton, Petrockstowe [borderline]
NGR SS 51871 08257
UID 91012

II

Farmhouse. Early C17 or possibly earlier, but later modernisation has left very few early features visible. C19 addition. Plastered rubble and cob walls. Asbestos slate roof gabled to right end and half-hipped to left. 2 brick stacks - 1 axial offset from the ridge and 1 at right gable-end. Plan: 3-room-and-through-passage plan with lower end to the right. Hall stack backs onto the passage, lower room has gable-end fireplace and inner room is unheated. Large C19 rear wing of 2-room width - kitchen to right, dairy and service rooms to the left. Exterior: 2 storeys. Asymmetrical 4-window front of 3-light casements - early C20 on 1st floor and C19 on ground floor and 1st floor to right. Late C20 glazed door to passage to right of centre. C19 or early C20 plank and glazed door to left. At rear are large double gabled rear wings. Interior: exhibits very few early features apart from 1 chamfered beam and an C18 door. The house has however been little altered this century and is very likely to preserve more early features which are concealed. Its early plan form survives and it preserves a traditional facade.

Ash Cottage, Petrockstowe [borderline]
NGR SS 51796 08183
UID 91013

II

Cottage. Circa late C17 with C19 addition. Plastered cob walls. Half-hipped thatch roof. Central brick axial stack. Plan: 2-room plan with baffle entry in front of central axial stack serving both rooms. C19 lean-to added at right-hand end. Original front doorway blocked in C20 and new entry made into right-hand room. Exterior: 2 storeys. Asymmetrical 1-window front with single C19 3-light casement on ground floor to right of centre. C20 gabled porch to its right with panelled and glazed double doors. At centre is slight 2-storey projection with blocked original doorway. Stone slate-roofed lean-to against right-hand end with 2-light casement on front. Interior: not fully accessible but appeared to have had original features concealed by early C20 modernisation although they probably still survive underneath.

Land at Heane Farm, Hatherleigh, Devon

Lower Court Farmhouse, Shippon & Barn, Meeth

NGR SS 54772 08199

UID 93304

GV II

House, originally farmhouse. C17, extended and remodelled in early - mid C19. Rendered rubble walls to left-hand part, cob and rubble to right-hand part. Slate roof, gabled to left end hipped to right. Brick axial stack and large projecting rendered rubble front lateral stack with dripcourse at top and brick shaft. Plan: the house is apparently of 2 builds - the right-hand part C17, the left-hand part early - mid C19 with a solid wall between the 2 and noticeably different wall thicknesses. It is possible, however, that the left-hand part is a rebuild of an earlier fabric. The C17 end consists of 2 rooms, the larger left-hand one heated by a front lateral stack. The C19 part is a symmetrical 2-room range with central stairhall. Originally both rooms were heated and evidently functioned as the principal rooms whilst the older part was relegated to kitchen and service purposes. Exterior: 2 storeys. Asymmetrical 5-window front in 2 distinct parts. The left-hand section has a symmetrical 3-window front of C19 horned 16-pane sashes with a central early - mid C19 6-panel door. To the right of this facade is the projecting lateral stack of the C17 range which has a C19 2-light casement and C20 1-light casement on the first floor and a C20 2-light casement below. Adjoining the stack is a leanto C20 porch with glazed door. Attached to the right-hand end of the house is a 1-storey C19 range which curves around to the front of the house and has 2 doors and 2 windows. Interior: of old part of house has large open fireplace with chamfered wooden lintel and oven in right-hand side. The C19 section has 6-panel doors and open string staircase with stick balusters and column newel post.

Eastern Town Farmhouse, Meeth

NGR SS 55018 08263

UID 93291

II

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

The New Inn, Meeth

NGR SS 54778 08249

UID 93300

GV II

Inn. Circa mid C17, altered in C20. Partly rendered rubble and cob walls. Gable ended thatch roof. 3 gable end brick stacks to main range and one at either end of left-hand section. Plan: the main range to the right was originally of 2 room plan with central passage, each room heated by an end stack. A wing projecting from the left-hand end was probably a C18 addition. The partitions between the 2 original rooms have been removed. At the left-hand end of the building is a parallel range which was probably a separate cottage originally. Exterior: 2 storeys. Asymmetrical 3-window front with wing projecting at left-hand end. Small paned C20 casements on ground floor, on first floor to right and an inner face of wing are C19 2-light casements with Gothic tracery in heads. C19 3-light casement to left and centre on first floor. Slight central projection has C20 plank door; similar door to inner face of wing. Attached former cottage set back from left-hand end has 4-window front of C20 2-light casements with central C20 gabled porch and plank door. Interior: only original feature evident is a C17 fireplace which has a chamfered and hollow step-stopped wooden lintel and an oven in the right-hand side.

Oakhay Cottage, Meeth

NGR SS 54841 08187

UID 93303

GV II

Small house. Circa late C17 with C18 addition. Rendered cob walls. Thatch roof gabled to left end, hipped to right and rear wing. Rendered brick stack at left gable end, late C20 rebuilt brick stack at right end. Plan: 2 heated rooms at front each with end stack and unheated rear wing. Exterior: 2 storeys. Asymmetrical 3-window front with small thatched roof leanto against left-hand side of it. This has C20 casements and the ground floor window to its right is similar. Otherwise C19 2- and 3-light casements with pin hinges. C20 porch at centre with hipped slate roof and glazed double doors. Wing extends to rear behind right-hand end. Interior inaccessible at time of survey but believed to contain open fireplaces and exposed ceiling beams. Early roof timbers may also survive.

Little Cob, Meeth

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Land at Heane Farm, Hatherleigh, Devon

NGR SS 54905 08228

UID 93302

GV II

Cottage. Probably mid to late C17 with C20 alterations. Rendered cob walls. Thatch roof hipped to left end, gabled to right. C20 rendered stack at right gable end. Plan: originally 2-room plan with larger heated room to the right. Left-hand room divided into 2 in C20. Exterior: 2 storeys. Asymmetrical 2-window front of C20 2-light casements. C20 glazed double doors to left of centre under wood shingle doorhood. Interior: fireplace has wooden lintel, chamfered with jewel stops. Insubstantial rough ceiling joists. Roof structure not inspected.

Cottage E of church, Meeth

NGR SS 54837 08264

UID 93301

GV II

Small house. Probably C17 or earlier. Plastered cob and rubble walls. Thatch roof hipped to left end, gabled to right. Brick stack at right gable end and rubble lateral stack with brick shaft at rear. Plan: 3-room plan but left-hand room may be an integral outbuilding with independent external access. Central room heated by rear lateral stack and right-hand room by gable end stack. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2-light small-paned casements, first floor windows are below small gables. C20 plank door towards each end. Interior: inaccessible at time of survey and may contain features of interest and an early roof structure.

Chest Tomb, Meeth

NGR SS 54794 08274

UID 93296

Approximately 1m south of Church of St. Michael. Granite ashlar. Coved soffit to lid. Inscription has been eroded.

Madge Headstone, Meeth

NGR SS 54785 08268

UID 93299

Approximately 12m south of Church of St Michael. Dated 1790 to Philip Madge. Square headed with decorative border.

Tawton Headstone, Meeth

NGR SS 54811 08271

UID 93297

II

Approximately 3m south of Church of St Michael. Headstone. Dated 1797 to Daniel Tawton. Slate, inscription is under a decorative arch in head with inscribed pillar to either side.

Tawton Headstone, Meeth

NGR SS 54810 08259

UID 437950

II

Approximately 7m south of Church of St Michael. Headstone. Dated 1775 to Elizabeth Tawton. Slate. Square headed with decorative border.

Webber Headstone, Meeth

NGR SS 54790 08255

UID 93298

Approximately 11m south of Church of St Michael. Headstone. Dated 1782 to Ann Webber. Slate. Square headed with decorative border.

Bridgetown Farmhouse, Iddesleigh

NGR SS 55533 07208

UID 93211

II

Farmhouse. Early C16 with possibly later C16 and C17 alterations and later C19 addition. Rendered cob and rubble walls. Gable ended thatch roof. Brick stack at right gable end and gable end of rear wing; projecting rendered rubble lateral stack at front. Plan: 3-room and through passage plan, lower end to the left. Originally only 2 rooms with central passage, hall to the right open to the roof with central hearth. The form of the lower end is unclear as it appears to have been rebuilt in the circa late C16 as a 2-storey range with a solid full-height wall between it and the hall. The hall was ceiled in circa early C17 and a front lateral stack added to it. Probably at this stage an inner room was added beyond it and a fireplace and newel stairs inserted at the gable end of the lower room. Behind it a wing was built possibly for service purposes which was extended in the C18 as a farm building but has since been demolished. In the later C19 a parlour wing was added behind the passage. Exterior: 2 storeys, 3 storeys to rear wing. Asymmetrical 3-window front of C19 3 and 5-light casements with leaded lights to the left-hand ground floor window. The first floor right-hand window has an arched head and gothic tracery to glazing. Leanto C20 porch to left of centre with part glazed door. Behind it is C19 gothic tracery part-glazed door in C17 ovolo-moulded wooden door frame. Rear

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elevation has C17 chamfered wood mullion window to left on first floor. C19 wing to right of centre. Interior: C17 ovolo-moulded wooden doorframe to lower room from passage. Lower room has wooden newel stairs adjoining blocked fireplace with wooden lintel. To their rear is early C17 chamfered doorframe which formerly led to rear wing. This, the doorway to the stairs and the cupboard to the left of the fireplace have C17 3-plank doors with the central plank recessed. Hall has early C19 panelled full height built-in cupboard with dentilled cornice. Probably C18 bench along higher end wall. Inner room has chamfered axialbeam. Another C17 chamfered doorframe survives on the first floor. Roof: One pair of cruck-type timbers survive, one of which appears to have a face peg very low down. Over the lower end (which is separated from the hall by a full-height cob wall) the roof is clean with a late C16/early C17 truss which has a cranked collar halved onto it and a threaded ridge. The roof over the hall is smoke-blackened and its truss has a morticed, cranked collar, threaded ridge and purlins. To the higher side of this truss the rafters and thatch are also heavily smoke-blackened. Immediately to the lower side of the truss another truss has been put right against it with crossed apex and lapped collar but also slightly darkened by smoke. The roof over the inner room is clean with no truss but heavy purlins. To include rubble garden wall immediately to front of house.

Paradise Cottage, Iddesleigh

NGR SS 55708 07278

UID 93225

II

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

Wayside Cross, Iddesleigh

NGR SS 55509 07366

UID 93215

II

Wayside Cross. Late medieval. Granite Latin cross with tapering shaft which has chamfered edges

Unoccupied Cottages 20m E Bridgetown Farmhouse, Iddesleigh

NGR SS 55574 07206

UID 93212

II

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

Unoccupied House 40m E. Bridgetown Farmhouse, Iddesleigh

NGR SS 55584 07176

UID 93213

II

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

Trehurst Cottage, Sheepwash

NGR SS 48686 06310

UID 91068

GV II

Cottage. Circa early C18 with C19 addition altered in C20. Plastered cob walls. Thatch roof hipped to left end gabled to right. Brick gable-end stack. Plan: probably originally 2-room plan with larger heated room to the right and service room to left. At left

Land at Heane Farm, Hatherleigh, Devon

end is C19 outbuilding which has been converted to form part of the cottage. Exterior: 2 storeys. Regular 2-window front of late C20 PVC 2-light casements. C20 plank door to left of centre. Single storey converted outbuilding and garage set back from left end. Interior: inaccessible at time of survey.

Cross House, Sheepwash

NGR SS 48640 06284

UID 91071

GV II

Pair of cottages. C18 possibly with earlier origins. Rendered cob walls. Gable-ended thatch roof. 3 brick stacks - 1 at right gable-end and 2 axial. Plan: pair of 2-room plan cottages each with central entry and both rooms probably heated. Exterior: 2 storeys with attic. Asymmetrical 6-window front of early - mid C20 2, 3- and 4-light casements, some small-paned. C19 4-panel door towards right-hand end and C18 fielded 6-panel door towards left-hand and under slate doorhood. Interior: inaccessible at time of survey but may contain C18 joinery and possibly earlier features.

no.3 South Street, Sheepwash

NGR SS 48624 06273

UID 91073

GV II

Small house. Mid to later C17 with C19 addition. Rendered cob and rubble walls. Gable-ended asbestos slate roof. Brick stack at each end and offset from ridge at rear to left. Plan: 2-room plan. Larger room to right heated by end fireplace. Left-hand room has probably had its fireplace in rear wall inserted. C19 rear outshut added. Exterior: 2 storeys. Regular 2-window front of early C19 16-pane horizontal sliding sashes. Central panelled and part-glazed C19 door under gabled slate doorhood on wooden brackets. C19 plank door at left-hand end probably leads to passageway to rear of house. Interior: right-hand room has its original fireplace with chamfered and ogee-stopped wooden lintel and cloam oven. Rough ceiling beam. Small fireplace in left-hand room has plain wooden lintel. Early C19 panelled shutters. The roof may be original or early C18 - it is constructed of hardwood timbers in simple lapped A-frames but the pegs have been left unusually long.

Post Office Cottage Webb's Court, Sheepwash

NGR SS 48620 06202

UID 91074

II

Pair of houses. Circa late C17 or early C18. Rendered cob walls. Gable-ended thatch roof. 4 brick stacks, 2 axial and 1 at each gable-end. Plan: both houses have 2-room plan apparently with a central passageway dividing them. Exterior: 2 storeys. Webb's Court to left has regular 3-window front of C19 2-light small-paned casements. central C19 6-panelled door with part-glazed door to right. Post Office Cottage has an asymmetrical 2-window front of late C19 4-pane sashes. Contemporary part-glazed door to left of centre. All 1st floor windows have small gables in thatch above. Interiors: inaccessible at time of survey, may contain open fireplaces and original joinery.

Half Moon Inn, Sheepwash

NGR SS 48656 06351

UID 91077

GV II

Inn. C17 and circa mid - later C19. Plastered, probably rubble and cob, walls. Asbestos slate roof hipped to left end, gabled to right. Brick stack at right gable-end of both ranges and to front of 1-storey wing. Plan: the oldest part is that to the right which had formerly a 2-room plan, the right-hand room heated by an end fireplace. It is now all one room. A small L-shaped wing projecting from the right end of this range was added at some time in the C19. At the left end is a substantial addition of 2 or 3-rooms dating probably from the mid C19 which may even have been 2 separate cottages. Exterior: 2 storeys. Asymmetrical 4:4:2 window front. Taller C19 range to left has small-paned 2-light C19 casements apart from a mid to later C19 3-light bay sash window on the ground floor to left. Double gabled open-fronted porch left of centre behind which is C19 6-panel door to right and blocked doorway to left. C17 section to right is lower and also has small-paned 2-light casements which are probably C19 on the 1st floor and C20 below. Gabled late C19 or early C20 porch to right of centre has early C19 6-panel door behind. Lower addition at its right end has similar windows and 1-storey wing projecting to the front. Interior: C17 range contains open fireplace with chamfered and straight-cut stopped wooden lintel add similar ceiling beams, 1 of which near the centre has mortices for a partition. Unlike many houses which have been converted to inns this building remains remarkably unspoilt both internally and externally.

Corner House Court Stores, Sheepwash

NGR SS 48640 06291

UID 91079

GV II

Pair of houses, one incorporating shop. Circa late C17 possibly with earlier wing to Court Stores, with C19 additions. Rendered cobb and rubble wealls. Thatch roof gabled to left end hipped to right. Brick stack at left end and axial to wing, rendered rubble base with brick shaft. Plan: The front range, consisting of Court Stores and adjoining cottage to the left may have originated as 1 house but each now consists of 2 rooms, the outer 1 heated. Behind the right-hand end of Court Stores is a wing which may predate the front range. To its left is a C19 rear outshut. Exterior: 2 storeys. Regular 6-window front 3:3. Both houses have circa

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mid C19 9-pane sashes on first floor. Corner House has two C19 12-pane sash windows on ground floor. Court Stores has a similar window to the right and a late C20 2-light casement without glazing bars to the left. Both houses have identical later C19 doorhoods with cusped bargeboards. Corner House has a late C20 panelled door. C19 lean-to against its left-hand end. Wing behind Court Stores has C10 casements and a C20 panelled and glazed door to left. Interior: Court Stores has C17 fireplace with chamfered and step-stopped wooden lintel and cloam oven with door in right-hand room. C18 pegged A-frame roof structure.

Pound House and House Adjoining, Sheepwash

NGR SS 48624 06323

UID 91075

GV II

Pair of houses. Pound House is early C19, adjoining house may be earlier but likely to have been heavily remodelled in circa mid C19. Rendered rubble walls possibly with some cob. Slate roofs - hipped to Pound House, gabled to adjoining house. Each house has a brick stack at its right-hand end. Plan: both houses apparently 2-room plan with central entry - Pound house is likely to have smaller service rooms at the rear. Exterior: 2 storeys. Left-hand house has symmetrical 2-window front of C19 2-light small-paned casements. Contemporary gabled porch with cusped bargeboards and decorative ridge tiles and round arched doorway with C19 4-panel door behind. 2 storeys late C19 or early C20 lean-to against left-hand end. Pound House to the right projects slightly and has a symmetrical 2-window front of 12-pane sashes - early C19 on the 1st floor, later C19 below. C20 lean-to glazed porch at centre with C20 panelled door. Interiors: inaccessible at time of survey but may preserve C19 joinery.

Waldon Cottage, Sheepwash

NGR SS 48678 06326

UID 91078

GV II

House. Circa mid C17 with C18 addition. Plastered cob walls. Gable-ended thatch roof. Brick stack at each gable-end and 1 rear lateral stack. Plan: probably originated as 2 or 3-room-and-through-passage plan - lower room to the right, passage now infilled with C20 staircase although as the house backs onto the churchyard there may never have been a back door. The inner room may formerly have had a non-domestic use. Probably in the C18 a small outbuilding was added in front of the lower room which was converted in the later C20. Exterior: 2 storeys. Asymmetrical 4-window front of C19 and early C20 small-paned 2-light casements the 1st floor windows have small gables above. C20 plank door to right of centre under thatch doorhood. Single storey former outbuilding projecting from right-hand end. Interior: right-hand room has fireplace with chamfered wooden lintel with notched stops. Probably C18 or early C19 roof structure of rough straight principals with lapped and pegged collars. The picturesque appearance of this building, with the Church tower rising behind it, contributes greatly to the setting of the village square.

Mermaid House and Stores, Sheepwash

NGR SS 48617 06356

UID 91076

GV II

House and shop. Mid C19. Plastered, probably rubble walls. Hipped slate roof. Brick stack at either end, set in slightly from eaves. Plan: double depth plan, 2 rooms wide with central stairhall. Front right-hand room is now shop. Exterior: 2 storeys. Asymmetrical 3-window front of mid - later C19 12-pane sashes. The right-hand side of the front is taken up by a double shop window which is probably C19 but altered in C20, with glazed door. To its left is C20 part-glazed door into house with C19 flat doorhood above. Interior: not inspected.

Churchyard Gate Piers, Sheepwash

NGR SS 48698 06307

UID 91067

Churchyard Gate Piers to south of Church of St Lawrence GV II

Gate piers to churchyard. Probably 1881 by J. F. Gould contemporary with rebuilding of church. Square rubble piers with chamfered edges and dressed stones forming a conical cap. Wrought iron gates probably contemporary.

Longwood Farmhouse, Highampton

NGR SS 49368 04847

UID 93204

II

Farmhouse. Circa late C17 or early C18. Rendered cob walls. Thatch roof gabled to right, hipped to left. 2 brick stacks, one at right gable end and one axial. Plan: originally 2 heated room plan, possibly with a small central service room. Outbuilding or store left-hand end with only external access. Exterior: 2 storey. Regular 3 window front. 2 right-hand 1st floor windows and left-hand ground floor window are C19 casements with pegged frames and square section mullions. Mid C20 metal frame casement to right on ground floor. Early C20 casement to left on first floor. All windows are 3-light apart from 2-light first floor central window. Outbuilding at left-hand end has C19 plank door. Interior: fireplace in right-hand room has chamfered wooden lintel.

Higher Longwood Farmhouse & Barn, Highampton

NGR SS 50023 05212

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

UID 93202

II

Farmhouse. Circa early C18 with C19 addition. Rendered cob and rubble walls, exposed to left gable end. Gable ended thatch roof, slate to rear wing and corrugated iron to barn. Brick stack at left gable end and rendered brick gable end stack to rear wing. Plan: original range of 2-room plan, with heated room to the left. C19 1-room wing built behind it. Barn at right-hand end also C18. Exterior: 2 storeys. Symmetrical 2-window front of late C19 or early C20 small-paned 2-light casements. Central late C19 or C20 gabled porch with decorative bargeboards and C19 panelled and glazed door behind. Barn at right-hand end has first floor loading hatch and door below to left with wider central doorway. Its original roof structure survives consisting of straight principals with collars halved and pegged on. Interior of house has no original features visible.

Legge Farmhouse, Highampton

NGR SS 49990 05066

UID 93203

II

House, formerly farmhouse. Circa early C18 with C19 additions and altered in C20. Rendered cob walls. Hipped thatch roof. 2 brick end stacks. Plan: originally 2 heated room plan, extended in C19 and C20 by outshuts at either end and rear. Modernised in late C20. Exterior: 2 storeys. Asymmetrical 3-window front of C20 2-light small-paned casements. Central C20 leanto porch with part glazed door. Outshut at either end and at rear. Interior: no original features visible.

Lewer Farmhouse, Hatherleigh

NGR SS 52847 05578

UID 93123

II

Farmhouse. C17, possibly with earlier origins, with C18 or C19 additions. Rendered cob and rubble walls. Gabled mainly thatched roof, corrugated iron roof to attached cottage at right. Brick stack at left and right gable ends. Plan: originally probably 2-room-and-through-passage plan, hall to right with projecting window bay at front and rear lateral stack. Staircase inserted into passage in early C20. At right-hand end of hall a 2-room plan cottage was added in the C18 or early C19 which is now unoccupied. C19 outbuilding at left-hand end of house which may have been a stable. Exterior: 2 storeys. Asymmetrical 4 window front to main house of which the right-hand end is a projecting gabled bay. C20 2-light casements. C20 4-panel door to right of centre. Cottage at right-hand end is recessed and has a 3-window front of similar casements with a central gabled late C19 or C20 porch with 4 panel door behind. Outbuilding at left-hand end of house projects and has a door towards its left-hand end and 4 windows. Interior: no early features visible on ground floor but may merely be concealed. 1st floor and roof-space inaccessible at time of survey but early roof timbers may survive.

Lewer Bridge, Hatherleigh

NGR SS 53138 05248

UID 93122

II

Road bridge over River Lew. Dated 1844, Luxton and Roberts were surveyors. Stone rubble with dressed voussoirs single span segmental arch has cambered stringcourse and parapet above which has dated plaque of 1844.

Holmes Farmhouse, Hatherleigh

NGR SS 52986 05064

UID 93119

- II

Farmhouse. Circa early C18 with C19 addition. Plastered cob and rubble walls, front gable wall rebuilt in concrete blocks. Gable ended thatch roof, corrugated asbestos roof to rear outshut. Rendered brick stack to right gable end, late C20 brick stack to front gable. Plan: L-shaped plan of 2 main rooms, larger one to left projects at front, C19 outshut along rear of house. Exterior: 2 storeys. L-shaped asymmetrical 3-window front, 2 to right-hand face, one to inner side of wing on first floor and one to each floor on its front face. All C20 2-light casements. C20 plank door immediately to right of wing. Interior exhibits no early features. Feet of insubstantial straight principals visible on first floor.

Spears Fishleigh, Hatherleigh

NGR SS 549 056

UID 93130

Spear's fishleigh. House, formerly farmhouse. Circa mid c17, altered in c20. Rendered cob and rubble walls. Gable ended slate roof. 2 brick stacks, one at left-hand end and one axial. Plan: 3-room and through-passage plan, lower end to the right. Hall heated by axial stack backing onto passage. In c20 the roof was raised and stairs inserted at the rear of the passage. Exterior: 2 storeys. Asymmetrical 2-window front of c20 1, 2 and 3-light casements. To right of centre is c20 plank door in recessed section with pillars at the front. Small fire light in wall to left of door. Interior: hall has open fireplace with chamfered and stopped wooden lintel. Chamfered axial beams with bead moulded joists. Roof timbers replaced when eaves were raised.

Fishleigh Down Farmhouse, Hatherleigh

NGR SS 549 058

UID 93113

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

Fishleigh down farmhouse and adjoining barn to east. C17 possibly with earlier origins and c18 addition. Plastered rubble and cob walls with some rebuilding in concrete blocks; exposed rubble to adjoining barn. Thatched roof gabled at left end hipped to right end. Rendered rubble stack at left gable end and rendered brick axial stack. Original plan not entirely clear. Possible 2 room plan, left-hand room heated by end stack, with axial stack inserted later into right-hand room. Barn probably added in c18. Two storeys with 1 storey barn at right-hand end. Asymmetrical 3 window front of c20 2 light casements. C20 gabled porch to left of centre with plank door behind. Barn at right end has cart entrance at its left-hand end and 2 windows to the right. Leanto against its right-hand end under catslide roof. C20 leanto against left-hand end of house. Interior may contain features of interest including the roof structure.

Barn & Roundhouse, Hatherleigh
NGR SS 54990 05820
UID 1105272

Barn and roundhouse. C18. Plastered cob and rubble walls, wooden walls to roundhouse. Hipped thatch roof. Rectangular plan barn with central threshing floor. Semi-octagonal roundhouse behind left-hand end of barn. Single storey. Regular front to barn with central cart entrance and semi-octagonal roundhouse at rear.

East or Groves Fishleigh Farmhouse, Hatherleigh
NGR SS 55453 05790
UID 93111

Derelict farmhouse. C17. Partly plastered rubble and cob walls with some concrete block repair. Thatch roof gabled to right end, hipped to left. Rendered rubble stack at right gable end. Plan: 3-room and cross or through passage plan but left-hand room probably outbuilding with independent external acces. Heated room to right of passage. Exterior: 2 storeys. Asymmetrical 4-window front, windows partly fallen out - mainly C19 and C20 2 and 3-light casements but to left of centre on each floor is C17 moulded wooden mullion window. C19 plank door at centre and left of centre (to outbuilding). Interior: not properly accessible but right-hand room seen to contain chamfered cross beams with bar stops. Open fireplace with chamfered stone jambs and wooden lintel with mason's mitre stops. Other early features, including roof timbers, may also survive.

Barn, Hatherleigh
NGR SS 55435 05772
UID 93112

Barn. C18. Cob and rubble walls. Ripped thatch roof. Rectangular plan with central threshing floor. 1 storey. Central cart entrance with projecting cheeks.

Morris Monument, Hatherleigh
NGR SS 55426 04573
UID 93126

Monument to Lieutenant Colonel William Morris. Erected 1860 by the firm E. B. Stephens of London. Granite ashlar. Very large obelisk with a bronze bas-relief at front of pedestal depicting Morris being carried from the battlefield of Balaclava. William Morris was born in Fishleigh in Hatherleigh and distinguished himself in the battle of Balaclava - notorious for the Charge of the Light Brigade - later acting as Assistant Adjutant - General in the quelling of the Indian mutiny before dying of sunstroke there at the age of 38 in 1858. The obelisk was erected by public subscription to commemorate Morris's exploits and his successful return from Balaclava.

Basset's (Wayside) Cross, Hatherleigh
NGR SS 55125 03204
UID 93106

Wayside cross. Late medieval, considerably restored in circa 1903 by a Mr Andrews of Hatherleigh. Granite. Short Latin cross. Only the chamfered stem is original the arms and head are replacements.

Passaford House, Hatherleigh
NGR SS 54103 03293
UID 93127

Small country house, presently farmhouse. Circa mid to late C18 probably a remodelling of an earlier building, with C19 additions. Smooth rendered walls partly cob partly brick. Gable ended slate roof. 2 gable end stacks of dressed stones with projecting dripcourses. 2 brick gable end stacks to rear wings. Plan: only the front range definitely dates back to the C18 and it consists of a large entrance hall which originally had a dividing staircase at the rear, but this has been replaced by a fireplace built in front of a stair running along the rear wall. To the right of the entrance hall is a fairly small but good quality room probably a parlour or dining room and to the left of the hall is a larger room. In this larger room evidence was found during a recent refurbishment of a C17 fireplace. As the front rooms were all obviously of a good quality there must have been service rooms and kitchen quarters to the rear and one or both of the 2 rear wings (behind the right-hand end and centre of the main range) probably incorporate these although neither exhibits any features earlier than the C19. According to local tradition the house once extended further at the rear enclosing a courtyard. In the circa mid C19 a small parallel range was added behind the left-hand room. Exterior: 2 storeys. Modillion cornice below eaves. Asymmetrical 3-bay 7-window front of 2:3:2 late C20 2-light casements on first floor. The middle bay projects slightly and is placed to right of centre. On ground floor to left and right are late C20 French windows. Circa mid C19 flat roofed porch at centre of middle bay which has modillion cornice and decoratively

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panelled door. Later C19 addition at right-hand end. Rear elevation has a wing to left and at centre with leanto in between and at right-hand end is small range parallel to front block. Interior: the smaller right-hand room has an C18 chimneypiece which was moved from the left-hand room. It has a frieze with central reeded panel and a flower-head to either side and a dentilled cornice below the mantelpiece. A chair rail has similar reeded and flower decoration but probably dates from the C19. The walls have an egg and dart cornice with a delicate ceiling band above of trailing vine and floral design. At the rear of the room is a shallow arch which was originally for an alcove but has been turned into an opening to the room behind. The left-hand room has a similar shallow arched recess in the wall dividing it from the entrance hall. The entrance hall formerly had an C18 moulded rib plaster ceiling with a decorative rococo style ceiling centre. The staircase has been completely altered but retains an C18 arch at its head with projecting impostes and dropped keystone. On the landing is a C19 balustrade - reputedly brought from another building - which is divided into sections by chamfered posts with ogee arches in between them. On the first floor some C18 2-panel doors survive with mainly late C18 or early C19 6-panel doors at the front on the ground floor.

Granary, Hatherleigh

NGR SS 54104 03318

UID 93128

Granary. Late C18 or early C19. Rendered walls, possibly timber framed. Pyramidal slate roof. Square plan. Single storey raised on low rubble piers. Door at left-hand end of front wall reached by stone steps. Window on right-hand wall.

Handon Pen (cottage), Hatherleigh

NGR SS 53573 03821

UID 93116

House. Probably circa mid C17 but possibly with earlier origins. Plastered cob and rubble walls. Gable ended thatch roof. Brick stack at each gable end. Plan: not entirely clear due to lack of internal access but probably 2 rooms, possibly with small unheated service room at centre. Newel stair projection behind right-hand room. Small outbuilding at left-hand end which is either integral or slightly later and may have been a stable. Exterior: 2 storeys. Regular 3-window front of circa early C20 3-light casements, 2-light at centre on first floor. The central part projects slightly with a C20 plank door. Outbuilding at left-hand end has door with loading hatch above. Interior inaccessible at time of survey but is believed to contain heavy ceiling beams and open fireplaces. Early roof timbers may also survive.

Black Heale Farmhouse, Highampton

NGR SS 50712 04412

UID 93197

II

Farmhouse. Circa late C17 With C20 addition and alterations. Rendered cob walls. Thatch roof hipped to left end gabled to right. Projecting rendered rubble stack at right gable end and similar rear lateral stack. Plan: original plan not entirely clear, at present 2 main heated rooms, may formerly have had central unheated service room. C20 outshut at rear. Exterior: 2 storeys. Asymmetrical 4-window front of 2- and 3-light metal casements apart from the 3 left-hand first floor windows which are late C20 1- and 2-light wood casements and an earlier C20 1-light wood casement to centre on ground floor. C19 panelled and glazed door to left of centre behind open-fronted gabled porch. Interior: open fireplaces have had their lintels replaced. Roof trusses are C19 rough straight principals.

Warren Farmhouse, Highampton

NGR SS 49544 03409

UID 93207

II

Farmhouse. C17 with C19 additions. Rendered cob and rubble walls. Gable ended corrugated asbestos roof, slate to right-hand end and rear wing. 4 axial rendered stacks. Plan: 4-room-and-through-passage plan but lower end to left consists of only a very small service room beyond which is a barn or shippon which may be integral. It is possible that the right-hand end room, probably a kitchen, is a later C17 or early C18 extension. Axial hall stack backs onto passage. Beyond the kitchen is a mid- late C19 L-shaped addition extending to the rear, probably forming a separate cottage when it was built. Exterior: 2 storeys. Long asymmetrical 5-window front, right-hand end is C19 addition. C20 3-light casements to centre section with 2-light small-paned casement to right of centre on first floor and two late C20 2-light casements beyond. C20 plank door towards left-hand end of house with C19 2-light dairy window to its left and shallow rectangular projection to its right. To right of centre is C20 leanto with 2 plank doors. C19 addition has gabled porch. Barn at left-hand end has doorway to right with loading hatch above and 2 slits on ground floor to its left. Interior: central room has chamfered axial beam. Hall fireplace has chamfered granite jambs and roughly chamfered wooden lintel. Cloam oven in side. Roof consists of C19 insubstantial straight principal rafters.

Coombe Farmhouse, Highampton

NGR SS 49736 02908

UID 93200

II

Farmhouse. Circa mid C17 possibly with earlier origins with C19 addition. Plastered cob walls. Gable ended thatch roof, corrugated iron to outbuilding. Brick axial stack offset from ridge and projecting plastered rubble stack with brick shaft at right gable end. Plan: originally 3-room and through passage plan but lower end to the left rebuilt as shippon in C18. Hall stack backs

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onto passage. Inner room remodelled probably in C19 to form a small parlour at the front and a dairy at the rear. C19 outshut added behind hall and higher end. Exterior: 2 storeys. Asymmetrical 3-window front. The right-hand windows on each floor are late C18 or early C19 horizontal sliding sash windows of 18 panes – an unusual survival. Central first floor window is 3-light circa early C20 small-paned casement, 1 light C20 casement to its left. Late C20 top-light-opening single pane casement at centre on ground floor. C20 plank door to its left. To its right is small pointed arched head niche probably a bee-bole. Outbuilding at left-hand end projects slightly with door at centre and first floor loading hatch to its right. Interior: hall has fireplace with roll-moulded granite jambs and chamfered wooden lintel with jewel and hollow stops. Similarly decorated closely-spaced insubstantial cross beams. Roof trusses probably C19 - feet of insubstantial straight principals visible on first floor.

Outbuilding, nr Coombe Farm, Highampton

NGR SS 49762 02913

UID 93358

II

Dairy/wellhouse with granary above. Circa early C19. Roughcast rendered cob. Gable-ended rag slate roof with red clay and block-glazed ridge tiles. Plan: Rectangular plan small building. Dairy on ground floor with well at left hand end and doorway at front. Granary above with access via external stone steps at left end hand end. On the right hand end a C20 lean-to outshut. Situated immediately in front of and facing the farmhouse. Exterior: 2 storeys. North front has doorway to left with what appears to be a C20 plank door and a small 1-light C20 metal frame window to right. At the left hand gable end external flight of stone steps to loft doorway with late C19 or C20 plank door. At the rear (south) a small single-light C20 metal frame window. On the right hand (west) end a C20 corrugated iron clad lean-to outshut. Interior: The ground floor has plastered walls and the boards on the ceiling might re-place a plaster ceiling. There is a well inside at the left hand end. The first floor has unplastered walls but the exposed cob might have been originally plastered. The roof structure is complete and has one truss with a lapped and pegged collar.

The Golden Inn, Highampton

NGR SS 4836 004181

UID 93208

II

Inn, originally probably farmhouse. C17, extended in C18 and C19. Plastered cob walls. Hipped thatch roof. 2 brick axial stacks and one rear lateral brick stack. Plan: originally probably 3-room-and-through-passage plan, lower room probably to the left has outbuilding beyond it probably added in C18. Internal room arrangement considerably altered and probably extended. Exterior: 2 storeys. Asymmetrical 4-window front of circa early C20 1- and 2-light casements to first floor and ground floor left. Right-hand ground floor window is late C20 casement. Long C20 leanto at centre with plank door at right-hand end. Interior: has C17 open fireplace with wooden lintel. Roof trusses visible in outbuilding at left-hand end consist of probably C18 rough straight principals with collars halved on.

North Trew, Black Torrington

NGR SS 47472 04144

UID 91565

II

House, formerly small farmhouse. Circa early C18. Rendered cob and rubble walls. Gable-ended roof - thatch at front, slate at rear. 2 projecting rendered rubble gable-end stacks. Plan: 2-room plan with central entrance, both rooms heated. Late C19 or early C20 outshut added at rear. Exterior: 2 storeys. Regular 2-window front with 2-light C20 casements on the 1st floor, 3-light on the ground floor - the left-hand ones are metal-framed. Late C20 gabled timber porch at centre with wide C19 plank door behind.

Interior: inaccessible at time of survey.

South Trew Farmhouse, Black Torrington

NGR SS 47669 04057

UID 91567

II

Farmhouse. Early to mid C17 possibly with earlier origins, with C19 addition. Plastered cob walls. Gable-ended thatch roof. 2 brick stacks - 1 at right gable-end and 1 axial, rubble stack at left gable-end with brick shaft. Plan: 3-room-and-through-passage plan, but of rather unusual proportions; lower room to right is very narrow and its stack may be inserted. The hall is fairly small with its stack backing onto the passage but its fireplace also appears later. The inner room is larger and heated by a gable-end fireplace. C19 lean-to added behind hall and inner room and staircase inserted into passage. Exterior: 2 storeys. Asymmetrical 4-window front of circa early - mid C20 2-light casements. Small lean-to C20 porch towards right-hand end with part-glazed door behind to passage. C20 conservatory porch to left of centre. Interior: inner room has 3 chamfered and stopped ceiling beams - the central one with mortices on its soffit apparently for a partition although it may have been re-used. Open fireplace with chamfered lintel and date-stone of 1782 built into top of right-hand jamb with stone inscribed "I.B." in top of other jamb. Central room has chamfered axial beam with run-out stops and smaller fireplace with plain wooden lintel. Lower room has no visible early features. Over the left-hand end of the house the curved foot of a roof truss is visible but access to the roof space at this end is very difficult. Over the rest of the house is a probably C18 roof structure of simple crude A-frames with straight principal rafters.

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North Trew Cottage, Black Torrington

NGR SS 47752 04166

UID 91566

II

Pair of cottages. C18. Rendered cob and rubble walls. Thatch roof hipped to left end gabled to right. Rendered brick axial stack and projecting rendered rubble stack with brick shaft at right gable-end. Plan: pair of 2-room cottages. North Trew Cottage to left has entry into the larger heated room to right and a small unheated service room at the left end. Trew Cottage also has the right-hand room heated and a small service room adjoining it. Exterior: 2 storeys. Regular 2:2 window front of C20 2-light casements. North Trew Cottage has gabled early C20 porch to right with a part-glazed door behind and at the centre Trew Cottage has a similar arrangement. Interior: not inspected.

Burdon Grange

NGR SS 477 032

UID 32767

Burdonvis=estimated -/1951 (pevsner). Burdon manor is dated 1569 on the frame of one of the few surviving four-light windows. The house has two far projecting wings enclosing a narrow courtyard with a 16th century gateway into it. Vis=7/11/1978 (os). Two wings enclosing an inner courtyard, entered by gateway supposedly 16th century but probably older. Substantial remains of the tudor mansion, including panelling and a fireplace. Alterations in 18th century (os). Burdon was buredune in domesday. It was part of the manor of hantona, held by roger de molis of baldwin the sheriff. Before the conquest it was held by brismar. In the testa de nevil, 1241, it was held by lucya de buredon (reichel). Of xvi century origin, partly rebuilt in xviii century. Two long projecting wings with connecting wall and arched entrance gateway. Rubble, brick and cob. Mostly plastered with hipped slate roofs. Some xvi century panelling in one room (doe 1960). Vis=burdon grange. Late c16 with early c19 addition and extensive c20 addition. Partly rendered stone rubble walls. Hipped slate roof. Two brick axial stacks, one rendered. Complex evolution of plan, the original form of which is not entirely clear although the oldest parts are evidently the 2 parallel rear wings. Probably the front early c19. C20 porch added. The 2 earliest wings extend parallel to the rear and at the end of each on the ground floor is a 4 light granite mullion window with square hoodmoulds, the right hand one has the initials r. B. A. B. And date 1596 carved in its 2 labels. Some late c16 or early c17 panelling survives in the left-hand wing. Left-hand room of c19 range has plaster ceiling bend of running foliage design (doe).

Blackworthy Farmhouse

NGR SS 49339 00983

UID 93323

II

Farmhouse. Medieval origins but mainly dateable to the C17 with a C20 addition. Plastered rubble and cob walls. Gable ended thatch roof. 2 brick end stacks. Plan: originally 3-room-and-through-passage plan but lower end to the left has been reduced to an outshut. Hall stack backs onto the passage, the existence of smoke-blackened rafters in the roof suggests that originally the house had an open hall and the stack is C17 insertion. The spiral stairs to the rear of the hall stack may also be a C17 feature. C20 outshut added at rear. Exterior: 2 storeys. Asymmetrical 2 window front of C20 3-light casements those on the ground floor are taller. Corrugated iron leanto against left-hand end wall has a C17 plank door on its front wall. Immediately to its right is a similar door with decorative strap hinges leading to the passage. Interior: hall fireplace has lightly chamfered wooden lintel and oven in left-hand side. The remains of a cream oven survives in the front wall by the fireplace. Chamfered axial ceiling beam and 2 cross beams to the front of it with pyramid stops. Inner room has roughly chamfered cross beam with straight cut stops. The roof structure is probably C18 and consists of simple pegged straight principals and collar. However it re-uses some smoke-blackened battens. This house has been little spoilt by C20 modernisation and retains an attractive traditional facade.

East Worth Farmhouse

NGR SS 49865 00479

UID 463038

II

Former farmhouse, now private house. Possibly C17 origins, much C20 detail. Rendered cob on rubble stone footings and plinth, slate roof, formerly thatch; rubble stack backing on cross passage, two further external eaves stacks, raised in stone, at south end. PLAN: of longhouse derivative form: two-room, one heated, and byre beyond cross passage, with late C20 wing added to right (S) end. Between cross-passage and byre a cob partition added later, and raised to gable in concrete block in C20. Formerly entered from the rear (E) side, now from W. Remains of range of low outbuildings attached to SE corner of house. EXTERIOR: Two storeys, scattered fenestration, mainly 2-light small-pane late C20 wood casements, plank doors. To right is brought-forward new wing with half-hipped end over casement at each level, and narrow stair light, with door set back under recessed corner. To left the lower byre, with hipped outer end, having door to passage, and pair plank doors to centre. At gable to passage a rubble stack, with projecting weathering stones to former thatch. South front has small casements, and two external stacks. East, former entry front has C20 gabled half-dormer above pair of glazed doors. Lower byre has small eaves light and loading door above plank passage door and two further doors, with small casement to right; outer gable end is plain. At the S end of the main range a low gabled barn range has 4 pigeon holes at eaves, and loading door above plank door entry, gabled outer end, but early photographs show continuing range here. INTERIOR: the central room, former kitchen, has deep fire recess with chamfered and stopped bressumer on stone cheeks, and cloam oven to right, with C19 cast-iron door. To left of fire is plank door to passage. Opposite fire is deep square recess with C17 or C18 carved surround, formerly with door, and to left, set high an C18 cupboard recess with shelf. The smaller outer room has a central heavy chamfered beam. In the original range

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all ground floor walls are heavily battered within. In new wing a late C20 staircase leads to the upper floor, with no early detail, C20 roof structure, but a pair of former cruck arms, with trench for purlin, is built in to the central bedroom. The cross-passage retains a cobbled floor, with later cob wall to left. The byre also retains most of the former cobbled flooring, including central drainage channel, to which outlet is blocked at N end; part of the floor later covered with a concrete slab, being carefully removed at time of inspection. The loft floor is on 3 heavy rough-chamfered and stopped beams; C19 roof structure, probably lowered when slated. The gabled outbuilding has C18 or C19 roof structure, but retains no other detail of interest. Although substantially modified in the C20, the house retains sufficient original structure, and clear indications of its origins as a longhouse-type plan.

Great Rutleigh, Northlew

NGR SS 51362 01101

UID 93328

II

Farmhouse originally probably small manor house. First half of the C16 built by William Kelly probably the William Kelly who died in 1534 and was responsible for some of the rebuilding of the Church (q.v.), C19 additions and C20 alterations. Partly rendered rubble walls. Gable ended corrugated iron and slate roof. Stone rubble stack at left gable end, axial rubble stack, partly rendered, with dripstones and moulded stringcourse; small rendered, probably brick stack at right gable end. Brick stack to wing. Plan: original plan not entirely clear due to C20 alterations but likely to have been 3 rooms with through-passage, lower room to the right. The most problematic feature of the plan is the existence of what appears to be a C16 blocked doorway on the front wall of the hall. Unless this has been re-used it is most likely to have given access to a stair but if so it is in an unusual position. The hall stack backs onto the passage but is likely to be a C17 insertion and the existence of several other C17 features suggest that a remodelling of the house took place then including the addition of a porch in 1648. A large C19 wing was added in front of the hall to its left in the C19. In the C20 the passage was blocked half way along and the house divided into 2 parts. Exterior: 2 storeys. Asymmetrical front has large wing projecting to left and outshut in front of right-hand side. The wing projects in 2 stages and the right-hand, recessed part was probably a gabled 2 storey porch formerly as it has a wide C17 wooden ovolo-moulded doorframe with a C19 plank door and stone plaque above inscribed 1648 with very worn initials possibly A. S. W. G. There is a later outshut against the left side of the wing. 4-window elevation to rear mainly C20 casements with mid to later C19 sashes. The 1st floor window to right of centre, however, is a C17 4-light ovolo-moulded wooden mullion window. Interior: at front of passage is large very fine depressed 4-centred arched stone doorway with roll moulding and incised scroll stops. Carved spandrels and hoodmould. Inscribed in a stone above the doorway is the name William Kelly. C17 plank and muntin screen at lower side of passage with scratch moulded muntins and moulded head beam. C17 ovolo-moulded wooden doorframe from passage to hall. The hall fireplace has a moulded wooden lintel with jewel stops. At the front of the hall is a recess with moulded pointed stone arch which may originally have been a doorway. The roof trusses appear relatively late since only a very little of insubstantial straight principals is visible on the 1st floor but at the time of survey there was no access to the roof space and earlier timbers may survive. This was evidently an important house in the C16 and C18 of gentry status.

Lydbridge Farmhouse, Hatherleigh

NGR SS 52337 01714

UID 93125

II

Farmhouse. Probably C17 or earlier origins but main fabric appears to date from C18. Rendered cob walls. Thatch roof hipped to right, where it dips considerably, gabled to left end and rear wing. Stone stack at left gable-end, rendered, possibly cob stack axial to main range and rear wing. Plan: L-shaped plan of which lower rear wing may be earlier with 2 room plan range at front with central entry. Exterior: 2 storeys. Asymmetrical 3 window front of C19 2-light small-paned casements on 1st floor and C20 casements on ground floor. C20 part-glazed door at centre in roundheaded opening. Interior: inaccessible at time of survey apart from ground floor of rear wing which exhibited no early features although these may merely be concealed.

Hannaborough Farmhouse, Hatherleigh

NGR SS 52943 02871

UID 93117

II

Farmhouse. Circa mid C17. Rendered cob and rubble walls. Hipped slate roof with gable at front of right-hand end. Rendered rubble lateral stack at front with brick shaft. Plan: 2-room and through passage plan, hall to right heated by front lateral stack with adjoining projecting window bay. Passage has been converted to another room and original form of lower room is unclear as its now used merely for storage but may have always been non-domestic. Exterior: 2 storeys. Asymmetrical 2-window front of which the right-hand end projects as a gable in line with lateral stack and has a C20 3-light casement to each floor. 2-light C20 casement at centre on first floor with C20 plank door below. Double stable-type door to left of centre with loading hatch. Interior: hall fireplace has been partly rebuilt. No early features visible on ground floor apart from heavy rough axial beam in left-hand storage room. C17 roof truss survives over lower end.

Kerswell Farmhouse, Hatherleigh

NGR SS 52761 03019

UID 93120

Land at Heane Farm, Hatherleigh, Devon

II

House formerly farmhouse. C16 with C17 alterations, considerably altered in C20. Rendered cob and rubble walls. Corrugated asbestos roof gabled to left end hipped to right. Projecting rubble lateral stack at front, tapering with dripcourse. Projecting rubble stack at left gable end. Plan: 3-room-and-through-passage plan, lower end to the right which has been substantially altered in the C20. It is quite likely that the hall at least was originally open to the roof with a central hearth but apart from the survival of cruck timbers there is no direct evidence of this. The hall is heated by a front lateral stack, the inner room by a gable end stack. C17 stair projection at rear of hall. Exterior: 2 storeys. Asymmetrical 4 window front of 2 and 3 light C20 casements. C20 anaeratory in front of right-hand end, to right of stack, with glazed door. Rear elevation has rectangular stair projection to right of centre. C20 conservatory to its left and outshut to its right. Interior: hall has large granite framed fireplace, hollow chamfered to jambs and lintel. Chamfered axial ceiling beams with straight cut stops. Roof: the bottom of 2 pairs of cruck trusses are visible on the 1st floor over hall but appear to have been cut off above collar level when a new C20 roof was put on. Morticed collar and threaded purlins. Over lower end is C17 truss with straight principals and collar halved on with dovetail joint.

Well-head and Shelter 50m WSW Pressland House, Hatherleigh

NGR SS 55309 02161

UID 93132

II

Well-head and shelter. The well is 1889, the shelter 1897. The shelter over the well is built of timber with a fishscale red clay tile roof. Situated on the roadside the shelter is octagonal on plan and open-sided with 8 polygonal timber posts and shaped braces with fleur-de-lys cusping supporting the moulded wall-plate. The octagonally hipped roof has a wrought-iron finial at the apex with leaf decoration and a small pennant which may be a weathervane. Carved into the wall-plate is the inscription:- "This water supply and seat was erected by S. H. Andrews October 1889 and this shelter by his widow June 1887". The seat under the shelter is missing but the pump and trough survive. The trough is a circular granite monolith, like a cider-apple crusher, from the centre of which is the iron pump in octagonal wooden casing; the pump handle is missing. The underside of the roof is boarded.

Waterhouse Farmhouse, Hatherleigh

NGR SS 54606 01278

UID 93131

- II

Farmhouse. Circa 1500 with C16 and C17 alterations, C17 and C20 additions. Rendered cob walls. Gable ended thatch roof. Brick stack at left-hand end, rendered brick shaft at right-hand end and axial stone rubble stack with dripcourse and moulded cap. Plan: 3-room and through passage plan, original form of lower room to right is unclear as in its present form it was clearly of agricultural use before conversion but it may have been rebuilt. Hall and lower end open to the roof originally with central hearth to hall. A solid full-height wall separates the hall and inner room-there is no access to the roof over the inner room so it is impossible to tell if it is an addition or was always a 2-storey range. This latter might be suggested by the evidence of an early staircase at the rear of the inner room but this could equally support the theory that the inner room was added as a 2-storey range while the hall was still open. In the circa mid C16 a chamber was built over the passage (and possibly the lower end) jettied into the still open hall. The hall was finally floored and its stack inserted backing onto the passage in the late C16 or early C17. Possibly at this time or slightly later a wing was added behind the hall. Its purpose is unclear as it is unheated and until recently was used as an outbuilding. In the C20 the lower end was considerably altered and converted from an outbuilding. Exterior: 2 storeys. Asymmetrical 5-window front of late C20 1, 2 and 3-light casements. C20 part-glazed door to former passage at right of centre. C20 lean-to against left-hand end. Rear wing projects to right of centre. Interior: hall has fireplace with roughly chamfered wooden lintel and granite jamb to left. Oven in right-hand side. Central axial beam is roll moulded but the half beams at front and rear are only chamfered. Ceiling level changes in line parallel with hall stack marking position of internal jetty. Inner room has smaller fireplace with chamfered wooden lintel and rough granite jambs. On the rear wall is a blocked doorway to former newel stairs (now gone) with chamfered wooden door frame which has arched head, now partly rebuilt. Roof: one original true cruck survives over the hall which is chamfered and neatly stopped half-way down. It has a morticed cranked collar, threaded purlins and morticed apex with diagonal ridge. Completely smoke-blackened including common rafters and underside of thatch. The purlins continue - smoke-blackened - beyond the inserted stack over the passage and lower end, although the thatch has been replaced. Parallel to the stack is the remains of a timber partition which is blackened on the hall side and rises above the internal jetty in the hall. Over the rear wing one original truss also survives consisting of substantial, apparently straight, principals with a very high morticed collar and a later collar which has been lapped across the principals below it. This is visible from the first floor and there is no loft access above. The particular interest of this house lies in the survival of features from each of its main phases which clearly demonstrate the process of the modernisation of a medieval house that can often only be inferred or deduced.

Norleigh Farmhouse, Inwardleigh

NGR SS 545380 0336

UID 93253

II

Farmhouse. Circa 1850-60. Stone rubble walls. Gable ended slate roof. Projecting gable end stone rubble stacks to main range, axial stone stack to rear wing. Plan: front range has 2-room plan, larger room to left with service and kitchen wing behind. Exterior: 2 storeys. Asymmetrical 4-window front-with 2-storey gabled porch to right of centre. Complete C19 2-light stone mullion windows with hoodmoulds except for ground floor left-hand window which is 4-light and re-uses old stained glass

Land at Heane Farm, Hatherleigh, Devon

heraldic shields. Porch has 4-centred moulded arch and stone heraldic plaque in apex of gable. C19 plank door to inner-porch doorway. Rear wing also has complete C19 fenestration of 2-light stone mullions without hoodmoulds. Interior: room arrangement appears relatively unaltered but no notable internal visible features apart from old glass.

Durdon Farmhouse; Northlew

NGR SX 52255 99681

UID 93325

GV II

Farmhouse. Probably mid to later C17 but no dateable internal features are visible. Plastered rubble and cob walls. Gable ended thatched roof extending in catslide at rear over outshut. 2 gable end brick stacks. Plan: apparently 3-room-and-through-passage plan, lower room to left, but the central room has no fireplace so its function is uncertain. The outshut extends along the rear wall and it is possible that it is original but more likely was added in the C18. C20 stairs have been inserted into the passage. Exterior: 2 storeys. Asymmetrical 3-window front of early C20 3-light casements apart from right-hand ground floor window and 1st floor one to right of centre which are C19 small-paned casements. Leanto C20 porch to left of centre with C20 panelled and glazed door. Row of pigeon holes below eaves to right of centre. Single storey C18 outbuilding attached at left-hand end with corrugated iron roof. Door at its right-hand end and ventilation slit at centre. Interior: has no visible original features but beams and open fireplaces may have been concealed by later alterations. Feet of trusses not visible on first floor so roof timbers unlikely to be original. This house has been little altered since the early C20.

Durdon Barn, Northlew

NGR SX 52231 99686

UID 93326

Barn immediately to west of Durdan Farmhouse GV II

Barn. C18. Cob walls on rubble footings. Hipped thatch roof. Long rectangular plan with threshing barn to left, shippon at centre and lincay at right-hand end. Exterior: 1 storey with loft over central snippon and hay tallet to lincay at right end. Asymmetrical front with wide cart entrance to left, 2 narrow doorways at centre which have 1st floor loading hatch between them. Lincay at right-hand end has wooden boards nailed between them. Lincay at right-hand has wooden boards nailed across its former open front.

Interior: probably C19 roof structure with simple pegged A-frames.

Higher Eastcott Farmhouse, Northlew

NGR SX 51579 99864

UID 93330

II

Farmhouse. Probably early C16 with C17 modifications, modernised in C20. Plastered cob walls. Hipped thatch roof. Partly projecting plastered rubble front lateral stack with dripcourse and brick snaft. Brick stack at right-hand end. Plan: originally apparently of longhouse or longhouse derivative plan with shippon at lower right-hand end, through-passage, hall and inner room to its left. Judging from the evidence of the roof timbers the hall may well have originally been open to the roof with a central hearth. The house is unlikely to have been open from end to end however as solid walls divide the hall from inner room and lower end. In the circa early C17 the front lateral stack was inserted into the hall, probably at the same time as its ceiling. In the C18 or C19 the shippon was converted to domestic use and a stack inserted in its end wall. Modernised in late C20 when stairs were inserted into passage. Exterior: 2 storeys. Asymmetrical 3-window front of early C20 2 and 3-light casements. Circa early C20 gabled porch to right of centre with decorative ridge tiles and finial to slate roof. C20 plank door. Rear elevation has few openings, passage doorway to left of centre has chamfered wooden lintel above – doorframe obscured but may also be C17. Behind the inner room the wall projects possibly for a former staircase. Interior: hall has open fireplace with high chamfered wooden lintel. The lower room has blocked ventilation slits in its walls providing evidence of its former use as a shippon. The fireplace in this room is a late one with a plain wooden lintel. Access to the roof was limited but whilst the trusses appeared to be of simple construction with morticed apex and lapped or halved collars the timbers were definitely darkened as if from smoke-blackening - suggesting a late medieval date. This appears to be an unusual example of a longhouse some distance away from the moor.

Reed House, Hatherleigh

NGR SS 54415 04235

UID 93154

- II

Farmhouse. Early C19 with later C19 addition. Plastered walls. Low pitch hipped slate roof. Central rendered brick axial stack and brick stack at gable end of rear wing. Plan: double depth plan, 2 rooms wide. Central entrance hall with principal room to either side and along left-hand side, staircase to its right behind the front room and service rooms at rear. Later C19 wing behind left-hand side. Exterior: 2 storeys. Symmetrical 3-window front of 4:12:4 pane tripartite sashes to left and right on each floor - the first floor right-hand window is a later facsimile. Central first floor window is later C19 or C20 12-pane horned sash. Central Doric porch has original part-glazed door behind it with semi-circular fanlight above and narrow side-lights. Interior has original panelled shutters and 6-panel doors and marble chimneypieces which may be later C19. Staircase not seen but may also be original.

Reed House Gate Piers, Hatherleigh

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

NGR SS 54350 04342

UID 93155

Gate Piers to Reed House - (adjoining No. 18) GV II

Pair of gate piers. Early C19. Plastered rubble piers. Large ball finials on shaped necks.

Letheren and Sons Office, Hole Court, Hatherleigh

NGR SS 54065 04568

UID 93158

- II

Office originally farmhouse. Early to mid C17 possibly with earlier origins. Rendered cob and rubble walls. Thatch roof hipped to left and gabled to right end and rear wing. Brick stack at each end, one at left-hand end has projecting rubble base. Plan: 2-room plan with one room wing behind left-hand end, each room heated by end stack. Exterior: 2 storeys. Roughly regular 3-window front. Late C20 p.v.c. windows on ground floor. C20 2-light wooden casement to right on first floor with probably C18 2-light square section wooden mullion to its left. Beyond that is a C17 3-light ovolo-moulded wooden mullion window. The centre part of the front projects slightly with a blocked doorway to the left and C20 glazed door to the right. Interior: chamfered and stopped ceiling beams. Fireplaces blocked but may still exist. No access to first floor or roof timbers at time of survey but early roof trusses may survive.

no.21 and 23 Market Street, Hatherleigh

NGR SS 54116 04547

UID 93160

GV II

Pair of houses including shop. C17 possibly incorporating some medieval fabric, considerably altered and extended in C19 and C20. Rendered probably rubble walls. Gable ended slate roof. Brick stack at right gable end. Projecting plastered rubble stack at gable end of rear left-hand room. Large axial stack of small dressed sandstone blocks with drip moulds and moulded drip course below tapering cap. Similar stack at gable end of rear parallel block behind right-hand end. Plan: original plan now unclear but position of stacks suggest a 3-room and through-passage plan with axial hall stack backing onto passage. Heated wing behind left-hand end. Another small early block however survives at the rear parallel to the front range at the right-hand end, heated by a gable end fireplace. A later addition connects the 2 early ranges. It seems likely that these buildings incorporate in their core some medieval fragments from the collegiate buildings associated with the adjoining church (q.v.). Subsequent C19 and C20 additions and alterations to room arrangement and virtually have eradicated any positive evidence of this, although some may still be concealed. Exterior: 2 storeys. Asymmetrical 4-window front of late C19 4-pane sashes on first floor. On ground floor is C20 part-glazed door to left with C20 shop front to its right. Projecting C20 shop front at centre C20 double glazed doors at right-hand end under verandah-type porch. C19 infill behind this end connects front range to small rear block whose gable end adjoins the Churchyard gates. This has exposed sandstone rubble wall with 2 arched niches on ground floor and one on first floor which has possibly medieval carved stone human mask and a C19 stone shield below carved with the initials J.S.S. Interior: no early features visible apart from 2 C17 trusses over front range with cranked collars which have notched lap joint onto principals and trenched purlins. Simpler C17 truss without collar to rear left-hand wing.

Small Hall NE churchyard gate, Hatherleigh

NGR SS 54131 04566

UID 93164

II

Small hall possibly originally for use as Sunday School or similar purpose. Date stone of 1856 but is likely to be either a rebuild of one of the medieval collegiate buildings connected with the church, or built on the site of one. Roughly coursed sandstone rubble walls, rendered on 2 sides. Gable ended slate roof. Plan: rectangular 1-room plan with entry in gable end. Exterior: 1 storey. Gable end entry has central 2-centred moulded stone doorway with carved initials above. Plank door. Below gable is quatrefoil opening with stone shield in it bearing the initials J.S.S. and W.S. and the date 1866. On each of the long sides is a 2-light window with 2-centred head lights and square hood moulds. Interior not inspected.

The Old Court Room, Hatherleigh

NGR SS 54166 04547

UID 93168

II

House. Probably C17 origins but much remodelled in early C19. Plastered walls. Gable ended slate roof. Plan: probably only part of the original house which must formerly have extended at either or both ends. It now comprises a large room with through passage to its right. C19 or C20 rear additions. Exterior: 2 storeys. Asymmetrical 3-window front of early C19 16-pane sashes. Contemporary reeded doorcase at right-hand end with dentilled cornice and panelled reveals. Fielded 6-panel door. Interior: the ground and first floors appear featureless although some may be concealed. Surviving in the loft is an early C19 segmental plaster ceiling with simple cornice moulding. In the early moulding was used as a meeting hall, established in 1821 as "the Public Subscription rooms" and in 1853 became used as the court of Petty Sessions with some cells being built on at the rear.

Source: A Oddie (present owner).

no.43 Market Street, Hatherleigh

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

NGR SS 54194 04573

UID 93170

GV II

House. Late C17 or early C18. Rendered probably cob and rubble walls. Thatch roof gabled to right hipped to left. Brick stack at right gable end. Plan: 2-room plan with passageway through left-hand end. Right-hand room heated by gable end fireplace. Exterior: 2 storeys. Regular 3-window front of circa late C19 3-light casements. Central C19 4-panelled door. Plank door to passageway at left-hand end. Interior: inaccessible at time of survey.

Tally Ho Inn, Hatherleigh

NGR SS 54166 04524

UID 93174

GV II

Inn. Early C17 possibly with earlier origins. Stone rubble walls partly rendered. Gable ended slate roof. Gable end rendered rubble stack with brick shaft adjoining carriageway to right of building. Projecting rubble lateral stack with dripcourse and brick shaft. Plan: 2-room and through-passage plan, hall to left has front lateral stack. Right-hand end is addition and goes over carriageway below to rear courtyard. Exterior: 2 storeys. Asymmetrical 2-window front of C20 2 and 3-light casements with bay window to left of lateral stack. Early C19 6-panelled door to right of centre. Carriageway below right-hand end has decorative wrought iron gates. Interior not inspected.

no.32 Market Street, Hatherleigh

NGR SS 54238 04578

UID 93177

II

Cottage. Circa late C17 with C19 or C20 addition. Plastered cob walls. Gable ended thatch roof. Brick stack on projecting plastered rubble base at right-hand end. Plan: the house probably extended originally into the property to either side but now consists of 1 heated room with a C19 or C20 1-room rear addition. Exterior: 2 storeys. Asymmetrical 1-window front of C19 3-light casement with square section mullions on first floor and C20 large-paned 2-light casement below. C18 or C19 plank door immediately to its left. Interior has rough heavy axial beams. Fireplace has roughly chamfered wooden lintel which may have been re-used. Roof timbers not visible on first floor.

no.17 Park Road, Hatherleigh

NGR SS 54343 04587

UID 93179

GV II

Cottage. (Set in row). C17 altered in C19 and C20. Plastered cob walls. Gable ended roof, mostly thatch but right-hand part is asbestos slate. Brick stack at left gable end. Plan: unclear without an internal inspection but originally likely to have had 2-room plan, left-hand room heated, but subdivided probably in C19 into 2 cottages. Reverted to one house in later C20. Exterior: 2 storeys. Asymmetrical 3-window front. C19 small-paned 2-light casements apart from first floor right-hand one which is mid to later C20. Contemporary bay window below. C19 or early C20 twin gabled part-glazed porches at centre - the doorway of the left-hand one has been blocked. Interior inaccessible at time of survey.

Montague House West and Rowans, Hatherleigh

NGR SS 54392 04584

UID 93181

Nos. 21 and 23 - (Montague House West and Rowans)

GV II

Pair of houses. Mid C19. Plastered stone walls. Gable ended slate roof. 2 brick stacks, one at right gable end and one axial. Plan: No. 21 to left has symmetrical 2-room plan with central entry. No. 23 is double depth with 2 parallel ranges, 1 room wide with entry at left end. Exterior: 2 storeys. No. 21 to left has symmetrical 3-window front of original 16-pane sashes. At centre on ground floor is later C19 tall canted bay which has part-glazed door in its right-hand side. No. 23 has asymmetrical 2-window front of original sash windows 16 panes to the right, 12 panes to left above doorway. Contemporary 6-panel door with rectangular fanlight and later doorhood above. Interior not inspected.

no.2 Park Road, Hatherleigh

NGR SS 54254 04585

UID 93183

GV II

House. Circa early C19. Stucco joint-lined walls. Gable ended slate roof. Brick stack at left gable end. Plan: 2-room plan with central entry. Exterior: 2 storeys. Symmetrical 3-window front of original 16-pane hornless sashes. Central C20 4-panelled door with rectangular fanlight above. Interior not inspected.

Hatherleigh County Primary School

NGR SS 54128 04221

UID 93185

GV II

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

School. 1875. Sandstone rubble walls. Gable ended slate roof. Rubble lateral stack at side of right-hand wing, octagonal stone ashlar stack at end of belfry gable. Plan: school has 4 main rooms - one at either end projecting slightly and 2 at the centre which may originally have been one. Attached at the right-hand end is the schoolmaster's house with an entrance hall connecting the two. C20 additions have been built at the rear. Exterior: school to left is one storey. It has symmetrical front with projecting gable at either end and central projecting gabled belfry. Each of the end gables has a 5-light mullion window the central 3 lights have arched heads. Small trefoils in the gables above. Immediately to the inside of each of the gables is a 2-light stone mullion window. To either side of the belfry is a 2-light mullion with 4-centred heads. The belfry has a gabled roof overhanging the bell with a large quatrefoil panel below. Underneath that is a stone inscribed "Board Schools 1875". Recessed from the right-hand end is the entrance with wide C20 plank doors. 2-light mullion to its left and similar window above under a gable with a small gable to the right over a single light window. The 2-storey school house projects with a canted 4-light bay window on the ground floor and 2-light casement above. Interior not inspected. This school retains an unaltered facade and occupies a prominent elevated position at the entrance to the town.

no.20 and 22 South Street, Hatherleigh

NGR SS 54192 04290

UID 93187

GV II

Pair of cottages originally one house. C17 with late C17 or C18 and C19 additions. Rendered cob and rubble walls. Gable-ended thatch roof. Brick stack at left-hand end, truncated rendered rubble stack at right gable end. Plan: currently 2 cottages but originally 2-room plan house probably with central passage. Later C17 or early C18 wing added behind right-hand end with C19 extension beyond. Exterior: 2 storeys. Asymmetrical 3-window front (2 to No. 20) of C20 2-light casements apart from the ground floor right-hand window (to No. 20) which is circa late C19 6-pane sash. The left-hand window to No. 20 and its adjoining 6 panel door are in a slight projection at the centre of the building. No. 22 (to left) has a C20 part-glazed door at its right end. Interior of No. 22 has substantial cross beam and open fireplace with wooden lintel. It is possible that the original roof timbers also survive.

Jasmine Cottage, Hatherleigh

NGR SS 54144 04292

UID 93189

No. 11 Jasmine Cottage

GV II

House. Mid to late C17 considerably modernised in C20. Rendered cob and rubble walls. Gable ended thatch roof. 2 brick end stacks. Plan: 2-room plan with central passage, larger room to the left. Exterior: 2 storeys. Asymmetrical 4-window front of mid to late C20 diamond-leaded pane 1 and 2-light casements with wooden snutters. C20 part-glazed door to right of centre under thatch doorhood. Interior: fireplace in left-hand room has chamfered wooden lintel and large cloam oven in right-hand side. Substantial axial chamfered beam with straight-cut stops. Roof timbers replaced in C20.

no.39 South Street, Hatherleigh

NGR SS 54252 04360

UID 93192

GV II

Cottage. Circa mid-later C17. Rendered cob and rubble walls. Gable ended thatch roof. Stone rubble stack at right gable end with dripmould. Plan: probably 2-room plan with larger heated room to right and very small unheated service room to left. Exterior: 2 storeys. Regular 2-window front of C20 1 and 2-light casements. Central C20 plank door. Interior has rough insubstantial ceiling joists, open fireplace which has had later Lintel inserted below original one and oven in left-hand side. Feet of roof trusses are not visible on first floor.

no. 5 and 7 Victoria Road, Hatherleigh

NGR SS 54326 04409

UID 93194

GV II

Pair of cottages. Circa late C17 or early C18. Rendered cob and rubble walls. Hipped thatch roof. Central brick axial stack. Plan: pair of mirror image 2-room plan cottages each with larger room heated by central axial stack and small unheated service room to the outside. Exterior: 2 storeys. Asymmetrical 4-window front, 2 to each cottage of C20 2 and 3-light casements, 1-light to left on ground floor. C20 glazed door at centre of No. 7 to right and left of centre to No. 5. Interior inaccessible at time of survey.

no.13 and 15 Bridge Street, Hatherleigh

NGR SS 54133 04398

UID 93134

GV II

Pair of cottages originally one house. Early-mid C17 but possibly with earlier origins, altered probably in C19. Rendered cob and rubble walls. Thatch roof gabled to left hipped to right. Axial brick stack and one at left-hand end. Plan has been considerably altered and now consists of 1 heated room with small rear wing to No. 13 to left and 2 rooms to No. 15, the right-hand room heated by an axial stack. It seems evident that originally it was one house, which, if it followed the characteristic plan of

Land at Heane Farm, Hatherleigh, Devon

Hatherleigh houses would have had a central wide passageway between 2 rooms. This could have been converted to a room when the building was subdivided and incorporated into No.15. Exterior: 2 storeys. Asymmetrical 3-window front of circa mid C20 3-light casements, later C20 on ground floor to left. No. 13 has C20 part-glazed door to left of centre and No. 15 has C19 4-panelled door to right of centre. Interior of No.15 has chamfered unstopped cross beam. No. 13 has chamfered and ogee stopped cross beam. Fireplace with slightly cambered ovolo moulded wooden lintel resting on curved corbels. Its first floor room has an ornamental plaster overmantel above a C19 chimneypiece. This is probably contemporary with the fireplace below - circa mid C17 - and has a central shield on a strapwork design with an angel's head at the top. A simple moulded cornice runs round the walls of this room and the feet of straight principals which extend slightly down the walls. The rear wing has straight principals with trenched purlins and halved collar. The plain exterior of this building conceals the existence of some surprisingly high quality interior features.

no.29 Bridge Street, Hatherleigh
NGR SS 54131 04344
UID 93136
GV II

House. Probably late medieval with C17 alterations and C18 or C19 addition. Rendered cob and rubble walls. Gable ended asbestos slate roof. Brick stack at right end and rendered stone axial stack with brick shaft. Plan: room plan, left-hand room probably the hall and heated by axial stack which backs onto wide passageway leading through house to rear courtyard. The existence of one cruck truss suggests that the house may originally have had an open hall and been floored in the C17 but this could not be proved without an inspection of the roof-space which was not possible at the time of survey. Probably C18 or early C19 wing behind left-hand room. Exterior: 2 storeys. Asymmetrical 3 window front of circa mid C20 3-light casements. To right of centre is wide opening to passageway with double C20 plank doors. Interior: the passage is cobbled and paved. To the rear of the stack on the left-hand side is a section of chamfered plank and muntin screen. Left-hand room has chamfered and stopped axial beams. Fireplaces blocked. Right-hand room has roughly chamfered beam and open fireplace with roughly chamfered wooden lintel. At this end of the house the foot of a jointed cruck is visible and it is possible that more of the original roof survives although a new roof has obviously been put on top.

30, 32 and 34 Bridge Street, Hatherleigh
NGR SS 54092 04282
UID 93138
GV II

Row of 3 cottages originally one house. Almost certainly late medieval with early C17 alterations and extended probably in the C18 or C19 when subdivided. Rendered cob and rubble walls. Thatch roof hipped to left end, gabled to right. Brick axial stack towards right-hand end and large axial stack of roughly squared stones with dripcourse, tapering cap and brick shaft. Plan: originally 3-room-and-through-passage plan, lower end to left (now No.34) and inner room (No.30) both probably extended when subdivided. Hall heated by axial stack backing onto passage. Lack of access to the roofspace precludes positive proof of an open hall but it seems likely that the hall stack is an insertion and there may formerly have been an internal jetty (probably also inserted) in line with the stack at the lower end of the hall. C19 and C20 rear additions. Exterior: 2 storeys. Asymmetrical 6 window front, 2 to each cottage. No. 34 to left has C17 chamfered 3-light wooden mullion window to left on 1st floor, a C20 2-light casement to the right and on the ground floor, with a late C19 4 panel door to its left. No. 32 at centre has mid C20 2-light casements and a C20 plank door to the left. No. 30 has early-mid C20 2-light casements and a central C20 plank door, the right-hand side of this cottage projects and is probably an addition. Interior: of No.34 was inaccessible at time of survey and No. 30 showed no early features on the ground floor. No.32, the hall and passage of the original house has a number of early features. It has chamfered cross beams and an open fireplace to the hall whose lintel is obscured. In the wall at the higher end of the hall is a blocked doorway with chamfered roundheaded wooden frame. A beam running above the fireplace may mark the position of an internal jetty. Roof: one very substantial side-pegged jointed cruck is visible above the hall with threaded purlins. The collar and apex detail are not visible and there is no access to the roof space.

no.19 High Street, Hatherleigh
NGR SS 54230 04405
UID 93142
GV II

House. Circa early C19 with later C19 addition. Plastered walls with rusticated quoins. Hipped slate roof. Brick stack at right-hand end and rear lateral stack. Plan: double depth plan with room either side of central entry hall. Later C19 wing projecting from right-hand end. Exterior: 2 storeys. Symmetrical 3-window front. Original horizontal sliding sashes at centre on first floor and to ground floor of 12 and C16 panes. C20 2-light casements to left and right on first floor. Central and right-hand first floor windows have projecting keystones above. C20 veranda along front wall. Central original fielded 6-panel door with rectangular fanlight above. Later wing projecting from right-hand side with a carriageway under its right-hand end. Stone rubble garden wall in front with rusticated pillars. Interior not inspected.

no.12 High Street, Hatherleigh
NGR SS 54173 04420
UID 93146
GV II

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

House formerly pair of cottages. Probably early C18 or possibly earlier altered in C20. Rendered cob walls. Gable ended thatch roof. 3 brick stacks, one axial, one at each end. Plan: originally 2 cottages, left-hand one of 1-room the right-hand one of 2 rooms, both heated. Converted to one house probably earlier in C20. Exterior: 2 storeys. Asymmetrical 4-window front. The left-hand part has a higher roof-line and C19 horizontal sliding sashes of 4 panes, the ground floor right-hand one was inserted in C20 into former doorway. The lower right-hand part has C19 small-paned 2 and 3-light casements apart from an early C20 2-light casement to the right on first floor. Central C19 6-panel door. Interior not inspected but may contain features of interest.

no.26 High Street, Hatherleigh

NGR SS 54235 04373

UID 93149

II

Small house. Mid C19. Sandstone rubble walls roughly coursed. Gable ended slate roof. Brick stack at each end. Plan: double depth, 1-room wide on ground floor with first floor extending over carriageway at left-hand end. Exterior: 2 storeys with cellar. Asymmetrical 2-window front of original 12-pane hornless sashes on first floor and 2 fixed 12-pane lights on ground floor. Below is opening for cellar. Carriageway at left-hand side has flat stone arch lintel. C20 glazed door in right-hand wall of carriageway.

No.2 and 4 High Street, Hatherleigh

NGR SS 54148 04444

UID 93144

GV II

Pair of houses. Mid C19. Plastered stone walls with joint-lining. Hipped slate roof. Brick stack at either end. Plan: pair of attached houses, each house double depth and one room wide with entrance passage to the inside. Exterior: 2 storeys. Symmetrical 4-window front of original hornless sashes of 16:12:12:16 panes on first floor and 16-pane sashes to left and right on ground floor. Double doorway at centre both have panelled reveals and C20 part-glazed doors. Interior not inspected.

no.43 and 45 Bridge Street, Hatherleigh

NGR SS 54115 04276

UID 93137

GV II

Pair of cottages, originally probably one house. Probably C16 origins but most of the surviving early features are C17 and later alterations were made. Plastered and rendered cob and rubble walls. Thatch roof half hipped to left, gabled to right. 2 brick stacks, one axial and one at right gable end. Plan: original plan not entirely clear but almost certainly one house, probably with 2 main heated rooms, left-hand one heated by axial stack and gable stack to right-hand room. At present each cottage has 2 rooms and there is a probably late C17 or early C18 outbuilding wing behind the right-hand end. Exterior: 2 storeys. Asymmetrical 5 window front, 3 to No.43 to left. Its 2 left-hand 1st floor windows are in small gables - the end one is a C17 chamfered 2-light wooden mullion with leaded panes, the windows to its right is a 3-light C19 casement. Beyond that is a tall C20 3-light casement. On the ground floor are 2 3-light C20 casements. C20 plank doors at the left and right ends. The left-hand two-thirds of the house projects slightly from the rest of the building. At the rear is a C17 3-light chamfered wooden mullion window. No.45 to right has regular 2 window front of C19 or early C20 2-light casements. Central C19 plank door. Thatched outbuilding wing behind right-hand end. Interior: of No. 43 has chamfered unstopped ceiling beams. Open fireplace with narrow chamfered wooden lintel and straight cut stops. Roof: one cruck type truss survives, possibly jointed, which has threaded purlins. Very limited access to the roof-space precluded an inspection for smoke-blackening but it is very possible that this is a medieval truss.

Baptist Chapel, Hatherleigh

NGR SS 54199 04426

UID 93141

GV II

Baptist Chapel. Dated 1879. Stone rubble walls with rusticated quoins. Gable ended slate roof. Brick stack at rear gable end. Plan: main hall with small room at rear possibly school room. Exterior: 1 storey. Gabled front has 3 tall roundheaded windows with marginal glazing bars and rusticated stone surrounds. Central roundheaded rusticated doorway with double plank doors. Date plaque of 1879 below gable and the words Baptist Chapel to either side of top window. Each side wall has similar roundheaded window. Interior inaccessible at time of survey.

Tygwyn and Eddy's Cottage, Hatherleigh

NGR SS 54243 04391

UID 93143

II

Pair of cottages, originally one house. Circa mid to late C17, altered and extended in C20. Partly rendered rubble and cob walls. Thatch roof hipped to left, gabled to right end. Brick axial stack and brick stack at right-hand end. Plan: No. 23 has 2-room plan, right-hand room heated, with C20 rear extension, a carriageway separates it from No. 25 which has 1-room plan with rear addition. Originally one house of 3-room plan with carriageway to rear courtyard dividing central and right-hand room. Divided into 2 cottages in C20. Exterior: 2 storeys. Asymmetrical 5-window front, 3 to No. 23 to left. Left-hand

Land at Heane Farm, Hatherleigh, Devon

first floor window is single light C19 casement, the other windows are circa late C19 4-pane sashes. The centre part of the house projects with a C19 panelled and glazed door. No. 25 to right has a wide carriageway under its left-hand end with one 4-pane late C19 sash to right and 2 above. C20 plank door in right-hand wall of carriageway. Interior of No. 23 has fireplace with rough wooden lintel and cloam oven. Probably C18 roof timbers with straight principals which have curved collars pegged and set into the trusses.

no.24 and 24a High Street, Hatherleigh

NGR SS 54226 04382

UID 93148

GV II

House and adjoining cottage, originally likely to have been one house. C17 possibly with earlier origins and probably extended in C18. Rendered cob and rubble walls. Gable ended roof, thatch to main part but right-hand end is lower with asbestos slates. Brick stack at right-hand end of thatched part. Plan: probably 2 or room and through-passage plan originally, with lower end to the right with outbuilding or carriageway beyond. All first floor windows are C19 1, 2 and 3-light leaded pane casements with pin hinges. Ground floor left-hand window (to No. 24A) is C19 with 3 fixed lights and has C20 plank door to its left. This part is recessed from the main house whose ground floor windows are fixed C19 lights of 12 and C20 panes. The central part projects slightly and its first floor overhangs on exposed joists and appears to be timber-framed C19 double panelled doors at centre. Above them is Sun Insurance firemark. Interior: open fire place with rough wooden lintel to right-hand room. Traces of wooden spiral staircase at rear. No access to roof-space but substantial straight principals with threaded purlins are visible on the first floor suggesting an early roof structure. The house preserves an unaltered traditional exterior.

Prudence Cottage and Modesty Cottage, Hatherleigh

NGR SS 54241 04369

UID 93150

Nos 26A and 28- (Prudence Cottage and Modesty Cottage)

GV II

Pair of cottages. C17 with C18 addition. Plastered and rendered cob walls. Gable ended thatch roof. Projecting rendered rubble stack with brick shaft at left gable end, brick stack at right-hand end. Plan: No. 28 has 1-room plan with rear wing, No. 26A has 2-room plan, right-hand room heated, with rear wing - both wings probably C18. Exterior: No. 28 to left has asymmetrical 1-window front of late C20 leaded pane 2 and 3-light casements, the 3-light window to ground floor has arched lights. C20 plank door to right. No. 26A has a 2-window front of circa late C18 or early c19 horizontal sliding 12-pane sashes on first floor with low rails in front of them. C20 2 and 3-light casements on ground floor. C20 glazed door at centre under flat doorhood. Interior of No. 26A has open fireplace with chamfered and stopped wooden lintel. On the first floor the feet of straight principal rafters are visible but there is no loft access. No. 28 has a C17 chamfered ceiling beam with straight-cut stops. It also has no loft access but heavy purlins are visible on the first floor suggesting an early roof structure.

Woodlands and no.8, Hatherleigh

NGR SS 54307 04354

UID 93152

II

Pair of houses originally one house. Circa late C18 or early C19. Rendered stone walls. Hipped slate roof. 2 rendered brick stacks to left-hand end and one similar rear lateral stack. Plan: originally symmetrical 2-room double depth plan with central entrance hall. Subdivided into 2 houses. Exterior: 3 storeys. Symmetrical 3-window front mainly of C20 3-light small-paned casements with central light twice as wide. First floor central window is original hornless 12-pane sash. To its right is late C19 tripartite sash of 4:12:4 panes. Fielded 6-panel door with pentagonal fanlight above which has radial glazing bars, set in a wooden pilastered doorcase with an entablature. Interior not inspected.

Aundell Headstone, St. John the Baptist Church, Market Street, Hatherleigh

NGR SS 54112 04615

UID 93163

II

Headstone. Dated 1788 to Mary Aundell. Slate. Rounded head with crudely carved winged angel's head and carved decoration at sides. Just behind the headstone is a footstone facing the opposite way which has hourglass carved in head and epitaph below.

Chest Tomb St. John the Baptist Church, Market Street, Hatherleigh

NGR SS 54131 04608

UID 93162

II

Chest tomb. Circa early C18. Sides are of small dressed sandstone blocks, granite lid chamfered on soffit. Inscription no longer visible.

no.35 and railings and gate, Market Street, Hatherleigh

NGR SS 54157 04541

UID 93167

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

GV II

House and shop. Circa mid-later C19, possibly remodelling of an earlier building. Plastered walls. Gable ended slate roof. Large plastered brick axial stack. Plan: Double depth. Shop at right-hand end with 2-room wide plan house at centre and outbuilding or carriageway to rear courtyard at left-hand end. Exterior: 3 storeys. Asymmetrical 4-window front of original fenestration with 3 prominent second floor gabled dormer windows which have decorative barge-boards and 2-light small paned casements. First floor windows are 16-pane horizontal sliding sashes. The shop front at the right-hand end is fairly plain and may not be original. The ground floor has 6-pane sashes to left and right of centre with C19 panelled double doors in between under decorative gabled doorhood. Wide archway with double doors at left-hand end. Modillion cornice and decorative wall-plates below eaves. To include contemporary decorative wrought iron railings and gate with finials immediately to front of building.

no.45 and 47 Market Street, Hatherleigh

NGR SS 54206 04584

UID 93171

GV II

Pair of houses. Mid C19. Plastered probably rubble walls with joint lining. Gable ended slate roof. Brick stack at each gable end and lateral brick stack at rear. Plan: No. 45 has 2-room plan with central entry and No. 47 has 1-room plan both probably double depth. Exterior: 2 storeys. No. 45 has symmetrical 3-window front of late C19 4-pane sashes. Original fielded 6-panel door at centre with flat doorhood carried on decorative wrought iron brackets. No. 47 has 4-pane sash above C20 2-light metal-framed casement. Late C19 4-panel door to its left. Both houses have overhanging eaves on modillion cornice. Interior not inspected.

no.12 Market Street, Hatherleigh

NGR SS 54157 04512

UID 93173

GV II

House and shop. Early C19. Plastered stone walls. Gabled ended slate roof. 2 brick gable end stacks. Plan: 3 storeys. Symmetrical 2-window front - central window on first and second floors blocked. Late C19 4-pane sashes apart from the window to right on ground floor which is early-mid C19. Early C19 snop front has moulded cornice with small pillars at corners. Contemporary pilastered doorcase at centre with moulded hood resting on large brackets. Modillion cornice below eaves.

Interior not inspected.

no.16 Market Street, Hatherleigh

NGR SS 54174 04527

UID 93175

GV II

House. Early C16 with C17 alterations and C20 addition. Plastered cob and rubble walls. Gable ended thatch roof. Rubble lateral stack at front with brick shaft. Brick stack at right gable end. Plan: 2-room and through-passage plan with smaller room to the right and left-hand room (hall) heated by front lateral stack. Originally open to the roof with central hearth to hall, probably open from end to end. Ceiled in circa early-mid C17 and stack inserted. C19 and C20 outshut added at rear. Exterior: 2 storeys. Asymmetrical 2-window front of late C19 4-pane sashes except for circa early C19 small paned bow window on ground floor to left. Contemporary 6-panelled door to right of centre. Interior: cobbled through passage. C17 plank and muntin screen to left side of passage has simply moulded edges to muntins, the left-hand side of the screen is more crudely finished. The door to the screen is made from a section of high quality C17 panelling found on the first floor of the house. Hall fireplace has chamfered wooden lintel and dressed stone jamb to the right which is chamfered on the outside. A small C19 leaded pane light is incorporated in the right-hand side wall of the fireplace. Cloam oven. First floor fireplace also has chamfered wooden lintel. Roof: one original timber of cruck form survives with a morticed apex but ridge collar and purlins now gone. It is difficult to tell if the truss is smoke-blackened or not but some obviously smoke-blackened rafters survive.

no.19 Park Road, Hatherleigh

NGR SS 54357 04588

UID 93180

GV II

House. Early-mid C17 possibly with earlier origins, with C18 or C19 additions. Rendered cob and rubble walls. Gable ended asbestos slate roof. Rendered brick stack at right-hand end and axial stack to left with similar stack to its right offset from the ridge. Plan: probably 3-room and through-passage plan but original position of passage unclear. Rear wing at centre added in C18 or C19. Exterior: 2 storeys. Asymmetrical 4-window front of C20 2 and 3-light casements. C20 gabled porch with glazed doors to right of centre. Interior: right-hand room has fireplace with ovolo-moulded wooden lintel resting on curved stone corbels. Chamfered ceiling beams. Room to its left has smaller fireplace with ovolo-moulded wooden lintel, moulded half beam above it and chamfered cross beams.

The Old Police Station, Hatherleigh

NGR SS 54167 04305

UID 93190

Land at Heane Farm, Hatherleigh, Devon

II

House, formerly police station. Mid-late C19. Sandstone rubble walls. Gable ended slate roof. 2 brick gable end stacks. Plan: probably double depth, 1 room either side of entrance. Exterior: 2 storeys. Symmetrical 3-window front of original 3-light casements with rounded heads, the central light taller. Brick arches in stonework above windows. Central roundheaded doorway with original panelled double doors and semi-circular fanlight above. First floor outer windows have low wrought iron curved balconies. Interior not inspected.

k6 Telephone Box, Hatherleigh

NGR SS 54107 04281

UID 93359

GV II Telephone kiosk. Type K6. Designed 1935 by Sir Giles Gilbert Scott. Made by various contractors. Cast iron. Square kiosk with domed roof. Unperforated crowns to top panels and margin glazing to windows and door.

no.30 South Street, Hatherleigh

NGR SS 54233 04315

UID 93188

GV II House. Circa early-mid C17. Partly rendered rubble and cob walls. Gable ended thatch roof. Central axial brick stack. Plan: probably 2-room plan with through passage, left-hand room heated by axial stack. Exterior: 2 storeys. Asymmetrical 3-window front of late C20 1 and 2-light diamond leaded pane casements. C20 plank door to right of centre. Interior inaccessible at time of survey but likely to contain early features such as open fireplaces, ceiling beams and possibly roof timbers.

no.3 Victoria Road, Hatherleigh

NGR SS 54313 04408

UID 93193

GV II Small house. Probably C18 with C19 rear addition. Rendered cob and rubble walls. Gable ended thatch roof. 2 gable end brick stacks. Plan: 2-room plan with central entry. C19 outshut added at rear. Exterior: 2 storeys. Roughly regular 3-window front of late C19 4-pane sashes and central C20 glazed door. Interior not accessible but appeared to have no original features visible on ground floor.

no.10 and 14 South Street, Hatherleigh

NGR SS 54146 04272

UID 93186

GV II

Pair of houses. C17 with C20 alterations. Plastered and rendered cob and rubble walls. Gable ended thatch roof. 2 axial brick stacks and one at right gable end. Plan: each house has 2-room plan, No. 14 to left has carriageway under left-hand end. Exterior: 2 storeys. No. 14 to left has asymmetrical 4-window front - 2-light C20 casement to left on first floor with carriageway below. Other first floor windows are C19 3-light casements. 2 C20 3-light casements to ground floor. With C20 part-glazed door at centre. No. 10 has asymmetrical 3-window front of mid-late C20 diamond leaded pane 2-light casements with C20 stable type door to right of centre. Interior of No. 14 has fireplace in right-hand room which has chamfered and jewel- stopped wooden lintel. Heavy chamfered cross beam. A section of plank and muntin screen is exposed in this room but is obviously the back of it as it is of rough construction, the other side is concealed. A similar partition survives on the first floor but papered over. The feet of straight principals resting on the wall-plate are visible on the first floor and probably C18 or later.

Redhill Cottage, Hatherleigh

NGR SS 54266 04605

UID 93178

GV II

Cottage. Circa early C18 with C19 and C20 additions. Pebble-dash cob walls. Thatch roof gabled to left end, hipped to right where it extends in catslide. Brick lateral stack at rear. Plan: it is possible that the house formerly extended further at the left-hand end but what survives of the original was of 1 or 2 room plan, heated by a rear lateral stack. C19 outshut added at right end and C20 addition at rear. Exterior: 2 storeys asymmetrical 2-window front of C20 2-light casements. Small 1-light C20 window to outshut at right end. C20 gabled and glazed porch to right of centre. Interior: no early features visible but original fireplace probably concealed. Rough pegged A-frame roof trusses.

no.4 Park Road, Hatherleigh

NGR SS 54262 04586

UID 93184

GV II

House. Circa mid C19. Coursed sandstone rubble walls. Gable ended slate roof. 2 brick gable end stacks. Plan: 2 storeys. Symmetrical 3-window front of 2-light C20 casements on first floor and similar taller windows below with top opening lights. C20 panelled door at centre with late C19 decorative gabled doorhood above. Above central first floor window is carved stone lion's mask. Small modillions below eaves. Interior not inspected.

no.39 Market Street, Hatherleigh

NGR SS 54170 04552

South West Archaeology Ltd.

Land at Heane Farm, Hatherleigh, Devon

UID 93169

II

House. C17 with early C19 alterations. Plastered walls, joint-lined. Gable ended slate roof. Brick stack axial between front range and left-hand rear wing. Plan: 2 rooms with central passage to front range, both rooms heated by rear lateral fireplaces. 2 rear wings, the left-hand one longer, both probably later C17. Re-fronted in early C19. Restored in late C20. Exterior: 2 storeys. Symmetrical 3-window front. First floor right-hand window is early C19 16-pane sash, the 2 windows to its left are later C20 facsimiles. On the ground floor is a rectangular bay window to either side of small-paned sashes, the right-hand one is C20 the left-hand one may be early C19. Pedimented plastered doorcase with 6 panelled door. At the rear the longer wing to the right has a c17 3-light chamfered wooden mullion window on its inner face and 2 - of 3 and 4 lights - on its gable end. Interior: left-hand room has fireplace with chamfered and ogee-stopped wooden lintel. One late C17 or C18 truss survives consisting of straight principals with collar halved onto them and trenched purlins.

Old Church House, Hatherleigh

NGR SS 54150 04578

UID 93165

II

House probably originally had some connection with the church as it borders on the churchyard. Early-mid C19 heavy remodelling of a C17 or earlier house. Plastered walls which may incorporate some cob. Low pitch nipped slate roof with overhanging eaves. 2 rendered brick rear lateral stacks. Plan: L-shaped plan of 2 principal rooms, left-hand one larger and projecting slightly, with central narrow stairhall. C18 or C19 small outbuilding, reputedly stable, built onto front of left-hand room. Exterior: 2 storeys. Asymmetrical 2-window front with left-hand side projecting slightly. First floor window to front of projection and one on each floor of right-hand part - all early to mid C19 Gothic-style 3-light wooden mullions with cinquefoiled heads and square hoodmoulds. C19 plank door on inner face of projection. Lower outbuilding at front of this side has plank door. The rear wall of this addition (facing the churchyard) re-uses a medieval 2-light window with crude pointed heads. The main part of the house on this side has 2 windows on each floor of similar design to the front. Interior: left-hand room has fireplace with chamfered wooden lintel and dressed stone jambs.

nos.6, 8 and 10 High Street, Hatherleigh

NGR SS 54168 04428

UID 93145

GV II

Row of 3 cottages. Circa early C19. Plastered cob walls. Slate roof gabled to left, hipped to right-end end. Brick stack at left and right-hand ends and one rear lateral stack. Plan: Nos. 10 and 8 to left are 1-room plan, No. 6 is 2-room plan with central entries; all have rear outshuts. Exterior: 2 storeys. Asymmetrical 1:1:2 window front. Nos. 10 and 8 to left both have original 12-pane horizontal sliding sash windows, No. 10 has late C19 4-panel door to right, No. 8 has original 6-panel door to right. No. 6 at right-hand end has later C19 6-pane sashes and a 6-panel door at the centre. Interior not inspected.

no.1 and 1a High Street, Hatherleigh

NGR SS 54148 04464

UID 93139

GV II Pair of cottages originally one house. Mid C17 heavy remodelling of C16 house with C19/20 additions. Mainly plastered, cob and rubble walls. Gable ended asbestos slate roof. Brick stack at right gable end and rear lateral stack. Plan: originally 3-room and through-passage plan, lower end to the right heated by end stack, hall has rear lateral stack. C19 and C20 rear outshuts added. In late C20 divided into 2 cottages at the lower end of the hall. Exterior: asymmetrical 5-window front, windows are in small openings. Mainly C19 and C20 2-light casements with C19 fixed 12-pane light to right of right-hand door to No. 1A which is early C19 6 panelled. C20 stable-type door to No. 1 to left of centre. Interior: No. 1 has lateral fireplace with wooden lintel chamfered with convex stops. Chamfered cross beams with straight cut stops. At the higher end of the hall-moved from the lower end - is a C17 plank and muntin screen with bead mouldings to the edge of the muntins and its original door. No. 1A retains its cobbled passage and has open fireplace with rough wooden lintel and oven. Roof: 1 original roof truss survives over hall in No. 1 consisting of a pair of cruck form timbers with mortices for collar and threaded purlins. The wood is darkened but not black so it may be lightly smoke-blackened for a central hearth hall only open to the roof for a short time. C18 truss over lower end.

Vine Cottage, Hatherleigh

NGR SS 54132 04351

UID 93135

No. 27 (Vine Cottage)

GV II

House. Probably late medieval origins, altered in C17. Plastered stone and cob walls. Gable ended thatch roof. Large axial granite stack with brick shaft. Brick stack at left-hand end. Plan: 2-room plan with hall to the right, heated by axial stack which backs onto a wide passageway through the house to the courtyard at the rear. Exterior: 2 storeys. Asymmetrical 2-window front of early C19 3-light casements on first floor, C19 2-light casement to left on ground floor and mid C20 3-light casement to the right with a stone hoodmould above. To left of centre is wide opening to passageway with projecting cheeks and C19 double plank doors. Interior: only partially accessible. Passageway is cobbled and has a chamfered plank and muntin screen to left and section of screen to right behind stack with mason's mitres to headbeam. Right-hand room has large open fireplace and heavy

Land at Heane Farm, Hatherleigh, Devon

ceiling beams. Early roof trusses may survive as the adjoining property No. 29 (q.v) has one. This is one of the more unaltered examples of a particular plan-type characteristic of Hatherleigh town.

no.31 and 33Market Street, Hatherleigh

NGR SS 54142 04553

UID 93166

GV II

Pair of cottages. Circa late C17 or early C18. Rendered rubble and cob walls. Gable ended thatch roof. Brick stack at left-hand end and projecting rendered rubble rear lateral stack with brick shaft and oven projection. Plan: each cottage has 1-room plan, they may originally have been one house. Exterior: asymmetrical 3-window front. No. 31 to left has early C19 16-pane sash on first floor and C20 2-light casement below. C20 1-light casement to right on first floor with C20 plank door below. No. 33 has a 3-light C20 casement on to first floor and a 2-light one below. C20 plank door to right. Interior of No. 33 has rough wooden lintel to fireplace. No roof timbers visible on first floor and no access to loft.

no.49 Market Street, Hatherleigh

NGR SS 54213 04590

UID 93172

GV II

House. Early C19 possibly with earlier origins. Plastered walls. Gable ended asbestos slate roof. Axial rendered brick stack and brick stack at left gable end. Plan: 2-room plan with central entrance. Exterior: 2 storeys. Asymmetrical 4-window front. 2 storey canted bay to left has mid C19 sash on 1st floor of 2:6:2 panes and similar C20 window below. The other windows on the 1st floor are late C19 4-pane sashes. On the ground floor to the right is an early C19 shop front pilastered and with moulded cornice. Contemporary pilastered doorcase with Ionic capitals, decorative frieze and dentilled cornice. Panelled reveals with panelled and glazed door. Interior not inspected.

no.31-37 South Street, Hatherleigh

NGR SS 54243 04328

UID 93191

II

Row of 4 cottages. No. 31 was apparently formerly a Salvation Army hall. Circa mid C17. Plastered and rendered cob walls. Thatch roof hipped to left-hand end gabled to right. 3 brick axial stacks and projecting rendered rubble stack with brick shaft at left-hand end. Plan: No. 31 may be later than the other cottages and is of 1-room plan with later rear additions. Nos. 33, 35 and 37 each originally had 2-room plans with central entry but No. 35 has had the left-hand room converted to an outbuilding. Exterior: 2 storeys apart from No. 31 which has 3 storeys. It has a regular 2- window front of C20 2-light casements on the first floor, a C19 horizontal sliding sash to the second floor and 2 round-headed late C19 sashes on the ground floor with central C20 panelled door. No. 33 has regular 2-window front of C20 2-light casement to left on first floor and late C19 4-pane sash to its right, mid C19 3- light casements on ground floor. Central circa late C19 4-panel door. No. 35 has asymmetrical 3-window front of mid C20 2-light casements. On ground floor to left are tall double doors to outbuilding. At centre in slight projection is late C19 6- panel door. No. 37 has regular 3-window front of C20 3-light casements to first floor and large fixed 3-pane windows to ground floor. Central C20 part-glazed door. Interior of No. 35 has fireplace in left-hand part, now outbuilding which has cambered wooden lintel, chamfered with ogee stops. Other interiors inaccessible at time of survey, but may also contain early features.

no.5a High Street, Hatherleigh

NGR SS 54170 04451

UID 93140

GV II

House and shop. Mid to later C19. Rendered stone walls. Gable ended slate roof with overhanging eaves on brackets. Brick stack at each end. Plan: double depth. Left-hand section is shop and house is to right, 1 room wide, with a carriageway between shop and house. Exterior: 2 storeys. Asymmetrical 5-window front of late C19 and C20 4-pane sashes and C20 4-pane sashes with C20 1-light casement to right on first floor. Original double shop front to left on first floor has pilaster either side and modillion cornice which extends over carriageway to right. Interior not inspected.

no.16 High Street, Hatherleigh

NGR SS 54186 04404

UID 93147

GV II

House. Early C17 possibly with earlier origins, with late C17 or early C18 addition. Plastered cob walls. Gable-ended thatch roof. Projecting plastered rubble stack at right gable end with brick shaft and rendered probably rubble lateral stack to rear wing. Plan: Probably originally extended further to left but now consists of through passageway at left end with heated room to the right and rear wing behind it consisting of one heated room with outbuilding beyond which may be a slightly later addition. Exterior: 2 storeys. Asymmetrical 2-window front. Slight projection at left end has C20 plank door to passageway. Canted bay window above which is late C18 or early C19 horizontal 3-light sliding 18-pane sash with 3-pane lights to either side. Similar 3-light horizontal sliding sash to right on each floor. Interior: passageway has chamfered C17 doorframe at rear with contemporary studded plank door. The passage has a brick floor. Right-hand room has open fireplace with chamfered and

Land at Heane Farm, Hatherleigh, Devon

stopped wooden lintel and chamfered stone jambs, the left-hand one incised with the initials I.M and the date 1757. Stone oven in left-hand side. Early plank doors and oak floorboards survive on the first floor. The old lime plaster is still preserved on internal walls and ceilings. Roof: there is no access to the roofspace over the house but the feet of straight principals are visible on the first floor. Over the rear outbuilding a late C18 or C19 roof survives with straight principals onto which the wany collars are lapped and pegged. This house survives in a very unaltered state both internally and externally.

Reed Cottage, Hatherleigh

NGR SS 54359 04342

UID 93155

No. 18, Reed Cottage

GV II

Cottage. Probably mid to later C17. Rendered cob walls. Gable ended thatch roof. Brick stack at right gable end. Plan: originally probably 2-room plan with entry opposite stack at right-hand end of larger room and very small service room to its left. C20 rear addition. Exterior: 2 storeys. Asymmetrical 2-window front. Large C20 2-light casement to right of centre on ground floor with C17 2-light chamfered wooden mullion window. To the right on first floor is C18 3-light square section wooden mullion window. C20 panelled door to right. Interior inaccessible at time of survey.

Hole Court, 11 Market Street, Hatherleigh

NGR SS 54116 04528

UID 93157

No. 11 Hole Court (Formerly listed - as Hall House, Market Place)

GV II

Cottage currently in use as store. Early C17 possibly with earlier origins. Rendered cob and rubble walls. Gable ended thatch roof. Rendered rubble stack at right-hand end. Plan: at present 1-room plan but likely originally to have extended further to one or both sides. Heated by stack at right end. Exterior: 2 storeys. Asymmetrical 1-window front of C20 3-light diamond leaded casement of first floor. Below it is early C17 reserve chamfered granite mullion 3-light window. C20 part-glazed door to its left. Interior inaccessible at time of survey but likely to contain features such as ceiling beam and fireplace and possibly early roof timbers.

National School, Hatherleigh

NGR SS 54122 04519

UID 93159

Former National School. Dated 1838. Roughly coursed sandstone rubble walls. Gable ended concrete tile roof. Stone stack at left gable end. Plan: rectangular plan originally of 2 schoolrooms each with separate access. Stairs behind right-hand end in projection. Exterior: 2 storeys. Symmetrical 3-window front of 3-light stone mullions with segmental arched heads to lights. Above central ground floor window is stone plaque inscribed "1838 National School". Small single storey battlemented porch at either end each of which has a 4-centred moulded stone arched doorway with plank door. At right-hand gable end is small stone belfry at apex of roof. Rectangular stair projection behind right-hand end.

Church of St. Lawrence, Sheepwash

NGR SS 48696 06328

UID 91066

GV II*

Parish church. Rebuilt 1880 - 1 and 1889 by Jb F. Gould and Webb of Barnstaple. Coursed square slate stone walls. Gable-ended slate roof with crested ridge tiles and stone coping to gables. Ashlar chimney stack to vestry. Plan: nave, chancel, south porch and west tower with vestry at east end of nave. Early English style. The old church was completely rebuilt in 1880 - 1 with a tower added in 1889. Exterior: 3 stage crenellated tower with crocketed pinnacles. No west doorway, plate tracery style belfry lights and trefoil-headed lancet on west side with carved headstops. Nave has windows of similar style to belfry openings. Chancel has pointed lancets, its east window is of 3 stepped lights with trefoiled and cinquefoiled heads and a recessed panel below which has a carved cross in high relief. Vestry projects from east end of nave with small gablet and shouldered head doorway facing west. South porch has tall stone coped gable and low eaves, chamfered 4-centred arch with moulded imposts. Interior: south doorway has a 2-centred arch with roll moulding. The original decorative scheme survives complete and is in rich contrast to the church's fairly simple exterior. The effect is achieved by colourful stencil work covering the roof timbers to nave and chancel which are arch-braced collar beam and hammer beam roofs respectively the latter with carved angels. The decorative effect is enhanced by coloured floor tiles which are more ornate to the chancel. The chancel has a sedilia and piscina in its south wall. Late C19 timber tower screen. Good C12 cushion font which has foliage decoration carved only on one side and has a modern shaft.

Appendix 3
Supporting Jpegs



View to the north-west from the turbine site, where the ground rises; from the south-east.



View to the west from the turbine site, showing the neatly trimmed hedge, and views to Highampton; from the east.

Land at Heane Farm, Hatherleigh, Devon



View from the top of the field in which the turbine is to be located, showing the northern boundary, again with some mature trees; from the west.



View east from the turbine site, showing the church tower and town of Hatherleigh, clearly in sight; from the west.

Land at Heane Farm, Hatherleigh, Devon



View to the south-east from the turbine site, to the valley of Pulworthy Brook; from the north-west.



Small wind break plantation of trees, including conifers and native species, to the north-east of the turbine site; from the south-west.

Land at Heane Farm, Hatherleigh, Devon



View from the turbine site to the north, to the farmhouse and farmyard of barns; from the south.



View from Jacobstowe Church showing clear panorama to the north; from the south.



St James, Iddesleigh, showing views from the porch of the church to the lower ground to the south, and the local blocking of the trees to the west of the church; from the north.



View of St James, within Iddesleigh village, showing how the church is defined by its setting in the village and the meaning that 'place' gives this asset; from the east.



Church of All Saints, Merton, showing how the church sits in relation to the village square, defined by it being the focal point of the settlement; from the east.



Winsford Hospital, Halwill Junction, a low single storey building, shielded by the trees which line its boundary; from the north-east.



Inwardleigh church, set to the south of a large modern farm building complex, with a short squat tower, some very limited views over the roofs of these buildings from the top of the tower; from the south-west.



IMG8751 – Well house and shelter at Pressland Farm, showing wide views to the north and north-west, as well as the sensitivity to the views due to the nature of the shelter; from the south-east.



IMG8753 – Bassett's Cross south of Hatherleigh, set a cross-roads with views across the fields; from the east.

Land at Heane Farm, Hatherleigh, Devon



Wayside Cross east of Park Road, Hatherleigh. Set against a tall hedge-bank which blocks all views to the proposed turbine, local blocking applies, as shown; from the east.



Land at Heane Farm, Hatherleigh, Devon

View over Hatherleigh, with the church spire rising over the roofs of the surrounding houses, showing its immediate landscape primacy; from the east.



Morris Monument, Hatherleigh; standing high north of Hatherleigh Moor, on a high ridge, wide views to both north and south; from the south-east.



View towards the church in Hatherleigh, across the main village square; from the west.

Land at Heane Farm, Hatherleigh, Devon



The National School in the village square at Hatherleigh; from the south-west.



The Tally Ho in Hatherleigh, in the village square; from the north-east.



View to the west towards the proposed turbine, down the main road out of the village square; from the south-east.



View to the main bridge which leads west out of Hatherleigh towards the proposed turbine site; from the east.



One of the listed buildings to the south-east of Meeth's main village square; from the north-west.



The cottage east of the church in Meeth; from the south-west.

Land at Heane Farm, Hatherleigh, Devon



The Inn and attached cottage which frame the village square to the north in Meeth; from the south-east.



Buckland Filleigh Manor and St Mary's church (tower just seen in the trees); from the north-east.

Land at Heane Farm, Hatherleigh, Devon



Sheepwash church from the north, showing primacy in the immediate landscape and the ground rising to the south, limiting views; from the north.



The stores in Sheepwash, north-west of the village square, with extensive local blocking; from the south-east.



The Half Moon Inn in Sheepwash village square; from the south-west.



The cottages to the east of the village square in Sheepwash, with the church behind; from the west.



Highampton Church, showing it set in a wooded enclosure but with wide views to the south, and more limited views to the south-east; from the north-west.



Burdon Grange, seen from Highampton, showing its dominant landscape position on a hill, with views to the north and south, less so to the east and west; from the north-east.



North Trew cottage, west of Highampton, locally blocked by hedges and hedge-banks; from the south-west.



South Trew, also locally blocked by trees and other buildings, however there are likely views to the south; from the north-east.



Legge Farmhouse, with views through the trees to the north-east, where a large extant turbine is to be found; from the south-west.



The extant turbine just north of the proposed turbine site; from the south.



Handon Pen Cottage, west of Hatherleigh, on the A3072; from the south-east.



Lewer Bridge, Hatherleigh, set in a wide valley north-east of the town, with views down the valley to the south, towards the proposed turbine site; from the north-east.



Holmes Farmhouse, north of Hatherleigh, set to the west side of valley, some local blocking from trees set around the house but limited views to the south and west towards the proposed turbine; from the north.



View from Hatherleigh Moor across towards the proposed turbine site, including the Morris Monument and showing how the monument stands tall in the landscape; from the south-east.

Land at Heane Farm, Hatherleigh, Devon



1 & 2 Week Cottage, north-east of Hatherleigh, set to the north of a shallow valley, with views south, less views to the south-west; from the south.



One of the Listed farms at Bridgetown, Iddesleigh, showing how there are clear views to the south into the valley; from the north.



Another of the listed buildings at Bridgetown settlement, with views out over the hedge-banks to the south; from the south-west.



Another listed building in the Bridgetown settlement, Paradise Cottage; from the east.

Land at Heane Farm, Hatherleigh, Devon



View up towards the settlement of Iddesleigh, showing the churches primacy in the immediate landscape to the south, but with local blocking to the west, where the churchyard is framed by mature trees; from the south.



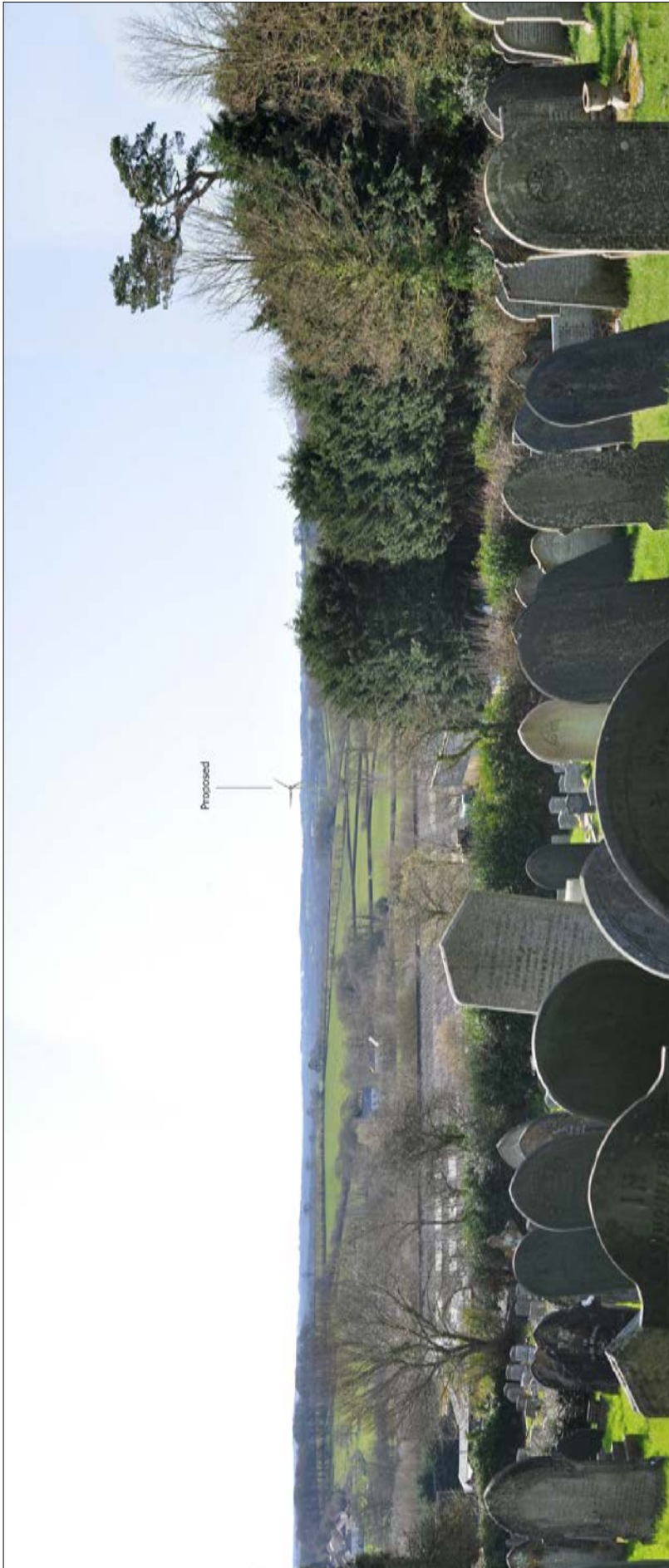
Dowland church from the south, showing it framed by the historic houses of the settlement; from the south.



View of Dowland from the north, showing the nature of the church tower in the landscape, with views to the south and west down the Torridge valley; from the north-east.



View towards Dolton from the direction of the proposed turbine, showing the squat church tower set amongst the trees to the south-west of the village; from the south-west.



Photomontage, showing the view from the Church in Hatherleigh (photomontages produced by Amalgam Landscape/Plumedia for Mi-Grid – see LVIA for the original photomontages and methodology of production).



Photomontage, showing the view from close to the Church in Highampton (photomontages produced by Amalgam Landscape/Plumedia for Mi-Grid – see LVIA for the original photomontages and methodology of production).



Photomontage, showing the view from the top of Hatherleigh Moor (photomontages produced by Amalgam Landscape/Plumedia for Mi-Grid – see LVIA for the original photomontages and methodology of production).

Land at Heane Farm, Hatherleigh, Devon



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