

LAND AT HOLLAMOOR FARM TAWSTOCK DEVON

Results of a Walkover Survey
& Historic Visual Impact Assessment



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Land at Hollamoor Farm Tawstock, Devon

Results of a Walkover Survey, & Historic Visual Impact Assessment

For

Lucy Boulton

of

Moscliff Environmental

By



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April 2014

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Summary

This report presents the results of a walkover survey and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Hollamoor Farm, Tawstock, Devon in advance of the proposed construction of three 500kW (75m to tip) wind turbines.

The proposed turbines would be installed on land that belonged to Hollamoor Barton in the 19th century, part of the extensive estates of Tawstock Court. These fields were probably laid out during the later medieval or earlier post-medieval period, and taken in from open grazing land. The archaeological potential of the site would appear, on the basis of current evidence, to be fairly low.

In terms of the wider landscape, the three turbines would be located on east-west ridge flanking the lower reaches of the River Taw. To the south, the landscape is topographically complex; to the north is the wide flat valley of the Taw, with the land rising up beyond. The complex and undulating landscape to the south is less sensitive to the visual intrusion, and there is greater potential for local blocking from the terrain. The landscapes to the north are much more exposed, and the proposed turbines would become highly visual landmarks.

*There are relatively few Scheduled Monuments within 10km, but a large number of Listed buildings, many of which are clustered in the villages and the urban centres of Barnstaple. The number of buildings that will be affected to any great extent, in that their setting-related significance is definitively comprised, is relatively low given the prominence of the proposed location. However, 13 heritage assets have been identified that are likely to be affected to a greater extent, and on balance therefore the overall impact of the proposed turbine can be assessed as **negative/moderate**.*

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1. Introduction

Location: Hollamoor Barton
Parish: Tawstock
County: Devon
NGR: 254630.130550

1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Hollamoor Barton, Tawstock, Devon (Figure 1). The work was commissioned by Lucy Boulton of Mosscliff Environmental in order to identify any heritage assets in the wider area that might be affected by the installation of a three 500kW wind turbines.

1.2 Topographical and Geological Background

The proposed turbines would be located fields c.600m north of Hollamoor Farm (see Figure 1), on the ridge of higher ground south of Roundswell and north-west of Tawstock village, at a height of approximately 80m AOD.

The soils of this area are the well-drained fine loamy or fine silty soils of the Manod Association, bordering on the slowly permeable seasonally waterlogged fine clayey soils of the Hallsworth Association to the west (SSEW 1983). These overlie the sandstones of the Crackington Formation (BGS 2014).

1.3 Historical Background

Hollamoor Farm lies within the parish of Tawstock, which is located in the Hundred of Fremington and the Deanery of Barnstaple. Hollamoor Farm formed part of the lands of Tawstock Court, and is the last remaining part of the wider estate owned by the Wrey family.

The fields around Hollamoor Farm are classified as *post-medieval enclosures with medieval elements* (Devon Historic Landscape Characterisation 2014).

1.4 Archaeological Background

There have been few archaeological investigations within the immediate vicinity of the site, although field-walking, archaeological monitoring and evaluative works have been carried out during the construction of the North Devon Link Road and many of the industrial units and housing developments in the Roundswell area. These investigations have revealed a number of primarily medieval and post-medieval finds and a small number of undated postholes. There are few identified prehistoric features or finds in the area surrounding the proposal site.

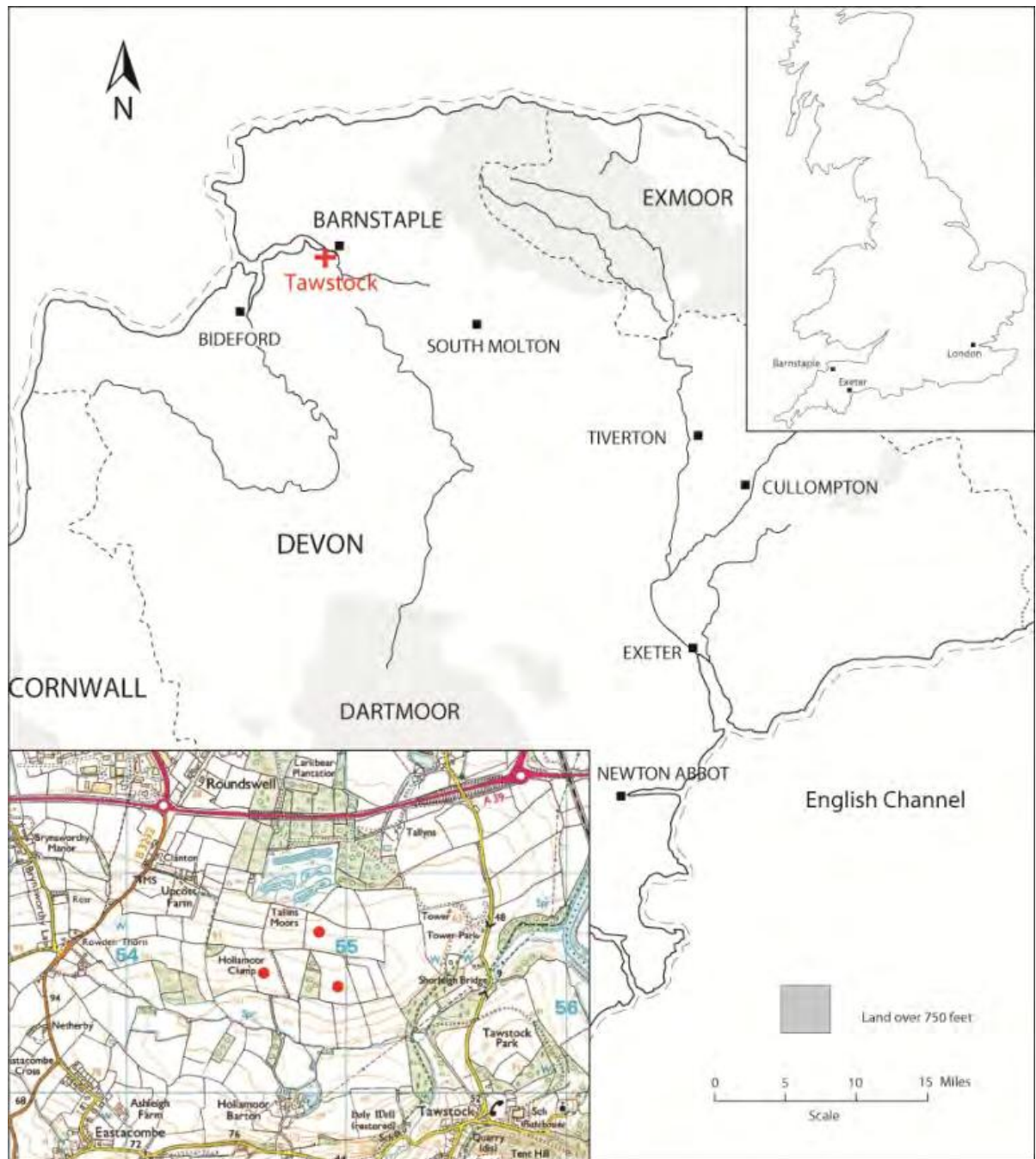


Figure 1: Site location (the locations of the proposed turbine are indicated).

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. Results of the Desk-based Assessment

2.1 Documentary History

Tawstock is a parish and village within Fremington Hundred. It was first recorded in the Domesday Book as *Tauestocha* and had land for 90 ploughs, a very large assessment indicating it stood at the head of a large territory (Thorn & Thorn 1985, 1,40). In 1066/86 it was a royal manor, but by later twelfth century it was held by William Lord Brewer. The manor has a complex descent, descending via the female line on several occasions. William Lord Brewer gave it in marriage with his daughter to Robert Earl of Leicester, who in turn passed it to his niece Matilda, the wife of Henry de Tracy. Henry de Tracy was the Baron of Barnstaple, and made Tawstock his seat in the later thirteenth century. His heiress brought Tawstock to Nicholas Lord Martyn, from whom it descended through the families of Audley, Fitzwarren and Hankford to the Bouchiers, Earls of Bath. Anne, co-heiress with Edward Bouchier, brought the manor to Sir Christopher Wrey. The Wrey family held Tawstock into the 20th century, but sold off most of the land and Tawstock Court, leaving only Hollamoor Farm.

Rather surprisingly for such a high-status estate, there are relatively few deeds and documents relating to the Tawstock estate in the Devon Heritage Centre. It appears many of the original documents were dispersed or destroyed during the course of the 20th century as the lands were sold off (Geroge Wrey, *pers. comm.*). Accordingly, there is precious little to say about Hollamoor Farm. The place-name probably means 'moor in the hollow' (*holh, mor*), and Listing states the house is 18th century in date.

2.2 The 1765 Donn Map

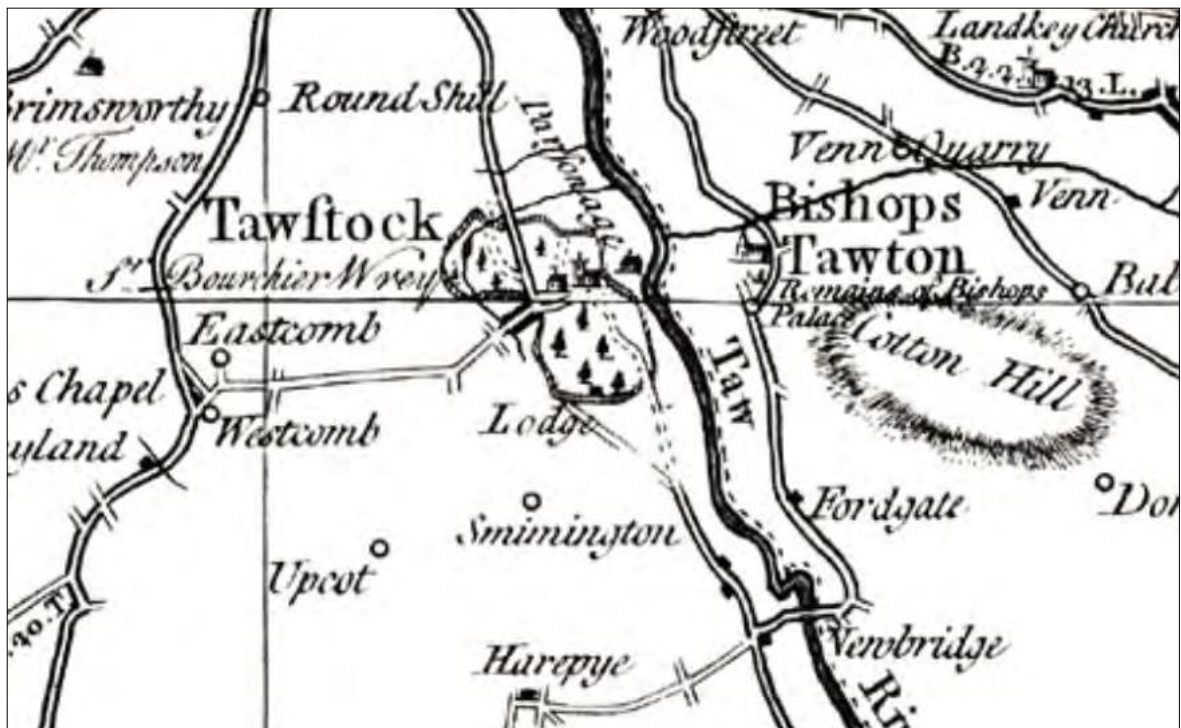


Figure 2: Extract from the 1765 Donn map of Devon, showing the extent of the park at Tawstock Court at this date (DHC).

The Donn map of 1765 shows little detail, but does show the extent of the landscape park attached to Tawstock Court with some apparent accuracy (see further, below).

2.3 The 1804 Ordnance Survey Surveyor's Draft

The OS draft map of 1804 shows the landscape to be enclosed, and labels a barn on the summit of the hill close to the location of the proposed turbines. The map is simply not detailed enough to infer any additional detail, and the fieldscape as depicted in the OS draft maps can rarely be relied upon.



Figure 3: The 1804 Ordnance Survey Surveyor's draft map (BL). The approximate location of the site is indicated.

2.4 The 1842 Tawstock Tithe Map

The apportionment lists all of the fields as part of the large holding of Hollamoor Barton, owned by Sir Bouchier Palk Wrey, Bart. of Tawstock Park and leased to an Emanuel Ware. In the 1841 census Emanuel Ware is shown to be a 55 year old farmer, residing at Hollamoor with his wife Elizabeth and children. The field names are all fairly prosaic, and most of the fields around the proposed turbines are listed as being under arable rotation.

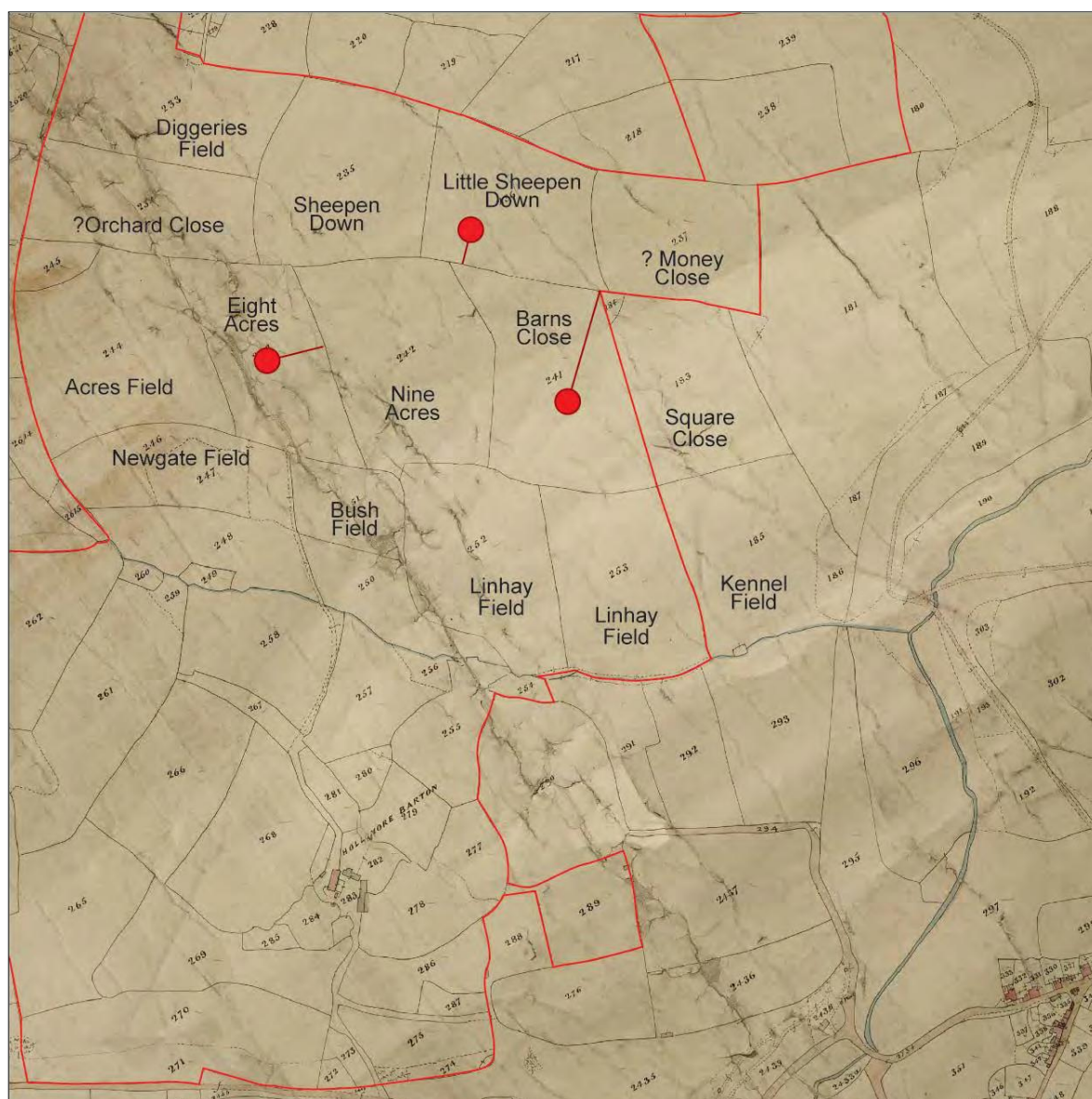


Figure 4: Extract from the 1842 Tawstock tithe map; the approximate locations of the proposed turbines and access tracks are indicated, and the holdings of Hollamoor Farm (listed here Hollamore Barton) are shown outlined in red.

2.5 The Ordnance Survey 1st Edition Map of 1887

The Ordnance Survey 1st edition map of 1887 indicates little, if any, change in this landscape. It does, however, show the extent of the designed landscape around Tawstock Court at this time (stippled in grey). Most substantial country houses were accompanied by a landscape park, often the descendant of a deer park (shown on the 1575 Saxton Map at Tawstock), and Tawstock Court appears to be no exception. Very little research appears to have been done on this park, due to the constituent elements having been eroded or lost since the 19th century; consequently it does not appear on the Register of Parks and Gardens.

Almost all the depictions of Tawstock Court (see below) show the eastern elevation, and the most important long views appear to be to and from the east. However, from what little evidence is readily available it would appear the reconstruction of the House following the devastating fire of 1787 was accompanied by the creation of a picturesque approach to the House from the north, which probably included the prospect tower. Polwhele states: "Owing to a fire which happened in

1787, and consumed the principal part of the house, it has since been rebuilt, and the grounds much improved" (1806, 409). There are documents in the Devon Heritage Centre which concern the diversion of the road through Tawstock Park in c.1805 (DHC: QS/113A/189/1), and the purchase of part of the Torrington Road over Sticklepath Hill in 1833 (DHC: QS/82/III/1).

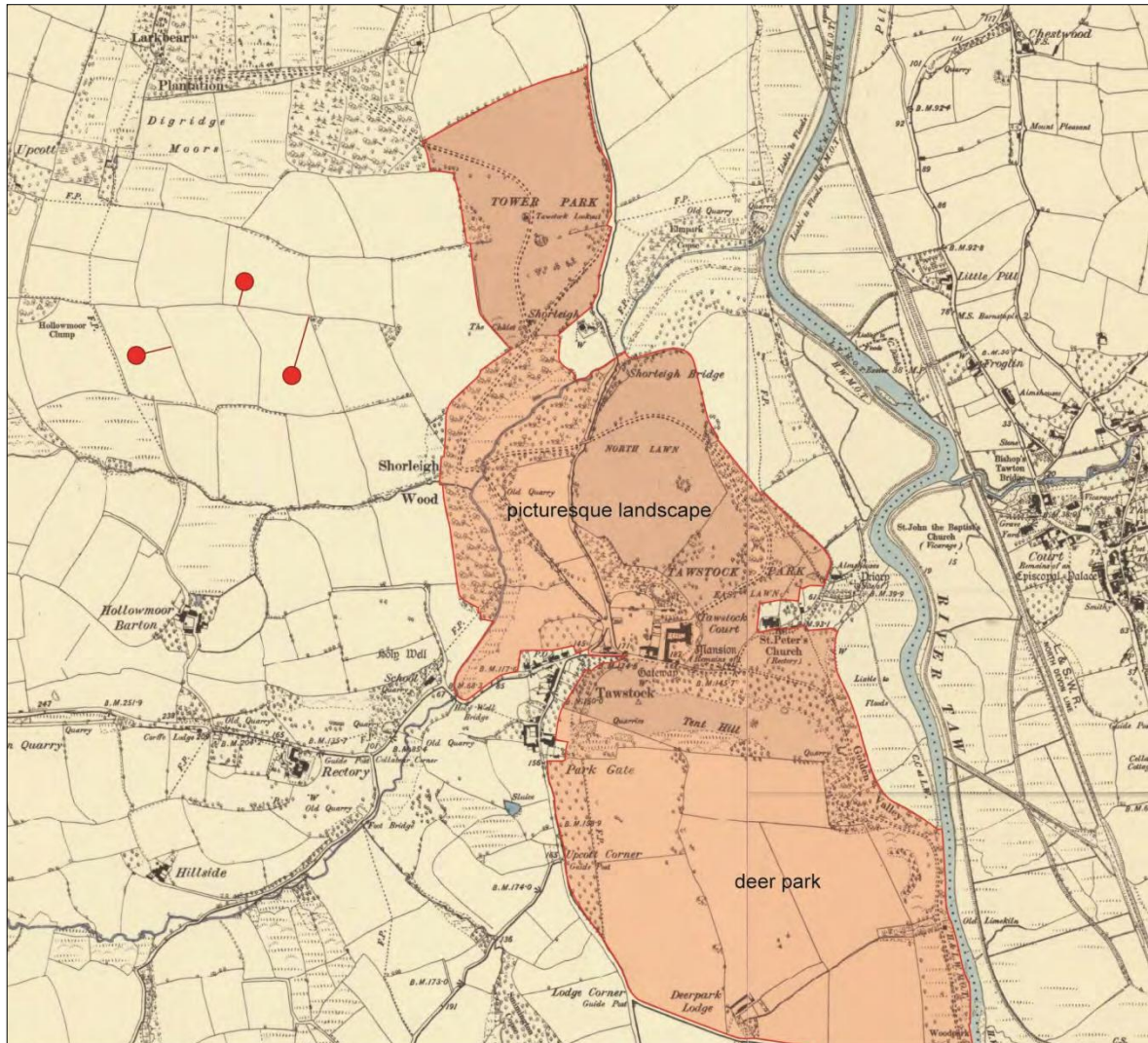


Figure 5: Extract from the Ordnance Survey 1st Edition Map of 1887.

A number of commentators have discussed the park at Tawstock. Lysons states "Tawstock Park abounds with beautiful scenery, and fine aged oaks: the high grounds command rich and extensive views over the bay and town of barnstaple" (1822). The Revd Swete visited Tawstock in c.1800 and the following extract from his journal is worth recounting in full:

Having gained the ascent of a steep hill I got into the Torrington road, which having travelled on for half a mile, I again quitted on the left, for Tawstock to which the nearer I approached, and ere I forded a rivulet, a fine scene presented itself, consisting of woods on the right and left, the Village of Tawstock, a charming conical knoll overspread with cattle, who during the midday heat, where on this eminence, snuffling to the refrigerating breezes from the Sea, and beyond, the broad back of what I might almost call, a Mountain, rising aloft and (save where a verdant pathway made a change in the colour) beautifully empurpled with heath.

Entering through a gateway of antient date, by the Stables, I arrived in front of Tawstock House, the seat of Sir Bouchier Wrey which when completed (for it is now but a shell) will be one of the finest Houses in the County – seated on an eminence, the grounds gently expanding on each side covered with wood – beneath – the River Taw flowing thro’ wide spreading meadows, – Tawton on the skirts of them and hills rising pleasantly above – the Church of Tawstock however at the bottom of the lawn intercepts the middle of the view, and tho in a great measure concealed by plantations, yet cannot but be considered, as an object that one would have wished in a less conspicuous situation – within however it claims particular attention not only from its form and spaciousness but from the many highly-wrought Family monuments. On the left of the House a new road is forming, leading to Barnstaple beautifully laid out and circling through a Grove with very considerable taste – but on the right, above a stately wood on a projecting eminence, under the knoll before noticed where the cattle frigora captabant opaca rose an Obelisk, from whence opened to the eye a scene discriminated and varied beyond any thing that I had beheld, of the merely picturesque kind, during my excursion. Barnstaple at the distance of two miles had as admirable effect on the North – beyond which appeared Yeanton Court, the seat of Col. Basset and the fine expanse of water; and on the South a Vale stretched onwards, fring’d with woodlands, which almost begs description, and was certainly – (me judice) unrivalled in these parts.

From this description it would appear the Revd Swete approached the house along the track from Roundswell/Digridge Moor, past the prospect tower and up into the village. The road ‘left of the House’ is probably the curving drive running north on the OS map, the ‘eminence’ scattered with cattle is probably Tent Hill south of the Court, and the ‘Mountain’ is surely Codden Hill. On this basis, and despite the fact the Court would not have been visible from the northern approach (save from the prospect tower?), it was to progress through parkland to the Court that was important, and not necessarily the return trip. The creation of a prospect tower afforded the kind of views to the north that most of the park lacked. Note that, according to the Listing, the tower had windows in the north and south elevations only. Figure 5 probably underestimates the extent of the landscape park, and it probably stretched down to the river along its entire length. The implications of the proposed development on this designed landscape are considered below.

2.6 Later Maps

The Ordnance Survey 2nd Edition Map shows no significant changes, and the 2014 landscape is much as it was in 1842, save for the loss of a few field boundaries, the addition of a solar PV site to the north, and the electricity pylons running south-west from Barnstaple.

2.7 Representations of Tawstock Court

Like many stately homes, Tawstock Court has attracted the attention of artists and illustrators. We may surmise that the views painted by said artists fairly reflect the ‘picturesque potential’ of any given place. From the available prints it is immediately apparent that the east elevations of both the Elizabethan House, and the late 18th/early 19th century House, have commanded attention.



Figure 6: [left] Tawstock Court c.1740, oil painting, private collection.

Figure 7: [right] as above, a lithograph of c.1786 presumably based on the above.

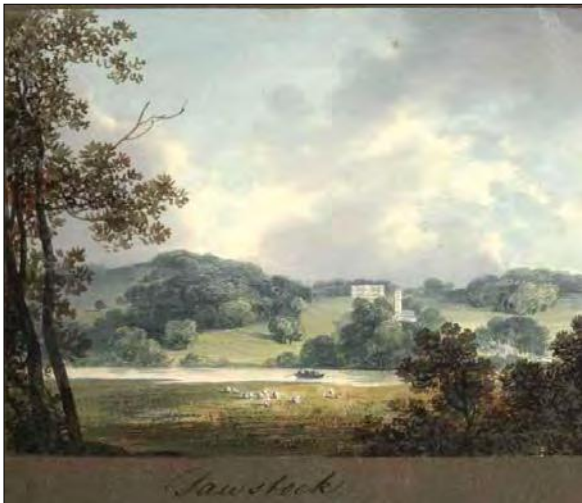


Figure 8: [left] Tawstock Court c.1790, watercolour, by Payne (WCSL: Payne vol.1 no.5).

Figure 9: [right] Tawstock Court c.1794, drawn and engraved by T.Bonner, appearing in Polwhele (1806).



Figure 10: [left] Tawstock Court c.1802, by T.H. Williams, from Bishops Tawton (WCSL: M.SC2810).

Figure 11: [right] Tawstock Court c.1817, an illustration from the Gentleman's Magazine (WCSL: M.SC2811).



Figure 12: [left] Tawstock Court c.1820, by John Keast, from Bishops Tawton (Gray 2013).



Figure 13: [right] Tawstock Court c.1831, by G.B. Champion and engraved by J. Bingley (WCSL: M.SC2812).

3. Site Inspection and Archaeological Background

3.1 Site Inspection

The site of the turbines was visited in April 2014 by B Morris. Observations and a photographic record of the sites boundaries, topography, viewsheds and any visible archaeological features were made.

The three proposed turbines are to be located along a gentle east-west ridge, within fields probably enclosed in the later medieval or post-medieval period. The land is, for the most part, gently sloping, and at the time of the visit was under an arable and silage crop. The field boundaries are large earth 'Devon' banks, 2+m wide and 1.4-1.8m high, mostly topped with stunted hedge shrubs. To the east (partial) and to the west (complete, *Hollamoor Clump*) are two stands of trees, probably planted as fox coverts or possibly part of a wider designed landscape.

No earthworks were observed in the fields, though it was clear geotechnical pits had been opened and backfilled. The two arable fields contained short winter-sown cereal crops. The grass in the single silage field was tall enough to conceal any earthworks that might have been present, but arable cultivation has probably levelled any earthworks already (e.g. the tracks across *Tower Park* have been ploughed out and destroyed, George Wrey *pers. comm.*). No finds were observed in the ploughsoil. Close to the position of Turbine 2 the waterlogged ground conditions appear to indicate the presence of a spring.

A number of new shelter belts have been planted.

There are wide, panoramic views to the north-west, north and north-east, across Barnstaple and the lower Taw valley. Views to the south are more constrained by the hills that frame Hollamoor Farm.

3.2 Archaeological Background

There are a fair number of undesignated heritage assets 1km of the proposed turbines (Figure 6 and Table 1). Most are post-medieval in date, although this probably reflects an absence of fieldwork.

3.3 Assessment of Impact

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

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 impacts to **temporary/reversible**.

Land at Hollamoor Farm, Tawstock, Devon

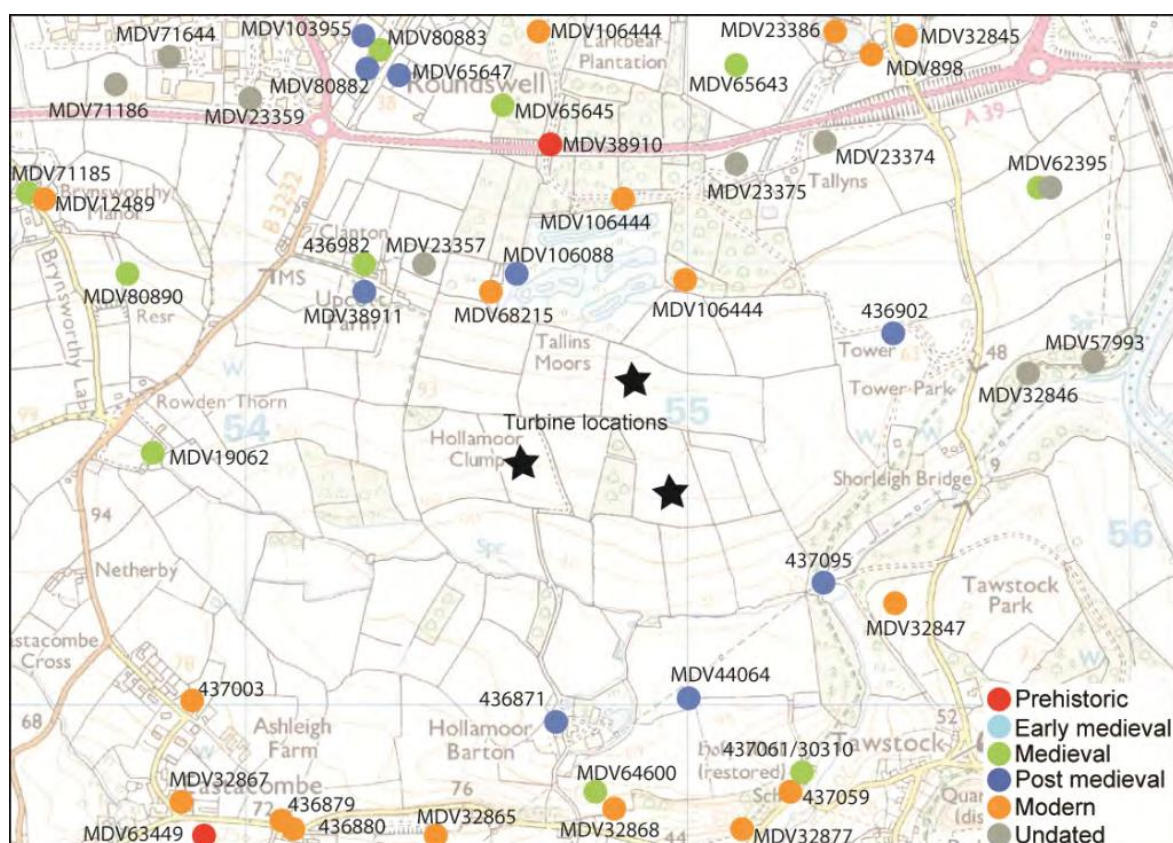


Figure 14: Map of nearby heritage assets.

Mon ID	Site Name	Record	Notes
436902	The Tower, Tawstock	Listed Building	Grade II Listed Late 18 th Century Folly
437095	Gatepiers & Bridge In Tawstock Park	Listed Building	Grade II Listed, 18th century gate piers and 19 th century bridge
436982	Upcott Farmhouse, Tawstock	Listed Building	Grade II Listed, Probable 16 th century farmhouse, extended in the early 17 th century
436871	Hollamoor Barton, Tawstock	Listed Building	Grade II Listed, 18 th century farmhouse with 19 th century additions to the rear.
436879	Non Conformist Chapel, Tawstock	Listed Building	Grade II Listed, dated 1818.
436880	Moone Headstone c.5m North of Non Conformist Chapel, Tawstock	Listed Building	Grade II Listed, 1823 headstone to Rachel Moone
437003	Eastcombe House, Tawstock	Listed Building	Grade II Listed, 1830-40 House
437059	Tawstock Church of England School	Listed Building	Grade II Listed, 19 th century largely rebuilt after a fire in 1940
437061	Covered Shelter to Holy Well	Listed Building	Grade II Listed, covered shelter to well house restored 1938 with possible medieval origins.
30310	Tawstock holy well	Scheduled Monument	Medieval holy well
MDV106088	Diggeries Tenement, Tawstock	Cartographic	Building shown on tithe but not 1 st Edition
MDV68215	Building 244 metres east of Upcott Farm, Tawstock	Cartographic	Building, open-fronted?, shown on the 1 st and 2 nd Edition maps
MDV38911	Sgraffito Pottery from Lower Upcott Farm	Find spot	A stray find of sgraffito pottery from Lower Upcott Farm.
MDV19062	Rowden barton, Tawstock	Documentary	Rowden barton was <i>ruwedona</i> in domesday.
MDV32865	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 nd Edition Map
MDV32868	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 nd Edition Map
MDV32877	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 nd Edition Map
MDV32867	Smithy, Tawstock	Cartographic	Smithy shown on OS 2 nd Edition Map
MDV23386	Quarry, Tawstock	Cartographic	Disused quarry, shown on OS 2 nd Edition
MDV64600	Building Platform, Tawstock	Cropmarks	Earthworks of possible former house plots and ridged or orchard cultivation recorded
MDV44064	Deerpark, Tawstock	Documentary	Deerpark at Tawstock park extant in 1575

Land at Hollamoor Farm, Tawstock, Devon

MDV62395	Ring from field south of Lake Roundabout	Findspots	A Gold ring, found using metal detector; other objects found in field include medieval coin, metal ornaments and pottery
MDV32847	Quarry, Tawstock	Cartographic	Old quarry shown on OS 2 nd Edition Map
MDV57993	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 nd Edition Map
MDV32846	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 nd Edition Map
MDV63449	Enclosure, Tawstock	Cropmarks	Small square single ditched enclosure, c.30x30m, s of eastacombe
MDV23357	Ridge and Furrow?, Tawstock	Cropmarks	Ridges running across field in approx NNE-SSW direction, either ridge & furrow or features associated with tree planting
MDV23374	Ridge and Furrow?, Tawstock	Cropmarks	As above
MDV23375	Ridge and Furrow?, Tawstock	Cropmarks	As above
MDV106444	Larkbear Plantation, Tawstock	Cartographic	19 th century plantation shown on the tithe map
MDV65645	Hele Manorial Boundary, Tawstock	Cartographic	The 1840 Tithe boundary between the Wrey and Sturt family lands which probably follows the manorial boundary established in the 13 th century when the sub-manor of Hele was granted to Buckland Priory.
MDV65643	Pottery scatter, Tawstock	Findspots	A scatter of 38 sherds of medieval and post medieval pottery. The assemblage included North Devon coarseware dating from 13 th -18 th century
MDV32845	The Smithy, Lake	Cartographic	Smithy shown on the OS 1 st Edition
MDV898	Small Cottage at Lake, Tawstock	Cartographic	Site of a small cottage on OS 1 st Edition
MDV38910	Axe Head, Tawstock	Findspot	Possibly stone axe head
MDV80882	Field Boundary, Roundswell Farm	Field Boundary	Former field boundary shown on late 19 th and early 20 th century Ordnance survey maps.
MDV65647	Brynhyfyd, Tawstock	Building	A house and garden is recorded on this site on the 1840 Tithe Map and Apportionment.
MDV80883	Finds Recovered from Topsoil at Roundswell Farm	Artefact scatter	A large assemblage of pottery was recovered, comprised in the main of 17 th to 19 th century material. North Devon wares also included a sizeable proportion of 13 th to 14 th century.
MDV103955	Finds Recovered from Topsoil at Roundswell	Artefact scatter	1.317 kilograms of ceramic material recovered, including the ubiquitous post-medieval North Devon gravel-free and gravel-tempered wares. A small number of post-medieval imports were present, as well as two sherds of medieval North Devon pottery.
MDV23359	Fremington-Tawstock Parish Boundary at Roundswell	Field boundary	The line of the Fremington-Tawstock parish boundary.
MDV71644	Possible Archaeological Features at Roundswell, Fremington	Geophysical Survey Results	The survey identified two areas of archaeological potential. One may represent ditches to the north and south of the northern field bank, and the other consisting of a group of curvilinear anomalies. These may represent a large curvilinear feature, possibly a disrupted ditch or the base of an earthen bank.
MDV71186	Post Holes South of Fishleigh Road, Roundswell, Fremington	Postholes	Archaeological evaluation identified several small pits in the centre of the field, interpreted as post holes. No dating evidence for these features was obtained.
MDV71185	Brynsworthy, Fremington	Settlement	Settlement at Brynsworthy mentioned in 1195 & still existing as an extensive group of buildings on both sides of the road
MDV12489	Brynsworthy Manor Farm	House	Brynsworthy House on the site of a Barton was burned down c.1930 & a new house was built
MDV80890	Curvilinear Enclosure, Brynsworthy	Cartographic	Curvilinear enclosure, Brynsworthy. Visible on Ordnance Survey 1 st Edition.

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

4. Historic 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 the masts (50m to hub and 75m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character. The operational phase impacts are temporary and reversible.

4.2.2 Scale and Duration of Impact

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

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

Impact Assessment

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

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

Condition Assessment

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving 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.

4.2.3 Statements of Significance of Heritage Assets

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

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered 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.

4.3 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011), with reference to other guidance, particularly the *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to visual impact: "the magnitude or size of windfarm elements, and the distance between them and the viewer, are the physical measures that affect visibility, but the key issue is human perception of visual effects, and that is not simply a function of size and distance" (University of Newcastle 2002, 2). People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 1), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

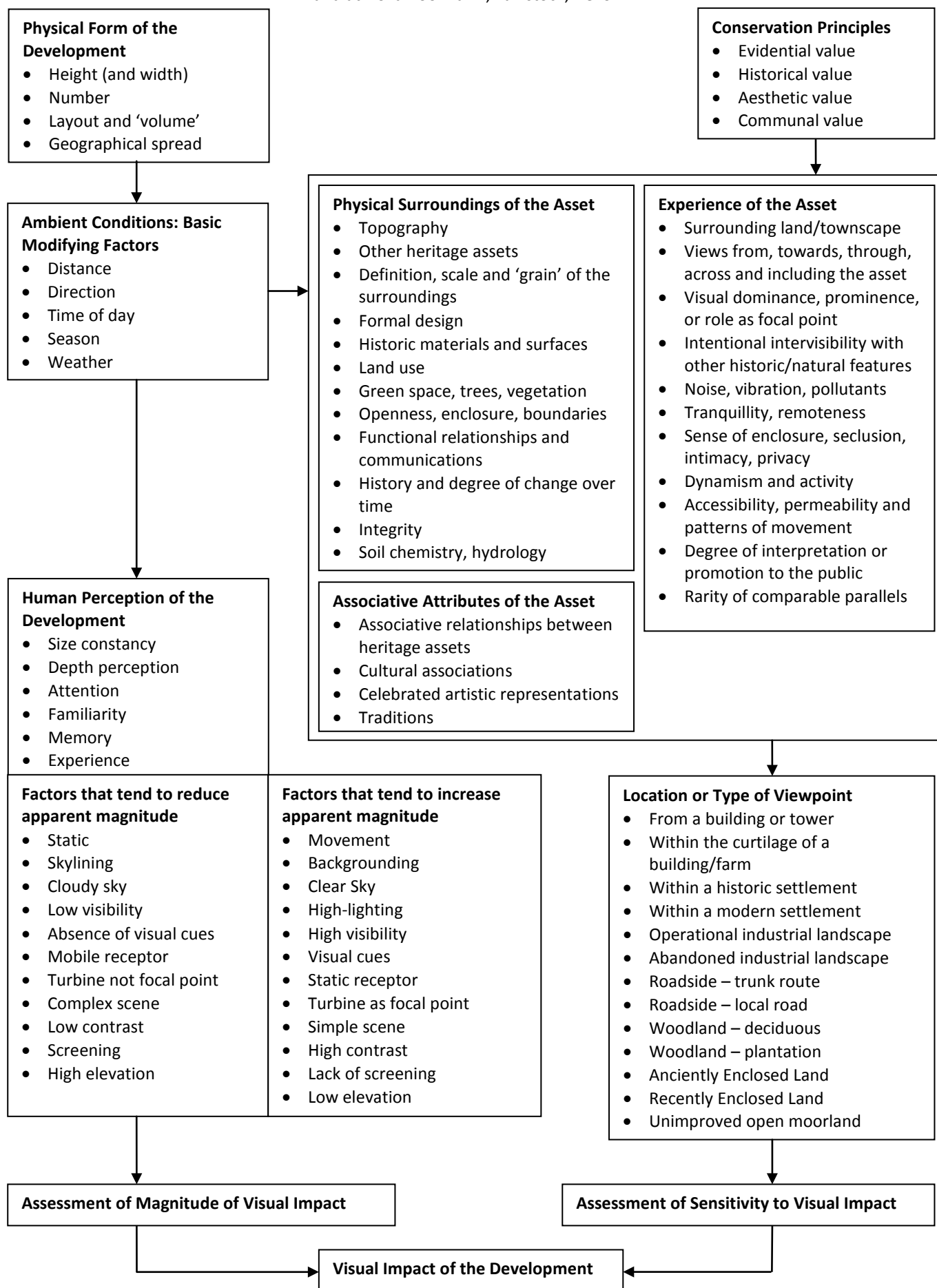


Table 1: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

4.3.1 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, for instance, to help guide the development of the Cornwall planning advice (2013) on wind turbines (Nick Russell, *pers. comm.*).

In the following table (below), the figures quoted were developed with regard to windfarms rather than individual wind turbines, and should in this instance be treated as a worse-case scenario. Subsequent work has suggested it over-estimates the impact at middle distances, as it takes no account of differing landscape character or visual context (University of Newcastle 2002, 61).

The distances quoted are predicated on clear visibility, and local weather conditions would have a marked impact on the visibility of any given turbine. Work by Bishop (2002), undertaken with computer simulations and using a turbine 63m to tip, noted the following:

- The most significant drop in recognition rates occurred at 8-12km (clear air) and 7-9km (light haze);
- Visual impact drops rapidly at 4km and is at <10% at 6km in clear air;
- Visual impact drops rapidly at 4km and is at <10% at 5km in light haze;
- Low contrast in light haze reduces the distance threshold by 20%;
- High contrast can dramatically increase the potential impact of white towers;
- Ratings were highly sensitive to changing atmospheric conditions.

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

Table 2: The modified Sinclair-Thomas Matrix (after 1999).

In the following assessment, heritage assets have been divided up according to Sinclair-Thomas Matrix zone.

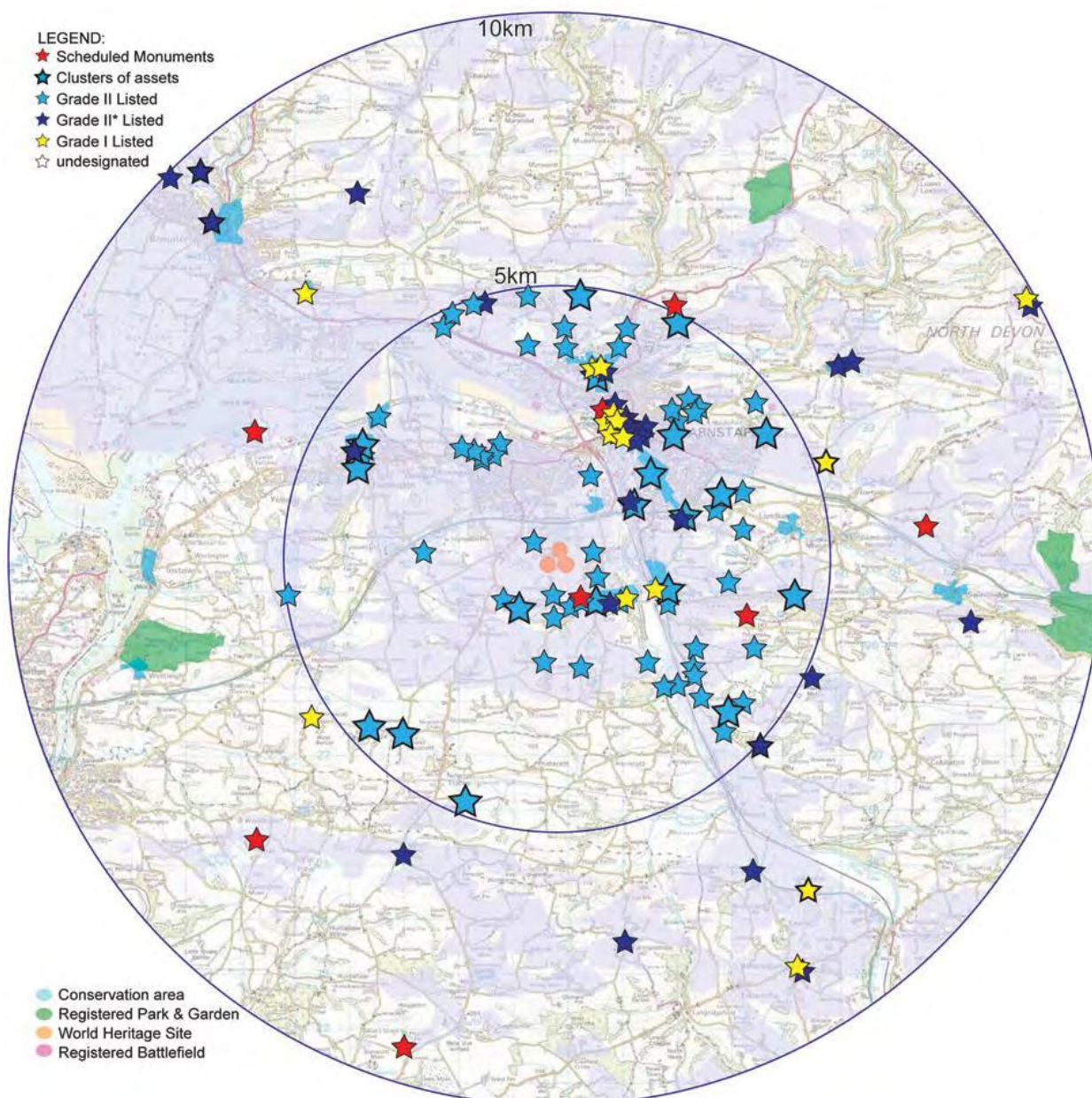


Figure 15: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km (based on a ZTV supplied by Mosscliff Environmental).

4.4 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this landscape will be extensive within 3-4km, particularly along the valley of the River Taw and down to the estuary. Beyond 4km in most other areas coverage is more patchy, as ridgelines intervene and shield the areas beyond from visual intrusion. The ZTV was mapped to a total distance of 30km from the turbine site by Mosscliff Environmental (Figure 15). 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. 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.

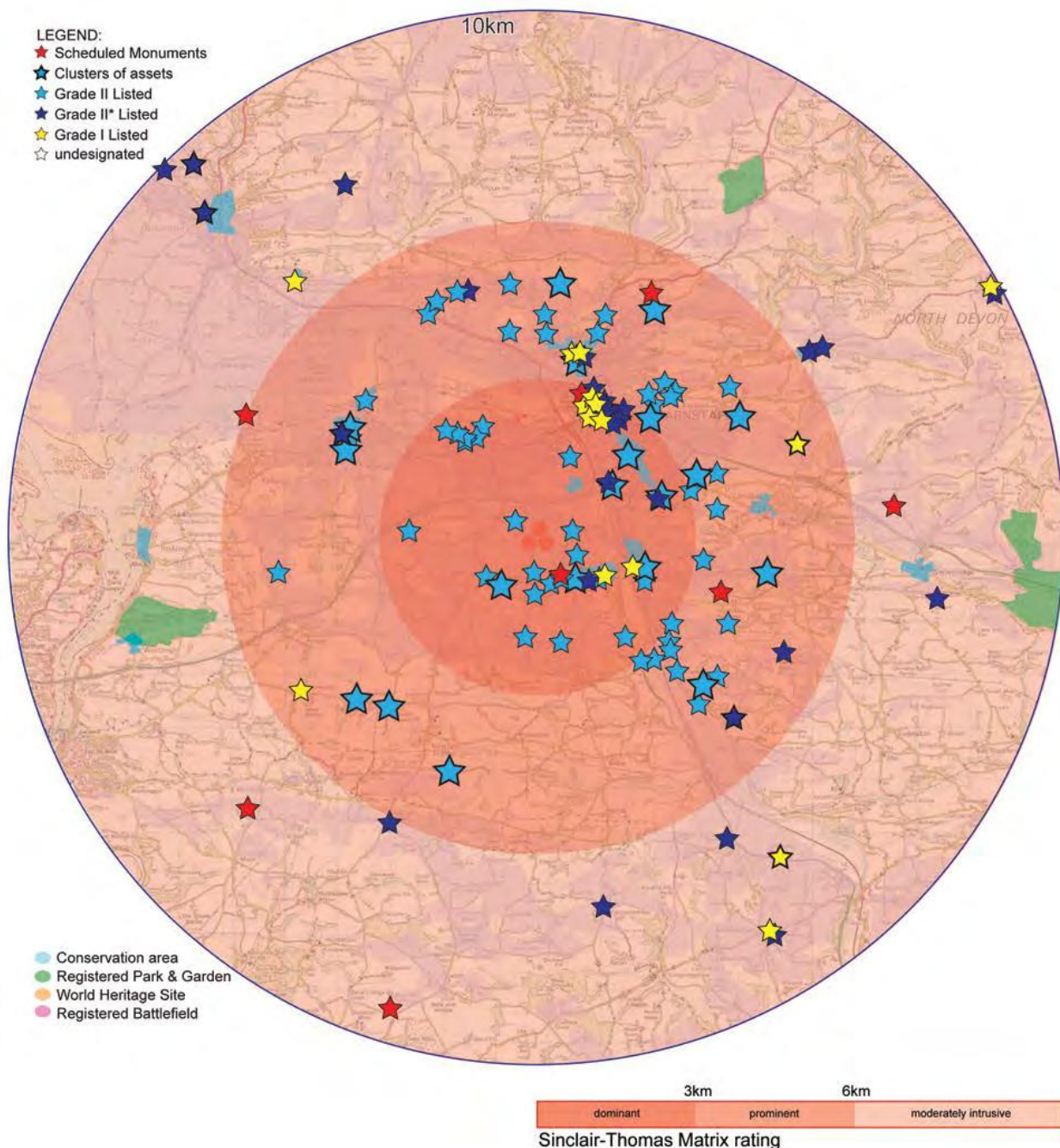


Figure 16: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km, related to the Sinclair-Thomas Matrix (based on a ZTV supplied by Mosscliff Environmental).

4.5 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed wind turbine and the surrounding landscape out to 15km, with all the heritage assets that landscape encompasses. There are eight Scheduled Monuments within 10km, four within 5km. These include a medieval castle (Barnstaple), barrows (Coddan Beacon; near Haycroft), an Iron Age enclosure, a hillfort (Burridge Camp), a stone alignment (Lower Yelland Farm), a DMV (Welcome Farm) and a holy well (Tawstock). There are 15 Grade I Listed buildings within 10km, with clusters in Pilton and Barnstaple, with Grade I churches at Tawstock and Bishops Tawton. There are 31 Grade II* Listed buildings within 10km, with a notable concentration in Barnstaple.

The proposed wind turbines will be located on a prominent ridge of land flanking the southern side of the mouth of the River Taw. The turbines would be visible to a wide sweep of the land (and sea) along the lower reaches of the Taw but, due to the undulating terrain, visibility is more patchy out to 10km.

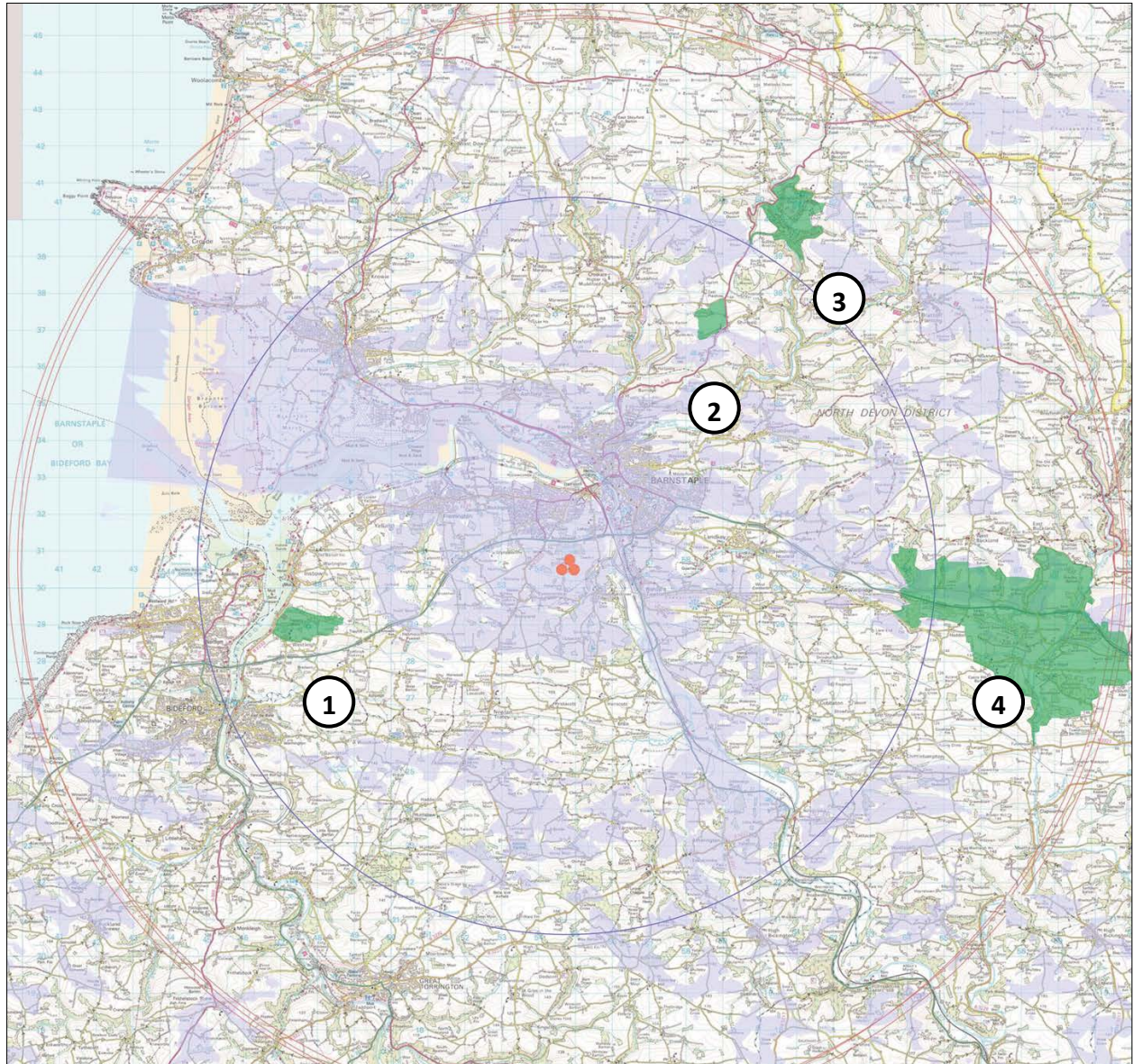


Figure 17: Distribution of protected landscapes within the ZTV (to tip) of the proposed turbine, out to 15km; ZTV to tip (77m) shown in pale purple (based on a ZTV supplied by Mosscliff Environmental). The Registered Parks and Gardens are: 1. Tapeley (GII*); 2. Youlston Park (GII); 3. Arlington Court (GII*); 4. Castle Hill, Filleigh (GI). Data © English Heritage 2014.

4.6 Impact by Class of Monument/Structure

4.6.1 Listed Structures: Farm Buildings

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

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linnhay 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

- Hollamoor Farmhouse, Tawstock; medium significance; Grade II; condition: fair. A farmhouse described in the Listing as 18th century in date, but possibly earlier. Located down a private lane, the buildings are used as a working DIY livery. The house and buildings are arranged around the yard, now a garden, with restricted views beyond the buildings. The farm buildings are not, unusually, converted to residential houses or swamped by recent steel portal-framed industrial sheds, although there is a tall electricity pylon located in the field immediately to the east. The farm is tucked under a ridge orientated east-west, with views to the locations of the proposed turbines; partial local blocking is provided by the buildings themselves and the trees that shield parts of the property. The farm 'in the hollow' is not visible from most vistas that would also include the turbines in an intrusive way; impact **negative/minor**.
- Upcott Farmhouse; medium significance; Grade II; condition: unknown, set down a private track and not clearly visible from the road. This farmhouse sits in a wooded and hedged enclosure, partly adjoining a large plantation. The three turbines would stand immediately to the south-east, at a distance of c.1km, and they would be clearly visible from the farm and its farmyard. As a farmhouse, this structure was not built with a wider designed landscape in mind, but within a specific tenorial framework and with an agricultural function. Views to its land and buildings could be important to the farmer, but were not aesthetically pleasing landscape views. The proposed turbines would become a dominant feature within the immediate landscape context of the farmhouse. The long front of the farmhouse and attached barn appear to face south. Despite its function, on the basis of proximity alone an assessment of **negative/moderate** seems appropriate.

- Lower Uppacott Farmhouse; medium significance; Grade II; condition: fair. Located down a narrow lane, this farmhouse will be partly shielded from views by the surrounding woodland and plantations to the north. Hedgebanks and the woodlands that rise behind the school also provide local blocking. Some limited views may be possible as the ground rises again here, at 2-3km from the proposed turbines. The setting and experience of the farmhouse would not be directly affected; impact **neutral** to **negative/minor**, on the basis there will be a change in the wider agricultural landscape.
- Collabear Farmhouse; medium significance; Grade II; condition: fair. A large semi-industrial site has developed here, presumably from the original steel portal-framed barns and buildings of the farm. These buildings, and the hedges and trees planted to shield them from the rest of the countryside, would block all views to the turbines from the farmhouse; impact **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Great Halmpstone; high significance; Grade II* Listed; condition: good. Extensive barns and buildings. House looks to the south and east down a valley, the views to the rear towards the turbines would be more limited. Now a farmhouse but quite grand and probably built with views in mind. Some local blocking from building to the west, and trees and hedgebanks at ground level; impact **negative/minor**.
- Beara Farmhouse; medium significance; Grade II; condition: good. Located on the eastern side of the valley, on the lower slopes. Potential views across to the turbines, but these may be limited by the trees of the estate which could conceal all but the blades. This house has views of the river meadows and to its barns, which wrap around it. Built for a specific agricultural purpose, it was not built with views in mind but to take advantage of the fertile farmland. The installation of the proposed turbines would have little effect on the significance of the place, as its immediate surroundings would remain essentially unchanged; impact **negative/minor** to **neutral**.
- Great Fisherton Farmhouse and Stables; both medium significance; Grade II; condition: good. This house is partly shielded by the line of trees that flank the lane and the riverbank, the bridge crossings and the trees of the Tawstock estate. Only very limited glimpses of the turbines would be possible across the valley to the north-west, though in spring and summer views may be completely obscured. The large windows of the farmhouse look out over the valley, which is open to views across the low garden walls, barns and outbuildings behind; impact **negative/minor**, but neutral in summer.
- Great Westacott Farmhouse; medium significance; Grade II; condition: good. This farmhouse is partly screened by the line of trees flanking the lane and the riverbank, the bridge crossings and the trees of the Tawstock estate. This building stands higher up the eastern slopes than Great Fisherton, and therefore views will be clearer from this property. While clearly a farmhouse, its size appears to suggest aspirations to status; however, views may be of enhanced importance, its significance derives from its immediate landscape setting; impact **negative/minor**.
- Barn with attached roundhouse, 30m from Sticklepath Farmhouse; medium significance; Grade II; condition: fair. Located on private land, and viewed from the public road. The new road system lies just to the east and has had a substantive impact on the setting of the building. As a former farm building, its significance relies less on its wider landscape setting and more on its relationship to the farmhouse and its former function. The building is valued for its age, preservation and vernacular architectural, not for its views or outlook; impact **neutral**.
- Former farmhouse, now used as store shed, near Hill Farm; medium significance; Grade II; condition: poor. Derelict, overgrown, and used for agriculture, this building is difficult to assess in its current state; impact **negative/unknown**, probably neutral.
- Barn north of Portmore Farm; medium significance; Grade II; condition: unknown, located

on private land and could not be accessed; impact **negative/unknown** but expected neutral to negative/minor.

- Higher Rookabeare Farmhouse; medium significance; Grade II; condition: fair. The farmhouse has extensive buildings to its north-east and to the east, which provide partial local blocking to the farmhouse. The farmhouse does not depend on its views for its value or significance and its setting amongst its buildings would not be affected. The experience of the building might be affected if general views to the proposed turbines were possible; impact **negative/minor**.
- Orchard Farmhouse; medium significance; Grade II; condition: good. It is located on an east-facing slope and there would be clear views across to the turbines on the hill to the east, at a distance of c.5km. These views would include the A39, a busy and intrusive modern road, disassociating the elements of this landscape. Impact **negative/minor**.
- Westacott House and Barn; medium significance; Grade II; condition: good. This house and barn are now almost completely enclosed within 20th century housing developments and this has changed the setting and experience of these assets as well as providing extensive local blocking. The house and barns are also in a wooded garden enclosure which provides additional local blocking. There are potential views over Barnstaple, and for intervisibility with the proposed turbines; impact **negative/unknown** but probably neutral.
- Great Lily Farmhouse; medium significance; Grade II; condition: good. The farmhouse is surrounded by barns and outbuildings and comprehensive local blocking is provided by the tall hedgebanks that line the road to the west. There are views across the valley to the higher ground beyond Barnstaple. However, at a distance of 4.5-5km the proposed turbines are unlikely to have any direct effect on the farm; impact **neutral**.
- Tushill Farm and barn; medium significance; Grade II; condition: unknown. Accessed via a long private track and could not be viewed properly from the public road. The house appears to sit on a slope and there may be clear views across to the turbines; impact **negative/unknown** but probably negative/minor.
- Horsewill Lake Farmhouse; medium significance; Grade II; condition: good. Clear views across to the high ground upon which the turbines will stand. The farmhouse does face west, so the turbines would only appear in views to the north-west around the edge of Coddan Hill. This farmhouse appears to have been sited with views in mind and has a formal frontage to the west. It is therefore more sensitive to visual change than some of the other farmhouses considered. The turbines would be c.4km and would not directly affect the setting of the house, which is accompanied by extensive outbuildings, but they would appear in its views and would have an effect on the experience of the building. Impact **negative/moderate**.
- Babeleigh: Lower Babeleigh, Bank Barn, Higher Babeleigh; all medium significance; all Grade II; condition: fair to good. The buildings provide some local blocking to one another within the farming hamlet. All the structures face north across the valley to the higher ground. Both farms stand within wooded enclosures. The land falls away to the west, and some views may be possible from the western side of Higher Babeleigh. Arguably, the farmhouse is partly defined by its setting within its hamlet and immediate landscape context, in relation to the other farm buildings. Views are limited and of little intrinsic significance to the buildings and at a distance of c.4km there would be no direct impact; impact **neutral**.
- East Barton, including walls and gatepiers, Stable Block, Old Coach House, Barn, Horwood; all medium significance; Grade II; condition: fair to good. This group of buildings is set within a wooded enclosure away from the road and accessed through two gateways. The buildings can be seen from across the fields to the west, looking back north and east. The house and outbuildings lie at the top of the slope on the southern side of a valley. It is probable the proposed turbines would be visible from the eastern side of the property over or through the hedgebanks and trees which line the boundary. As a barton farm, this site is of some status; the size and quality of the outbuildings contributes to the overall

importance of the group. Views and functional relationships between the buildings have now changed as many have been converted to residential use. However, they can still be understood as a farmhouse with outbuildings and experienced as a group, with the tree-lined enclosure boundary creating an inward focus. At a distance of c.5km the proposed turbines are unlikely to have any pronounced impact on the experience of the house and barns within their enclosure, but it would affect views from the farmhouse; impact **negative/minor** for the Barton house, **neutral** for outbuildings.

- Lethbridge Farmhouse and Crosspark Farmhouse; medium significance; both Grade II; condition: good. The two farmhouses sit either side of the road at a small staggered crossroads. The road follows a ridge with the land falling away to the north and south. Both farmhouses naturally address the southern slope. Significant local blocking is a feature of both, impeding intervisibility with the proposed turbines, which would stand c.4-4.5km away. Their setting within the small hamlet and amongst their outbuildings would not be affected, nor would our understanding or experience of them as farmhouses and buildings. Impact **neutral**, **negative/minor** in winter when blocking from deciduous trees and shrubs is reduced.
- Kennacott Farmhouse, Stables, Cartshed, Cider Mill House, Granary, Stables with loft over; medium significance; Grade II; condition: good. This is a good group of farm buildings, the quality and quantity of which increases the overall importance of the group and its sensitivity to change within its immediate landscape setting. The buildings lie north and east of the farmhouse, blocking its views, and the whole group stands in a heavily-wooded enclosure down a long private track. It is anticipated local blocking will play a significant role here and that views to the turbines would be minimal; impact **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Town Farm and adjoining wall & railings and a range of farm buildings; high significance; Grade II* farmhouse, Grade II outbuildings; conditions: good. Comprehensive local blocking is provided by the buildings of the town which have grown up around it in the 20th century; impact **neutral**.
- Lemons Farmhouse; high significance; Grade II*; condition: fair. Locally blocked by the buildings and Church of Atherington, no views to the turbines; impact **neutral**.
- Fishleigh Barton Farmhouse; high significance; Grade II*; condition: good. Set on the lower slopes on the west side of the Taw Valley this farmhouse lies adjacent to the A377. It is surrounded by barns to the south and east and is set within a hedged enclosure. It was not built for wide views and has small windows more suitable to its agricultural function. It would have some limited views to the proposed turbines, but these views do not define the building, its value and significance or its setting in relation to its barns and outbuildings; impact **neutral**.

4.6.2 Grand Houses

Large and/or surviving gentry houses, in public or private hands, often incorporating multi-period elements of landscape planning

The larger stately homes and lesser and surviving gentry seats were the homes of the manorial and lordly elite. Some may still be occupied by the descendants of medieval owners; others are in public ownership or held by the National Trust. Wealth derived from agriculture holdings, mineral exploitation and political office was invested on these structures as fashionable expressions of power and prestige. In addition, some homes will have been adapted in the post-Dissolution era from monastic centres (e.g. Buckland Abbey), and thus incorporate earlier buildings and hold further historical associations.

They are often Grade II* or Grade I Listed buildings on account of their condition and age, architecture features, internal fixtures and furniture, and historical and cultural associations. In addition, they are often associated with ancillary structures – chapels, stables, kitchen gardens etc. – that may be included within the curtilage of the House or be Listed in their own right. In addition, there is often a high degree of public amenity.

As such, these dwellings and associated structures were visual expressions of the wealth and aspirations of the owners, and were designed to be impressive. They were frequently located within a landscape manipulated to display them to best effect, and views to and from the structures were very important. In earlier periods this might be restricted to the immediate vicinity of the House – i.e. geometric formal gardens – but even these would have incorporated long prospects and might be associated with deer parks. From the 18th century, designed landscapes associated with the House laid out in a naturalistic style and incorporating multiple geographically disparate associated secondary structures became fashionable. The surviving examples usually contain many mature trees and thus local blocking is common. However, such is the sensitivity of these Houses, and in particular their associated designed landscapes, that the visual impact of a wind turbine is likely to be severe.

Note that the only grand house in this assessment is Tawstock Court, which is considered here together with its associated designated and undesignated infrastructure.

Sinclair-Thomas Matrix Zone A: Dominant

- Tawstock House, formerly St Michael's School; medium significance; Grade II; condition: fair. A large country house that has been home to a succession of important landed families. The Elizabethan house burnt down in 1787, leaving only a gatehouse (below) and was replaced by a 'gothick' mansion. Its presentation elevation faces east, and appears in numerous representations of the property (see above). Two service wings run east, where the Listed stables and modern sports hall are located. The Court sits in a saddle between two hills, both of which are clothed in trees, and almost certainly include remnants of ornamental planting from the early 19th century. The Court can be approached from the east or the west, implying the service wings were always at least partially concealed from view. The proposed turbines would be located on higher ground to the north-west, at a distance of c.1km, and fall outside the immediate landscape context of the Court, which would be largely unaffected due to the extensive plantations and local blocking from buildings and banks. Viewed in its wider landscape context, and from elevated locations to the east (i.e. not Bishops Tawton), the Court would be viewed together with the turbines, which would detract from the heritage asset. However, this would be a complex scene, and the turbines would not necessarily command landscape primacy. On balance, and taking into account the impact on the wider setting of the Court, an impact assessment of **negative/moderate** is appropriate.
- Gatehouse to Tawstock Court; high significance; Grade II*; condition: fair to poor. This impressive stone gatehouse would have direct views to the proposed turbines across the valley and over the walls and roofs of the service buildings and outbuildings of the complex. The windows are small and directed to the south. Views of the gatehouse are arguably more important, and it can still be experienced as intended. The proximity of the three turbines does add to their impact, and this is a sensitive building due to its association with the whole complex; impact: **negative/minor**.
- Lodge at Tawstock; medium significance; Grade II; condition: good. A small rustic 'gothick' lodge with thatched roof and tree-trunk veranda pillars, facing the road and at the end of an avenue of trees leading to the west side of Tawstock Court. Some views back to the proposed turbines would be possible, but partially blocked by the trees of the avenue. The meaning and significance of the structure would be unchanged, and its landscape setting, as

viewed from the north/north-east (i.e. the approach to the Court) would be unaffected; impact **negative/minor**.

- Tawstock Tower/Tawstock Castle; medium significance; Grade II; in good (restored) condition. A folly located in a prominent position on the ridge above the Taw Valley, with wide views across the valley and to Exmoor. This is a key landscape feature in this area, and one located within 500m of the eastern turbine. As a prominent folly within a wider designed landscape attached to Tawstock Court, it was designed to be seen and to facilitate viewing. However, the original Listed structure was a slim tower with stair turret; this has undergone considerable recent work, and while not unsympathetic, has altered the setting of the original structure quite considerably. The derelict prospect tower lay within an early 19th century designed landscape, and commanded views back to the environs of the Court, and north to Barnstaple and the estuary. The modern Castle – a two-storey turreted and embattled B&B strapped onto the side of the tower, with extensive associated hard landscaping for roads and embanked outer enclosure – is a modern pastiche that borders on parody. If the Tower survived in its original (Listed) condition, together with the tracks of the original designed landscape, then the impact of three tall, modern, intrusive wind turbines would be substantive. In its current state, the ‘Castle’ shares only its location with the historical Tower and its original landscape meaning has been lost; impact **negative/minor**.
- Tawstock Holy Well; high significance; Scheduled Monument, Grade II; condition: excellent (restored). Set into the side of the valley, with views across the valley. The well is shielded from all views to the proposed turbines by the woodland that lies to the north and west. The well is also set down in a steep-sided valley, and crowned with a building/shelter. Given its location within the Park, it may well have been adopted or modified as folly/grotto, specifically for its religious associations and intimate, secluded nature. Impact **neutral**.
- Gatepiers and Bridge in Tawstock Park; medium significance; Grade II; condition: unknown. Within the park and on private property, these assets could not be assessed. It is considered likely that local blocking from adjacent woodland will be comprehensive. Impact **negative/unknown**, but probably neutral.
- Gatepiers and Entrance at Newbridge entrance to Tawstock Park; medium significance; Grade II; condition: fair. There is no intervisibility due to the terrain and the wooded grounds of the park; impact **neutral**.
- Wood Parks Lodge and gate piers and entrance to Tawstock Park; medium significance; Grade II; condition: good. There is no intervisibility due to the terrain and the wooded grounds of the park; impact **neutral**.
- Tawstock Court Park; medium significance; undesignated; condition: fair to poor. Based on the 1765 Donn map, the park extended north, west and south of the Court, but did not include the ‘Tower Park’ where the folly (above) now stands. Following the destruction of the Elizabethan house in 1787, the parks were also rejuvenated and extended to the north. Based on the comments by the Revd Swete and also Lysons, this was a good example of the Picturesque, with designed approaches, a folly, an ‘obelisk’, perhaps also including the holy well. There are a series of bridges, including an undesignated bridge carrying the drive over the public road. This is not a Registered park, but should perhaps be considered of comparable merit; it is unclear to what extent the early 19th century park survives, and how much it owes to the earlier park. Tower Park and its folly have been comprehensively ruined, but various other elements within the wider park appear to survive. The proposed turbines would fall within the wider landscape context of the park, and would have an impact on the landscape views discussed by Swete. However, the important views appear to have been up and down the Taw valley and across to Bishops Tawton, and from the north back to the House and Tawstock Village; other, more intimate vistas were doubtless created among the woods and stream to the east of the Court. On balance, the impact of the proposed turbines on a poorly-defined but derelict park will be **negative/moderate**, as

they do not fall within the key views discussed above.

4.6.3 Lesser Gentry Seats and Manorial sites

Older houses with an element of formal planning; may survive as farmhouses; may have mixed designations of assets

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 A: Dominant

- Corfee, Little Corfee; medium significance; Grade II; condition: excellent. Set within its gardens and grounds, this house stands very tall and was a secondary residence of the Wreys of Tawstock Court. The large windows in its presentation elevations indicate views were important to the structure. Principal views would be down valley to the east and there would be some local blocking from specimen trees to the first and ground floors; the second floor may retain views. At a distance of c.1-1.5km the turbines will be fairly close, and the proposed turbines would stand within the wider landscape context of the building; impact **negative/minor**.
- Eastcombe House; medium significance; Grade II; condition: good. Partial local blocking at ground level, but it stands above the other buildings and its views across the fields to Barnstaple would be compromised. The proposed turbines would only be c.1km-2km away, and thus would have an impact on the setting and designed views from the house; impact **negative/moderate**.

Sinclair-Thomas Matrix Zone B: Prominent

- Bull House, Pilton; high significance; Grade I; condition: good. This is part of the former priory complex at Pilton but is a complex building of multiple phases and building ranges. The main house is clearly built for status and the windows are large and designed with both lighting and views in mind. This range includes key first floor rooms and across the roofs of the town there would be direct views to the proposed turbines. This can have no effect on the setting of the building, defined by its relationship with the church, Pilton and its former function. The appearance of the turbines within views from key first floor rooms will affect the experience of those rooms, although this is mitigated by lack of impact on the back ranges of the building and the local blocking to the ground floors; impact **negative/minor**.
- Acland Barton and Chapel; high significance, Grade I; condition: Good. Set north of the village of Landkey, on a south-facing slope, this seat was the dynastic home of the important Acland family. The house and former chapel wing lie within their own grounds and are quite enclosed by gardens and walls. Key views are between the house, walls and gates and the barns. Its immediate grounds are also integral to its significance. The most important views outside of those within the estate are to Landkey and Barnstaple, although local blocking of hedges and trees applies. The link to Landkey has already been somewhat disrupted by the addition of the A361 roadway. The turbines will certainly be visible at about 5.5km to the south-west and they will appear in views to Barnstaple and Tawstock;

impact: **negative/minor**.

- Fremington Manor House, gateways, gazebo, entrance gates and garden walls; high significance; Grade II*; condition: good to fair. Local blocking for the gazebo, gates, entrance gates and wall is provided by the houses of Fremington or other structures in the group, impact: **neutral**. The house is set on a ridge with lawns dropping away to the east, and has large windows clearly built to take advantage of views and light. These would have clear views to the proposed turbines on higher ground to the south-east. This is an inherently negative impact, offset by the dramatic impact of 20th century development which is very intensive around the house; impact **negative/minor**.
- Pill House, boundary wall and Greendale Farmhouse; high significance; Grade II*, conditions: good, but sub-divided into flats. Set on the very edge of the river, with wide views across the valley, and along the river. The farmhouse was not built for views and the boundary wall is listed for its age and preservation but has no recourse to views either. Both are defined by historic function and in relation to the main house; impact: **neutral**. Pill House was, however, built with views in mind, although its grand frontage faces east away from the turbine; its service buildings and courtyard lie to the west. The proposed turbines would dominate the valley and would alter the character of the estuarine littoral. They would also interrupt views back to Tawstock and the Tower. However, the main frontage and the vista across the lawns would be unaffected; impact **negative/moderate**.
- Rosehill and stables; high significance; Grade II* house and Grade II Stables; condition: fair to good. Set in wooded grounds and landscaped gardens. The house faces away from the proposed turbines and some local blocking does apply. The house sits on a high ridge and there would certainly be views from the west and rear elevations of the house. The house has been built with views in mind and despite the other significant impacts in the area, such as the A361 and A39, the turbines would have an impact on the experience on the house (and to a lesser extent the stables) as they would dominate the area to the north and north-east and all views towards the river will include the turbines; impact **negative/moderate**.
- Hall House and Orangery; high significance; Grade II* Listed; condition: unknown. Set down a long private drive in wooded grounds it appears there would be no views to the turbines due to local blocking; impact **negative/unknown**, but neutral expected.
- Summer House, Terrace and Folly at Roborough House, Barnstaple; medium significance; Grade II; condition: unknown. Located on private property. The gardens are located on a rather steep south-west facing slope with clear views across Barnstaple to the site of the proposed turbines. Long views are clearly important to the setting of the garden, as the terracing has been effected to make enjoying the vista more pleasant and agreeable; however, at a distance of c.5.5km the proposed turbines would not constitute a significant new intrusive visual element. The sprawling housing estates of Barnstaple are more immediate and much less aesthetically appealing; impact **negative/unknown**, but expected negative/minor at most.
- Gorwell House; medium significance; Grade II; condition: good. The house sits in its own grounds and trees dominate its southern boundary. However, the residential roads Lundy Close, Gorwell Road and Cross View have all been built to the south and west providing elements of local blocking. This blocking is not completely comprehensive, and views to the proposed turbines would be possible between the houses. These views are of less impact than they would normally be on a grand 19th century residence, due to the recent and extant changes to setting and local blocking, impact **negative/minor to neutral**.
- Ivy Lodge; medium significance; Grade II; condition: fair. A small, low building. Local blocking is provided by all of the 20th century housing around it, especially up Fort Hill drive and to the west. No views to the turbines and no intervisibility; impact **neutral**.
- Ravelin Manor and Little Ravelin; medium significance; Grade II; condition: fair to poor. Completely surrounded by late 20th century bungalow and social housing developments this house and its associated building have lost all of their intended setting and context within

their own grounds. There are, however, clear views from this part of Barnstaple back over towards the turbines which will be visible over the roofs of Newport, at a distance of approximately 4km. The experience of this building is completely different to how it was intended and therefore despite the clear views it is hard to argue for any impact on the building since it has been so heavily impacted already by its current surroundings that the issues of setting, experience and views are already compromised; impact: **neutral**.

- Bradiford House; medium significance; Grade II Listed; condition: excellent. Set in wooded grounds, in the Bradiford valley just outside Pilton, this house will be locally blocked by the trees which surround it. Very tall hedgebanks and houses to the west and south-west will further block any views to the turbines; impact: **neutral**.
- Upcott House; medium significance; Grade II Listed; condition: good. The house is framed to the north by trees and to the west by kitchen gardens and services, its principal views are to the south, directly towards the turbines, and the entire focus of the gardens and grounds further emphasises this focus. This means that the house is actively impacted by the turbines appearing in this key estuarine view around which the house has been designed. However the significance of the house is medium, it is largely its external architecture which is valued and this cannot be affected. Our understanding of the house is also not affected but the experience is affected; Impact: **negative/moderate**.
- Eyecatcher, near Upcott House; medium significance; Grade II; condition: unknown, on private land and could not be accessed. Impact **negative/unknown**, but probably neutral.
- East Whiddon and Whiddon Park House; medium significance; Grade II; condition: good. Now on the edge of the Portmore golf club. Surrounded by trees, with rows of 20th century ribbon housing development along Mount Sandford lane, both of which provide some local blocking. Views to the turbines may be possible over the roofs of these smaller buildings. Impact is anticipated to be minimal at 4km under these circumstances; impact **negative/minor** to **neutral** as setting and experience would be largely unaffected.
- Mount Sandford; medium significance; Grade II; condition: fair. Very large house within wooded grounds; the trees to the rear appear to impede views to the west and south-west. House faces north-east and north. Views from the rear might be possible, perhaps from the upper floors, but it does not alter the experience of the whole structure and setting is largely unaffected. Impact **neutral** to **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Umlerleigh House and hothouse and remains of chapel; high significance; Grade I Listed; condition: good. Set in the flat base of the Taw valley this house has views up the river towards the turbines location. The turbines will be visible to some extent from the wider general area, although this is reduced by blocking from the woodlands of the Tawstock estate. Viewed from the road this building group appears to be blocked from direct views by the extensive kitchen gardens and barns which lie to the north side, this may not block all views from the house but the site could not be fully accessed to assess this as it is private; impact: **negative/unknown** must be applied but negative/minor is expected.
- Fairlinch, Braunton; high significance; Grade II* Listed; condition: good. Set to the north and west of the village, down Fairlinch lane this grand farmhouse is set facing to the south-east across to the village. It is set within gardens walls with barns to the south and east and south-west. There are wide views down the estuary and the turbines will be directly visible. The farm has been set to take advantage of the land, position and views as it is a farmhouse, but one of some considerable size and status. There will be an impact as the views are so key in the experience of this building, however the 10km distance does mitigate this; impact: **negative/minor**.
- Buckland Manor, horse engine and threshing barn; high significance; Grade II* Listed; conditions: good. The manor house faces south down the estuary and the turbines will be within these views high on the ridge of land to the south-east. Views are somewhat reduced

by the tree planting within the lawns in front of the house. The house was built for views with a grand 18th century south front. There is no direct affect but the turbine will cause the eye to be carried away from the river. There is a large wind farm to the north-east, which slightly mitigates the wider influence of the turbines, in addition to the local blocking from the parkland trees. More importantly the large village of Braunton would retain dominance within views to the south given its proximity; impact: **negative/minor**.

- Ash Barton; high significance; Grade II* Listed; condition: good. Large former manor house, on a south-facing slope, with principal elevations to the south and to the west. Wide views across the estuary and direct views to the turbines at approx 8-9km. Main views down the wooded valley to the south and to Heanton Punchardon and Fremington, to a certain extent these will remain undisturbed, although the turbines will appear to the east of them. Certainly the turbines will disrupt views to Barnstaple, as they will appear on the high ground above, carrying the eye up and over the town. There can be no direct impact at this distance of 8-9km on the setting of the house, although the experience may be slightly altered by the turbines appearing in the views. A large wind farm exists to the east and this significantly mitigates the impact from those proposed at a much greater distance to the south. The current turbines draw the eye and dominate the asset, although cumulative impact should be considered; impact: **negative/minor**.
- Bydown House; high significance; Grade II* Listed; condition: good. A large country house set in wooded grounds with numerous outbuildings and a main west-facing elevation with wide views across lawns. Expected to have a distant but direct view to the turbines. Could not be fully accessed to assess impact as trees, planting and outbuildings precluded clear views, impact: **negative/unknown** but negative/minor expected.

4.6.4 Listed structures within Historic Settlements

Individual and clusters of Listed Buildings in 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

- **Tawstock:** There are eight Grade II Listed cottages in Tawstock village; a conservation area; high significance; all in good condition. Those with the clearest views to the turbines will be Shorts Cottage, Biddendon Cottage and The Old Post Office and Primrose Cottage, these all have clear views to the north-west, across the valley. These cottages were built as village houses and not with views in mind, their value given by their age and preservation or former historic function. The other cottages – Omega, Jennings, Pink and Bloomfield – will all be more significantly blocked as they face away from the turbines, down a narrow lane and although their rear elevations may have views; these are not from their principal frontages. The turbines will however impact the wider countryside setting of this small village and its Listed buildings, this will change the experience of the village and the heritage assets within it permanently, and views will also be possible within the village and will therefore indirectly affect the village setting of some of these assets. This impact is direct and needs to be considered, mitigated by the lack of direct impact on the individual cottages significance or value; impact: **negative/moderate**. Note that in the Revd Swete's account (above), it may well be these cottages formed part of the wider picturesque parkland, and were thus intended to be seen in their landscape, from the north, rather than facilitating views themselves.
- **Bishops Tawton:** There are twelve Grade II Listed buildings in Bishops Tawton village; a conservation area; medium significance; condition: good. The Almshouses are located just outside of the village, on the road to Barnstaple and have wide views across to Tawstock and the turbines will be visible behind and to the north. The almshouses were not built with outward views in mind, but inward views so they would be clearly understood as almshouses by their architectural style. They are associated and linked with views to the south-west to the church and village; impact **neutral**, as the key visual links would not be affected. Local blocking plays an important role among the various houses within the village, the village hall and other buildings, with only some limited views across the roofs of other houses to Tawstock and the Court. The woodlands that dominate the wider parkland would provide a significant level of local blocking to the houses, though the blades of the turbines would possibly still be visible to the north-west. The key view directly across and down the river would not be affected to any great extent; the view up the river to Barnstaple may include the proposed turbines. The overall impact on the Listed buildings in the village is **negative/minor**. The Elms stands just south of the village; this is a tall 18th/19th century structure commanding views across the river, which may include the proposed wind turbines. As this is a very decorative building of some apparent status, built with views in and landscape setting in mind, it is likely to be more sensitive to changes in its landscape context. Its views across to the Tawstock may include the blades of a/the turbines, but presumably partly blocked by the woodland of the estate; impact **negative/minor**.
- **Barnstaple Central District:** There are over 200 Listed buildings in the centre of Barnstaple; many of which fall within the town's conservation area; high significance; Grade II, most are in good condition, with a few fair to poor. The key streets along which these are arranged are Boutport Street, High Street, North Walk, Holland Street, Cross Street, Castle Street, Castle Quay, Paiges Lane, Butchers Row, Joy Street, The Strand, Maiden Street, Well Street, Litchdon Street, Taw Vale, Silver Street and Bear Street. The narrow linking streets are very enclosed and are locally blocked from any views to the turbines by all of the other buildings around them; impact: **neutral**. High Street and Boutport Street will have no views to their northern ends, but as they drop to the south there may be more limited views from the rear of the buildings on the west side, but probably only from the tops of the buildings, some being taller than those around them, and being of a later 18th or 19th century date. The key views are up and down the streets, and only Boutport Street is likely to be affected as it runs right down to the main Square by the river. Views from the High Street buildings

are so restricted and blocked by those around them as to make them irrelevant and as the turbines are 3-4km away there is no direct impact; impact **neutral**. Castle Street and Taw Vale run along the riverside and will certainly have direct views out towards the turbines on the hills to the south. Some local blocking applies from later buildings and later 20th century development which line the riverbanks. Views are likely to be pretty clear at ground level and from the principal frontages of the buildings in many cases. The wider town setting and the immediate views up and down the streets would be less affected, as would views to the river directly to the west. Any views down the river looking south or across to the far bank would include the proposed turbines, and this would have a negative effect on the wider experience of the area as the large modern turbines with moving blades are bound to distract from other features in this landscape, impact **negative/minor**. Paiges Lane, Silver Street, Maiden Street and Litchdon Street all run between or behind other historic areas and are almost completely blocked from any views, often with 19th or 20th century development having overtaken them. Well Street runs down to the quay and square areas on the riverside and certainly the buildings at the end of the street may have glimpses either from their rear elevations or from top floors across the river to the turbines. These views will not affect the views up and down the street or the relationship between the buildings, their connection with other historic streets and the wider landscape remains and immediate views to the river are not affected, some minimal impact due to the distraction of the moving blades possibly carrying the eye up and away from the river; impact **negative/minor**. The Strand and the Square will both be affected by the turbines as both have key views and relationships with the riverside, banks and promenades. The square particularly is focused upon the river and river frontage with wide views across to the high ground to the south. The turbines will be a constant in these key views and although they cannot directly impact on the setting of the Listed buildings, or their significance, they can affect the wider experience of the square and riverside. There are significant 20th century developments on the far side of the river bank which mitigate this effect, as the historic outlook has changed much anyway; impact **negative/moderate**.

- 62, Boutport Street, Barnstaple; high significance; Grade I; condition: good. Although now altered from a dwelling or merchant property into a retail unit. Located on the east side of the street, it looks down the street and out to the bridge but does not have views to the turbines, blocked as it is by the other buildings. The building is defined by its townscape outlook, not by views to the countryside; impact **neutral**.
- North Country Inn, Barnstaple; high significance; Grade II*; condition: good. Now a pub, formerly a private house. Listed for its interior and with comprehensive local blocking from other buildings in the town and the various 20th century developments; impact **neutral**.
- 39, High Street, the Three Tuns Inn and 8, Cross Street, Barnstaple; high significance, Grade II*, conditions: good to excellent. All of these are locally blocked by the other buildings along the High Street and Cross Street, with no or minimal views to the proposed turbines possible from the top floor or rear of the buildings which cannot effect their setting within the urban townscape; impact **neutral**.
- *Newport, district Barnstaple*: Newport Road and South Street have 45 Grade II Listed buildings within a conservation area; high significance; the majority are in fair to poor condition, with a few in good condition. The majority lie along Newport road and comprise tall urban 18th and 19th century buildings that provide local blocking to one another and have very limited views out from top floors, dormers, or raised roofs. The Newport area within Barnstaple is defined by its relationship with the river and with the medieval core of the town. Its views are townscapes, taken at ground level up and down the streets, with the competing statuses of the frontages. The turbines would have little impact on the urban landscape itself in which these buildings are set, despite some views from upper levels or rear windows; impact **neutral**.
- *Bickington*: Ellerslie lookout tower, United Reform Church, Hillside Longhope Cottage,

Homestead Cottage, The Homestead, April Cottage Sunnymead, North Farmhouse, Penhill. Most of these buildings lie within a conservation area; high significance; Grade II, condition: fair to good. The tower, in the grounds of private Ellerslie house, would have views to the proposed turbines as it stands alone, with wide views to its surroundings, however its key views and function are to provide views to the estuary and River Taw. These key views would not be influenced by turbines further inland; impact **neutral**. The other buildings within Bickington are now surrounded by extensive 20th century housing developments, which provide a significant level of local blocking for many of the Listed buildings. Some views would still be possible; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- *Fremington:* Fremington Mill, Home Farmhouse, Bank barn and granary at Home Farmhouse, house to rear of Fremington Mill, Westaway Cottage, The cottage, 1-5 Church Hill, The Old Cottage, The New Inn, War Memorial and Hilltop Cottages. All of these buildings or structures are of medium significance; Grade II; condition: fair to good. There would be direct views to the high ground where the turbines are to be positioned from Fremington, but local blocking applies within the settlement, and the cottages on Church Hill, for example, face away from the turbines towards Fremington Manor. Old Cottage is blocked from any views by the 20th century shopping parade building on the opposite side of the road. Views to the turbines over various roofs of buildings may be possible, specifically for the farmhouses and buildings on the south side of the main road. These are defined by their current surroundings and there is a significant amount of modern development south-east of the historic part of the village which further reduces views at ground level. The New Inn may have views from its first floor rear windows but this could not be confirmed. The turbines may affect the wider experience of the village, as they will dominate on the high ground to the south and east and will be visible from points around the Listed buildings, at only 4km they are close enough to have some level of impact, the setting being unchanged and the buildings being defined in context to each other and the parish church and Manor House; impact **negative/minor**.
- *Pilton, Barnstaple:* there are 78 Listed buildings in Pilton, largely contained within a conservation area, high significance, Grade II; condition: good. The buildings at the very top of Pilton Street, such as the almshouses, would have some limited views down the street and over the roofs of the other houses to the location of the proposed turbines. However, these buildings were associated with the church and built for a historic purpose, to house the poor. They were built to be architecturally pleasing but without wider views in mind. The experience of these buildings, as one progresses up the street or enters from Bull Hill would not be affected. Impact **negative/minor**. The houses on Bull Hill all face upwards and inwards to Bull House, which occupies most of the north side of the street. There may be some limited views from top-floor rear windows in some of the houses. The key views are up and down the street and between the front elevations, which is the main focus of the buildings. The street is narrow and follows the medieval plan and the lower part of the street is dominated by the Glove Factory. These key buildings hold the focus of their smaller residential counterparts. There would be no quantifiable effect on the buildings from the turbines, they are too enclosed and inward-looking within this urban area; impact **neutral**. The houses on Pilton Street, to the west side, will have very limited views to the proposed turbines; they face into the street and to the south the tall buildings of Pilton Quay will block them. Views from the houses to the east side of the street are blocked by the buildings on the west side, but as the ground rises there would be some views from their western elevations. This west front into the street is the most important in status and views. When looking south down the main street for some of the higher status buildings with larger windows, the turbines would be visible in views over the roofs of the other houses. There will be no direct impact on the setting itself or our understanding of the

buildings and their relationships; impact **negative/minor**. Pilton Quay may have clear views across the waterways to the proposed turbines, particularly from the high mill/warehouse buildings. Some of these have been converted to residential use. These structures were built for industry and located on the quay for ease and efficiency. Views are therefore largely irrelevant to our understanding or experience of the quay buildings and their significance and value, some of which are still used for mercantile or multi-purpose semi-industrial uses; impact **neutral**. For the Rock, Bellaire and Northfield Road, local blocking is very significant, a few of the taller 18th or 19th century 'villas' may have glimpses across the roofs of the other houses, however there has been extensive 20th century development in this area and the setting is now firmly urban and enclosed. Many of the buildings which are Listed, particularly in the Bellaire area, are enclosed by high walls, shielding their gardens and further restricting views; impact **neutral**.

- 36, Pilton Street; high significance, Grade II*; condition: good. Views might be possible from this property, but its setting on the main street in Pilton would not be affected by the proposed turbines. Impact **neutral**.
- Little Thatch; medium significance; Grade II; condition: fair. Listed cottage with views to the east; views to the proposed turbines would be blocked by the southern edge of woodland in Tawstock Park; impact: **neutral**.
- Martins Hill and Kings Cottage; medium significance; Grade II; condition: good. Located on the lower slopes on the eastern side of the valley. There would be some local blocking from the tall hedges that surround the gardens, line the road to the west, and flank the river, but both cottages retain views across the valley. There is some additional local blocking from the trees of the Tawstock estate, but views would otherwise be fairly clear. Given the location of these cottages they would be more sensitive to the visual intrusion of the proposed turbines; however, the wider landscape setting would remain largely unchanged; impact: **negative/minor**.
- Newbridge Cottage and Bridge; medium significance; Grade II; condition: fair to poor. Key views across the valley and across the bridges, though very overgrown gardens to the front and hedges along the road will provide some local blocking. The trees of the Tawstock estate also provide local blocking, and it is possible only the blade tips will be visible. Neither the cottage or bridge were built with wider landscape setting in mind, and the experience of the asset would remain essentially unchanged; impact: **neutral**.
- Ashford: Post Office, Ashford House, Strand House; medium significance; Grade II; conditions: good. The post office is comprehensively blocked by the other buildings in the village and would not have any views to the proposed turbines; impact: **neutral**. Ashford House sits in wooded gardens but would have clear views across to the turbines at a distance of c.5km. The house was built to consider the views across the estuary which the turbines would then inhabit. The setting of the house in its gardens and our experience of it would be largely unaffected; impact: **negative/minor**. Strand House is set on the edge of the village, and is now part of a large semi-industrial and retail park, also abutted to the west by the A361. The house is surrounded by trees with large buildings to the south. There are views across the road and buildings and across the estuary to the turbines, but there are also views to the large wind farm to the north, at closer proximity. Impact: **negative/minor**.
- Armada Cottage, Beggars Roost; medium significance; Grade II; condition: fair to good, just visible across the fields. Access is via a long private track, so this asset could not be fully assessed. However, local blocking from trees, hedgebanks and woodland (to the west) is present, and the area has been blighted by extensive 20th century mining/quarrying to the east, which shapes the immediate landscape context. The cottages are small and low, with small windows designed for ventilation and the provision of light, not for views and outlook. Impact **negative/minor** to **neutral** in spring and summer, as vegetation will block most views.
- Rookabeare Cottage; medium significance; Grade II; condition: good. Set in a small intake

enclosure, with trees planted to the east and to the south. The cottage lies just west of a large group of barns and tree plantations to the east and south-east. It is likely that from the rear of the cottage there would be some views to the turbines, as the ground falls away to the north-east. However, the cottage was not built with the wider landscape in mind. The proposed turbines would stand c.2-3km away and proximity may be an issue. Its setting within a small parcel of land would be retained and local trees provide some blocking, reducing the effect; impact **negative/minor**.

- Westaway and Westaway Cottage; medium significance; Grade II; condition: good. These buildings are now almost entirely locally blocked by a new housing development to the south. Some very limited views to the turbines might be possible over the roofs of some of these houses, but it is not clear; impact **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Rigg Side, Goodleigh; high significance; Grade II* Listed; condition: unknown. A 1970s house of exceptional architectural value, set in mature wooded grounds offering extensive, possibly complete local blocking; impact: **negative/unknown** but neutral expected.

4.6.5 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 Peter, Tawstock; high significance; Grade I; condition: excellent. This church lies at the base of the east-facing slopes of the Taw valley, its key views are to the river, to Barnstaple and across the river to Bishops Tawton and St John the Baptist's Church. It is expected that despite the topography indicating visibility that there will be local blocking from both Tawstock Court and also the dense woodlands of the estate which frame the church, particularly to the north side. The tower is quite tall, but possibly not enough to overlook this blocking. The high significance of this church is its architecture and the particularly the fine group of monuments it contains, which the turbines cannot influence. The setting of the church and its relationship to the Court will not be affected. There would be some viewpoints, such as on Codden Hill, where the proposed turbines would be clearly visible within views of the Church and Court; impact **negative/minor**.
- Church of St John the Baptist, Bishops Tawton; high significance; Grade I; condition: good. This church sits low, at the base of the west-facing slopes of the River Taw valley, with wide views across towards Tawstock. The church has a spire, not a tower, so has less of a landscape presence, although within the immediate valley it is clearly visible. Key views are across to the Church of St. Peter and Court at Tawstock. The turbines may appear in these views, although partly blocked by the woodlands on the Tawstock Estate. The relationship between the church, its village, and important routeways through the valley, would not be affected. However, the proposed turbines would have an impact on the wider landscape context of the church and its settlement; impact **negative/minor**.
- St Anne's Chapel and Grammar School, Barnstaple; high significance; Grade I; condition: good. This former chantry chapel is set in the heart of the historic town, in Paternoster Row, and would not have any views towards the proposed turbines, enclosed and blocked in by taller buildings and terraces as it is. It is defined by its urban setting and former function, which the turbines cannot affect; impact **neutral**.
- Church of Holy Trinity, Barnstaple; high significance; Grade II*; condition: good. A 19th century church blocked locally at ground level but with an exceptionally tall tower with clear and direct views to the turbines to the south-west. The tower dominates this area of the town. The proposed turbines would be too far away to challenge for primacy, but would certainly be very visible from the tower and would appear in some vistas with the tower. The impact is lessened by the local blocking, which ensures the experience and setting of the church in Trinity Square remains unaffected; impact **negative/minor**.
- Church of St Peter and St Paul, Barnstaple; high significance; Grade II*; condition: good. Set on Paternoster row in the heart of the town, comprehensive local blocking is provided by the taller 18th and 19th century buildings that line the streets to either side; impact **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St Mary the Virgin, Pilton; high significance; Grade I; condition: good. The church has wide views from its tower to the wider countryside and the location of the proposed turbines; the body of the church, churchyard and contents would be shielded from views by the almshouses to the south, Bull House to the south-west and the former glove factory to the north-west. The church is visible from within the wider townscape of Barnstaple and

from the north, however modern developments within the town, such as the tall council building by the river, would distract the eye and mitigate the impact. The general experience and setting would remain unchanged, but the views to Tawstock would be altered. The turbines are too far away to challenge for landscape primacy; impact **negative/minor**.

- Church of St Gregory at Goodleigh; high significance; Grade II*; condition: good. Located within its historic settlement, which is strung out along the northern slopes of a narrow coombe. Views from the churchyard are completely obstructed by the topography, despite the results of the ZTV, and the church is viewed and experienced within its local topographical context. The three proposed turbines at a distance of 6.5km and in an entirely separate topographical context would not have an impact on the setting of this church; impact **neutral**.
- Church of St Peter, Fremington; high significance; Grade II*; condition: good. This church sits next to Fremington Manor House and they form a cohesive group. The church is quite small and has a short squat tower, which does not have much of a landscape presence and can easily be missed within the landscape. There are views to the high ground to the south and to the south-east but these are partly blocked by the trees that frame the grounds of the Manor House. The setting next to the manor house, the context in its churchyard, its lack of wider landscape prominence, and local blocking to the churchyard minimises the potential visual impact of the turbines; impact **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of St Mary, Atherington; high significance; Grade I; condition: good to excellent. Located on a prominent hill within the wider Taw Valley, this church has a tall tower with wide views out to the surrounding countryside. The church holds landscape primacy over quite a wide area within its locale. There will certainly be direct views at a distance of c.8-9km to the turbines, but at this distance they would not challenge for primacy, and would have very minor impact on setting. The turbines would appear in distant views along the Taw valley towards Barnstaple, and may be a distraction within those views. Impact **negative/minor**.
- Church of St Michael, Horwood; high significance; Grade I; condition: excellent. Small squat tower, set on a high ridge with wide views to the north and the east. The proposed turbines would stand at a distance of c.6km. There would be no direct impact on the experience of the church, as houses to the south and to the east will block views, and the body of the church and churchyard are shielded by hedges. However, the turbine will impact on the views from the church towards Barnstaple and across to the Exmoor fringes beyond. The turbines would not affect the important views to the west towards Bideford; impact **negative/minor**.
- Church of St Bartholomew at Stoke Rivers; high significance; Grade I; condition: fair. Located within its historic settlement, and with some screening on the south-western side provided by trees. At a distance of almost 10km, and located within an entirely different topographical context, the impact of the proposed turbines will be minimal. Impact **neutral**.
- Church of St Augustine, Heanton Punchardon; high significance; Grade I; condition: excellent. Set on a shallow south and east facing slope, with wide views across the Taw estuary, the church has a very tall church tower. This is a key landscape feature within the wider estuary area. Key views are along the river estuary, east to Barnstaple, south to Fremington and south-west to Instow, Appledore and Bideford. The turbines would appear on the high ground to the south-east and would be clearly visible from the tower. However, a significant number of operational turbines stand behind the church to the north, and these have already assumed landscape primacy. This impact of the Fullabrook Windfarm has impacted on the wider landscape context of the church and cumulative impact should be considered. The church would retain its visual link with its immediate countryside, the

village and parish; impact **negative/minor**.

- Parish Church of St Andrew, Yarnscombe; high significance, Grade II*; condition: good. The church lies to the east of the village and the body of the church and churchyard are blocked from views to the proposed turbines by the rest of the village. The experience of the church from the ground will go unchanged by the addition of three turbines at a distance of c.8-9km. The tower of the church is very tall and commands wide views to the surrounding area and distant views to the turbines, to the north-west. Impact **negative/minor**.
- Church of All Saints, Alverdiscott; high significance; Grade II*; condition: good. A small church set on a north-facing slope, with views over the hedgebanks and fields to the location of the proposed turbines on the high ground to the north-east. Surrounded by historic and modern buildings, the church has views to Newton Tracey and Huntshaw; from the tower there may be views to Great Torrington. There are numerous individual 'farm-scale' turbines visible from the ridge of ground where the church sits, as well as the wind farm near Great Torrington. The setting in the village and in relation to other villages would not be affected, and the high hedgebanks and houses would block views to the three turbines at ground level, so the experience of the church is unchanged. Their presence in the wider landscape context of the church is unlikely to have any pronounced impact; impact **negative/minor**.
- Church of St Peter, Ashford; high significance; Grade II*; condition: good. This church has a tall rebuilt tower, topped with a spire, that dates to the late 18th century; it has wide views across the estuary to the location of the proposed turbines. The houses in the village and tall hedges and walls along the road will provide an element of local blocking to the churchyard and possibly the body of the church too, but to no great extent. The spire enjoys limited landscape primacy and the proposed turbines would be too far away to compete. The experience of the church will remain essentially unchanged, as will the immediate surroundings and outlook; impact **negative/minor**.

4.6.6 Listed Structures: Chapels

Non-Conformist places of worship, current and former

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

Sinclair-Thomas Matrix Zone A: Dominant

- Non-Conformist Chapel and Moone Headstone, Tawstock; medium significance; Grade II; conditions: good. The chapel stands alongside the roadside; views to the proposed turbines from the graveyard would be possible at a distance of c.1km. The meaning and value of the building and its memorials would not be affected by changes to its wider landscape setting; impact **negative/minor**.

4.6.7 Public and Institutional Buildings

Range of structures, usually exhibiting elements of formal planning, often 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 A: Dominant

- Queen Anne's Walk, Barnstaple; high significance, Grade I; condition: excellent. Building and promenade alongside the river, some minimal local blocking from tree planting, but otherwise the building has direct views across and down the river to the turbines. This structure was built with river views in mind and is a reception building of status; thus sensitivity to change is more marked. The visual link to the town bridge may be disrupted by the turbines as it will appear on the skyline and may carry the eye upwards and away from the river. This is mitigated by the other significant modern impacts, such as the retail parks across the river. Impact **negative/moderate**.
- Penrose Almshouses, Barnstaple; high significance; Grade I; condition: excellent. Comprehensive local blocking is provided by the 19th century developments along Taw Vale. Located on Litchdon Street, formerly the water front but now a row behind. This elaborate building was built with a pillared front/colonnaded front but has no views out of its enclosed streetscape; impact **neutral**.
- Paiges Almshouses and Horwoods Almshouses, Barnstaple; high significance; Grade II*; conditions: good. Two courtyards of almshouses located south of the town centre. Comprehensive local blocking is provided by the 19th century developments that have grown up around them. There are little or no views, with views limited to streetscapes. Defined by their very specific former function and particular courtyard architectural form; impact **neutral**.
- Old School Coffee House, Barnstaple; high significance; Grade II*; condition: good. Former school converted into a retail unit on the High Street. Comprehensive local blocking is provided by the other buildings of the street and it would have no views to the proposed turbines, with its outlook limited to the immediate streetscapes; impact **neutral**.
- The Guildhall, Barnstaple; high significance, Grade II*, condition: good. Comprehensive local blocking is provided by other buildings, with no or minimal views to the proposed turbine location; impact **neutral**.
- Tawstock Primary School; medium significance; Grade II; condition: excellent. Set close in under a steep bank and shielded by trees to the rear, along the road and around a bridge, this building is subject to comprehensive local blocking; impact: **neutral**.

4.6.8 Industrial Buildings

A range of industrial and extractive structures, often exhibiting elements of formal planning, rarely with a view to aesthetics

A whole range structures relating to a whole range of industries falls under this broad category, and include ruined, standing and functioning buildings. This might include: bridges, canals, capstans, clay-drying facilities, engine houses, fish cellars, gunpowder mills, railways, warehouses and so forth. However, in most instances industrial buildings were not built with aesthetics in mind, despite the elements of formal planning that would often be present. The Land at sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

It is usually the abandoned and ruined structures, now overgrown and 'wild', that are most sensitive to intrusive new visual elements; in particular, wind turbines would compete for attention with the taller ruined structures (engine houses with chimneys, pit heads). The impact on these buildings could be significant. Where they occur in clusters – as they often do – the impact of an isolated wind turbine is lessened, but the group value of the heritage asset is enhanced.

Sinclair-Thomas Matrix Zone B: Prominent

- Limekiln Pill Estuary, Fremington; medium significance; Grade II; condition: fair, abandoned but maintained. Local blocking is provided by the trees that have grown along the former railway and by the modern developments that have swamped Fremington. General views up to the higher ground are present, but the local setting of the kiln is of greater importance. As a functional industrial building it does not command views of its own, and nor was it intended to do so. The restored quay provides the immediate setting and context, with the estuary providing the wider landscape context; impact **neutral**.

4.6.9 Miscellaneous Listed/Scheduled Buildings and Structures
Gravestones, Milestones, Crosses, War Memorials, Wells and Bridges

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.

Boundary stones and bridges are generally functional structures with limited wider aesthetic consideration, although there can be notable exceptions. Also they are often subject to extensive local blocking by field boundaries or woodland. Wells are by their very function are sunken features, so have very little visual prominence and in most cases display limited wider aesthetic concerns.

Sinclair-Thomas Matrix Zone A: Dominant

- Lych Gate, flanking walls and terminal piers, Tawstock Churchyard; medium significance; Grade II; condition: excellent. Intervisibility with the turbines would be blocked by the terrain, and its setting would be unchanged in relation to the church and Tawstock Court; impact **neutral**.
- Long Bridge, Barnstaple; high significance; Grade I; condition: good to excellent. This spans the Taw River and is a historic focus for much of the town. The crossing here informs the development and positioning of the town and its historical importance. It is essentially a functional structure, although also a statement about the wealth and prestige of the town. The proposed turbines would be clearly visible, but would not affect the urban townscape.

There may be impact on the experience of the bridge, and when looking towards the bridge from key areas such as Queen Anne's walk, as the proposed turbines would be visible in the background. However, the setting, context and general experience would remain unaffected; impact **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Bradiford Bridge, milestone and garden wall; medium significance; Grade II; condition: fair to good. These features are located close together, with the wall and bridge adjoining. Local blocking is provided by houses built to the south and to the east, as well as the trees that line the waterway. There are no views from any of the features to the location of the proposed turbines, and the wider landscape setting is of little importance to the significance of these structures; impact **neutral**.
- Gatepiers and Flanking walls to Entrance to Hall; medium significance; Grade II; condition: good. The entrance backs onto the heavily-wooded grounds of the estate, with views over the river valley. The road which it opens onto is tree-lined further to the north, near Great Fisherton Farm, and this does restrict views to the north. The gate piers and entrance serve a specific function, in association with the estate boundary and roadway, and this immediate setting would not be directly affected. Views to the asset are key to its significance and value; impact **neutral**.
- Tollgate cottage and boundary wall; medium significance; Grade II; condition: fair to good. Comprehensive local blocking is provided by the adjacent buildings and the extensive 20th century development in this part of Barnstaple; impact **neutral**.
- Milestone at Youings Drive; medium significance; Grade II; condition: fair. Complete local blocking from adjacent buildings; impact **neutral**.
- Milestone at SS57353331; medium significance; Grade II; condition: fair. Complete local blocking from adjacent buildings; impact **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Apiary, 15m south-east of Glebe House; high significance; Grade II* Listed; condition: unknown. A small stone building set within the grounds of a private residence. The gardens and grounds and outbuildings are expected to provide complete blocking to this small structure; impact **neutral**.

4.6.10 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 at Codden Beacon; high significance; Scheduled Monument; condition: fair to good. Upstanding mound set on the high unenclosed hilltop of Codden Hill with sweeping

(almost 360°) views across North Devon and Exmoor. The barrow is situated in open rough grassland. The barrow is not large enough to be widely visible from afar but it is certainly visible from the high ground on the top of Codden Hill. Its location is visible from the high ground to the west around Tawstock, and the ground around Hollamoor Farm and the proposed turbine location. There would be direct views to the proposed turbines at a distance of c.3.5km, though separated by the valley of the River Taw. Despite these views, the proposed development would not affect the setting of the barrow nor its immediate landscape context. The construction of the proposed turbines would affect the wider landscape setting of the hill and the barrow within its landscape. The turbines would draw the eye and may reduce the landscape dominance of the distinct hog-back of Codden Hill, and thus the barrow. The barrow itself is no longer dominant in its own right, so its primacy cannot be affected, but the primacy of its wider setting would be affected; impact **negative/moderate**.

- Double stone alignment on Isley Marsh; high significance; Scheduled Monument; condition: fair to poor. Often submerged by tides, stone row, of 16 or more pairs of stones, on the tidal mud flats. Wide views in the surrounding area, with significant modern impacts from the power station and other 20th century developments. Views to the turbine location would be blocked by houses, trees and other development. Views from this site may have been key out to sea, but as the site is not fully understood the value of its views have not been quantified. Its wider setting has changed completely, although its localised mud flat setting remains the same; impact **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Two bowl barrows, south of Haycroft; high significance; Scheduled Monuments; condition: good. These upstanding mounds are to be found in a field west of the B3232, between Great Torrington and Barnstaple. The barrows survive in good condition, but lie within enclosed fields and have no views out of their enclosure; impact: **neutral**.

4.6.11 Scheduled Monuments: Fortifications

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

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

Sinclair-Thomas Matrix Zone B: Prominent

- Barnstaple Castle; high significance; Scheduled Monument, condition: good to trace. The Castle mound is in good condition with the ruins in poor to trace condition. The castle is now set in a car park and framed by the Library and Record Office. The castle mound stands on the eastern side of the estuary guarding, with views out towards the sea. This is directly associated with the urban burgh and port and was designed specifically with a defensive and status function. Over time, the focus of the town has shifted to its market and high street, as it became an important trading town. The castle became one of many features in a wider historic townscape, with the guildhall, pannier market and quay being the primary focus of the new community. The mound can still be understood and experienced as intended to some extent, as it is upstanding and it retains dominant landscape primacy in

the localised area of Rolle quays and the water front, Tuly Street, Paiges Lane and others. It is debatable, however, if people do understand the mound, enclosed as it is by a car park. When viewing the mound from the surrounding area the turbines will not be visible, so the experience of the mound cannot be affected by them. Certainly the mound will have direct views from its summit, but its urban setting and the key views up and down the Taw would not be affected, only its views to the south/south-east. The riverside estuary landscape is very different to that of the agricultural hills to the south, and there is little direct connection between them due to the extensive development of the town in the 20th and 21st centuries. Within the wider landscape the turbines would be more visible; impact **negative/minor**.

- Burridge Hill fort; high significance; Scheduled Monument; condition: fair. Remains of a hillfort and additional possible outworks to the east. This monument is set on a high ridge of ground, with wide views to the south, west, south-west, and south-east. Generally wide views although the earthworks are now divided into several field enclosures and therefore some of the views out of the site are now obstructed by hedgebanks. There will certainly be views to the south-west, across to the high ground and the three turbines location. There are other significant groups of turbines, as well as individual ones within this landscape, and the hillfort has changed beyond all recognition. It can no longer be experienced as intended and its understanding has changed with the change in setting. Impact **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Iron-Age enclosure and Roman marching camp; high significance; Scheduled Monument, condition: fair to trace. Slight earthwork within a field on a hilltop, with wide views to the north and to the east. Despite these views, the earthworks are so shallow that they do not have wider landscape presence, and there is no landscape primacy. The proposed turbines would stand c.7-8km to the north-east, and at this distance would have little direct effect on the setting of the monument, its context within the current fieldscape, its topographical location or its material remains. However, they would certainly appear in views from the site, a key component of offensive/defensive function. This indirectly affects the setting on the hill top and comprises a change in the landscape this monument was designed to overlook. Impact **negative/minor**.

4.6.12 Scheduled Monuments: Settlement Sites

Enclosures, 'rounds', hut circles, fieldsystems, medieval villages

Rounds are a relatively common form of enclosed settlement in Cornwall. These settlements date to the Iron Age and Romano-British periods, most being abandoned by the sixth century AD. Formerly regarded as the primary settlement form of the period, it is now clear that unenclosed – essentially invisible on the ground – settlements (e.g. Richard Lander School) were occupied alongside the enclosed settlements, implying the settlement hierarchy is more complex than originally imagined.

These monuments are relatively common, which would suggest that decisions about location and prospect were made on a fairly local level. Despite that – and assuming most of these monuments were contemporary – visual relationships would have played an important role in interactions between the inhabitants of different settlements.

Prehistoric farmsteads – i.e. hut circles – tend to be inward-looking and focused on the relationship between the individual structures and the surrounding fieldsystems, where they survive. The setting of these monuments does contribute to their wider significance, but that setting is generally quite localised; the relevance of distance prospects and wider views has not been explored for these classes of monument, and it is thus difficult to assess the impact of a wind turbine at some distance removed.

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

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Deserted medieval village at Welcombe Farm; high significance; Scheduled Monument; condition: fair to good. Upstanding network of earthworks representing a small farming hamlet and fieldsystem. Although these survive well, the earthworks do not have much of a view out of their field enclosures. Their setting is still agricultural, even if only defined by the surviving farm to the south. The turbines can have no significant impact on the monument as it was a farming settlement, built for access to the land and in association with the various villages, these former buildings would never have been built with views in mind and views are irrelevant to our valuing of the site and changes in the wider landscape can have little effect on the monument; impact **neutral**.

4.6.13 Registered Parks and Gardens

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

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Tapeley Park; very high significance; a Registered Park and Garden; condition: good. The parkland falls entirely outside the ZTV and is unlikely to be affected by the proposed turbines; impact **neutral**.
- Youlston Park; very high significance; a Registered Park and Garden; condition: fair to good. There are elements of the park that would have some views to the proposed turbines, along the southern boundary on a high ridge of ground that is visible from the A39. There would be distant views across Barnstaple to the three proposed turbines, though views to the Fullabrook Windfarm are clear and closer. The parkland has visual links to the grounds at Tawstock Court and and very distant views to the parkland at Castle Hill. Key vistas appear to run back to the north and over to the west within the park; impact **negative/minor**.
- Castle Hill; very high significance; Registered Park and Garden; condition: excellent. The westernmost fringes of the park are noted on the ZTV as having some elements which will be intervisible with the turbines, this area largely covers the woodland that lies east of Swimbridge. This part of the park does not include any of the key vistas of the main run of the parkland and the important parkland features and buildings. The turbines may well be visible from some of the higher hills in the parkland, but at a distance and the setting around the house and the key views within the grounds would be unaffected; impact **neutral**.

4.6.14 Historic Landscape

General Landscape Character and impact on

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 county councils, AONBs and National Parks have undertaken similar exercises, as well as undertaking 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 Joint Landscape Character Assessment for North Devon and Torridge Districts (2010) this area is characterised as Type 3A –*upper farmed wooded valley slopes*. This character area is described as strongly undulating landform of rolling hills cut by streams, with a dispersed settlement pattern of historic villages and hamlets clustered on hilltops. This character area is noted for being an open landscape with important vantage points and uninterrupted vistas. This is also a complex landscape, which tends to diminish the visual impact of new elements. The large windfarm at Fullabrook lies across the Taw to the north, and this development could be seen to bracket the town of Barnstaple. However, cumulative impact does not seem to be as much of an issue here as in other places (e.g. Buckland Brewer). Overall, the impact on the character of this historic landscape is likely to be **negative/moderate**.
- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

4.7 Summary of the Evidence

S-T Zone	Identifier	Site	NGR	Impact
SAM	30306	Bowl Barrow at Codden Beacon	SS 58238 29563	Negative/moderate
SAM	33062	Barnstaple Castle	SS 55572 33337	Negative/minor
SAM	DV 1035	Iron Age enclosure and Roman marching camp	SS 49212 25440	Negative/minor
SAM	10501	Two bowl barrows south of Haycroft, Huntshaw	SS 52029 21590	Neutral
SAM	DV 993	Deserted medieval village at Welcombe Farm	SS 61483 31255	Neutral
SAM	DV 419	Burridge Hill fort	SS 56929 35174	Negative/minor
SAM	DV 173	Double stone alignment on Isley Marsh 535m north of Lower Yelland Farm	SS 49142 32884	Neutral
SAM/GII	30310	Tawstock Holy Well	SS 55255 29835	Neutral
LB I	98435	Church Of St Augustine	SS 50215558	Negative/minor
LB I	98633	Church Of St Bartholomew	SS 63331 35469	Neutral
LB I	98580	Acland Barton And Chapel	SS 59412 32534	Negative/minor
LB I	96871	Barton Including Adjoining Hothouse To Rear Courtyard And Remains Of Chapel Umberleigh House	SS 59357 24599	Negative/Unknown
LB I	96878	Church of St Mary	SS 59121 23123	Negative/minor
LB I	98758	Church of St Michael	SS 50219 27690	Negative/minor
LB I	485778	Parish Church of St Mary The Virgin	SS 55651 34146	Negative/minor
LB I	485539	Bull House	SS 55620 34118	Negative/minor

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LB I	485715	St Anne's Chapel and Old Grammar School Museum Including Walls and Gates and Piers	SS 55885 33210	Neutral
LB I	485832	Queen Annes Walk	SS 55690 33110	Negative/moderate
LB I	485502	62, Boutport Street	SS 55896 33057	Neutral
LB I	485438	Long Bridge	SS 55778 32921	Negative/minor
LB I	485677	Penrose Almhouses	SS5604632855	Neutral
LB I	98500	Church of St John The Baptist	SS 56546 30098	Negative/minor
GII	98501	Cross Base in Churchyard	SS 56561 30100	Neutral
LB I	437098	Church of St Peter	SS 55977 29924	Negative/minor
LB II*	437076	Gatehouse To Tawstock Court	SS 55776 29843	Negative/minor
LB II*	485718	Pill House	SS 56293 31617	Negative/moderate
LB II	485717	Greendale Farmhouse	SS 56309 31581	Neutral
LB II	485719	Boundary Wall to Pill House fronting Pill Lane	SS 56282 31632	Neutral
LB II*	98527	Rosehill	SS 57096 31439	Negative/moderate
GII	98528	Stables & Adjoining Outbuilding c.5m E of Rosehill	SS 57117 31440	Negative/minor
LB II*	98273	Fairlinch	SS 47512 37563	Negative/minor
LB II*	98284	Buckland Manor	SS 48378 37743	Negative/minor
	98287	Threshing Barn And Horse Engine House 5 Metres North-North-West Of Buckland Manor House	SS 48357 37771	
LB II*	98344	Town Farm, Including Wall & Railings Adjoining Range of Farmbuildings, Comprising Stables, Barn, Linhay and Pump House, Forming Courtyard to Town Farm	SS 48525 36657	Neutral
G II	98345		SS 48521 36636	Neutral
LB II*	98269	Ash Barton	SS 51125 37326	Negative/minor
LB II*	98638	Apiary, 15 Metres South-East of Glebe House	SS 63309 35335	Neutral
LB II*	469737	Rigg Side	SS 60240 34327	Negative/unknown
LB II*	98558	Church of St Gregory, Goodleigh	SS 59844 34152	Neutral
LB II*	98642	Bydown House	SS 62292 29394	Negative/unknown
LB II*	98488	Great Halmestone	SS 59432 28354	Negative/minor
LB II*	98515	Hall House	SS 58557 27168	Negative/unknown
LB II*	98522	Orangery Approximately 50m SW of Hall House	SS 58428 27116	
LB II*	436867	Fishleigh Barton Farmhouse	SS 58444 24934	Neutral
LB II*	96874	Lemons Farmhouse	SS 59209 23082	Neutral
LB II*	91891	Parish Church of St Andrew	SS 56163 23600	Negative/minor
LB II*	91344	Church of All Saints	SS 51950 25257	Negative/minor
LB II*	98262	Church of St Peter, Ashford	SS 53350 35357	Negative/minor
LB II*	98737	Fremington Manor House including Entrance Gateway attached to west side	SS 51238 32554	Negative/minor
LB II*	98740	Gazebo on N. Side of Fremington Manor	SS 51158 32682	Neutral
LB II	98738	Entrance Gates and Gatepiers	SS 51279 32476	Neutral
LB II	98739	Gardens formerly belonging to Fremington Manor	SS 51144 32620	Neutral
LB II*	98727	Church of St Peter, Fremington	SS 51189 32562	Negative/minor
LB II	98730	Sampson Headstone	SS 51175 32559	Neutral
LB II	98733	Score Headstone	SS 51164 32558	Neutral
LB II	98735	Pair of Stones To Head And Foot Of Copp Grave	SS 51166 32545	Neutral
LB II	98731	Palmer Tomb Chest	SS 51195 32552	Neutral
LB II	98734	Cooper Headstone	SS 51190 32540	Neutral
LB II	98736	Lychgate To Church Of St Peter	SS 51178 32535	Neutral
LB II	98732	Parkin Headstone	SS 51175 32539	Neutral
LB II	98728	Anonymous Gravestone c.4m South of east end of Church of St Peter	SS 51205 32552	Neutral
LB II	98729	Fleming Headstone	SS 51205 32548	Neutral
LB II*	485441	Church of Holy Trinity, attached Railings & Gate	SS 56206 32778	Negative/minor
LB II*	485739	36, Pilton Street	SS 55673 34060	Neutral
LB II*	485529	North Country Inn	SS 55720 33508	Neutral
LB II*	485616	39, High Street	SS 55759 33343	Neutral
LB II*	485627	Three Tuns Inn	SS 55769 33243	Neutral
LB II*	485650	The Guildhall	SS 55791 33247	Neutral
LB II*	485576	8, Cross Street	SS 55733 33177	Neutral
LB II*	485713	Church of Saints Peter and Paul	SS 55833 33223	Neutral
LB II*	485568	Paiges Almshouses	SS 55861 33181	Neutral

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LB II*	485564	Horwoods Almshouses	SS 55872 33171	Neutral
LB II*	485567	Old School Coffee House formerly Horwoods School	SS 55862 33151	Neutral
LB II	437075	Tawstock Court/St Michael's School	SS 55505 29825	Negative/moderate
LBII	437074	The Lodge	SS 55607 29937	Negative/minor
LB II	436871	Hollamoor Barton	SS54702 29965	Negative/minor
LB II	436879	Nonconformist Chapel, Templeton	SS 54082 29724	Negative/minor
	436880	Moone Headstone approx 5m N of Chapel	SS 54088 29737	Neutral
LB II	437003	Eastcombe House	SS 53871 30001	Negative/moderate
LB II	436982	Upcott Farmhouse	SS 54281 30972	Negative/moderate
LB II	436902	The Tower, Tawstock	SS 55470 30819	Negative/minor
LB II	437057	Corffe House Little Corffe	SS 54956 29630	Negative/minor
LB II	437095	Gatepiers and Bridge In Tawstock Park c.400m South-West Of Shorleigh Bridge	SS 55313 30283	Negative/unknown
LB II	437059	Tawstock Church of England School	SS 55239 29814	Neutral
LB II		<i>Tawstock Village:</i>		
	437068	Primrose Cottage	SS 55447 29839	
	437069	The Old Post Office	SS 55472 29842	
	437071	Biddendon Cottage	SS 55512 29860	
	437073	Shorts Cottage	SS 55533 29867	
	437067	Omega Cottage	SS 55511 29826	
	437066	Jennings Cottage	SS 55510 29819	
	437063	Pink Cottage	SS 55496 29790	
	437064	Bloomfield Cottage	SS 55494 29780	
	437088	Gatepiers to Main Entrance Drive	SS 55674 29862	
	437078	Garden Structures including Terraces, Garden Walls, Summer Houses and Folly to Garden to North-West of Tawstock Court	SS 55710 29940	
	437084	Stable Block SW of Tawstock Court	SS 55733 29868	
	437087	Gatepiers to Entrance to Stable Courtyard	SS 55742 29849	
	437077	Outbuilding used as Gym for St Michael's School	SS 55763 29847	
	437082	Coach-House 5m south of Tawstock Court	SS 55755 29872	
LB II	437123	Lych Gate, Walls & Gatepiers, Church of St Peter	SS 55966 29904	Neutral
LB II		Bishops Tawton:		
	98526	The Retreat	SS 56745 29984	Negative/minor
	98509	The Three Pigeons	SS 56718 29978	Negative/minor
	98508	The Old Post Office	SS 56714 29988	Negative/minor
	98507	Chichester Arms	SS 56737 30042	Negative/minor
	98506	Rose Cottages	SS 56667 30109	Negative/minor
	98504	Village Hall,	SS 56602 30105	Negative/minor
	98502	Court Farmhouse	SS 56591 30075	Negative/minor
	98505	The Old Vicarage	SS 56652 30160	Negative/minor
	98514	Town Tenement and Yew Cottage	SS 56749 30342	Negative/minor
	98512	The Law Memorial Almshouses	SS 56511 30403	Neutral
	98511	Little Pill	SS 56391 30646	Negative/minor
	98510	The Elms	SS 56809 29896	Negative/minor
LB II	98493	Martin's Hill	SS 57281 28970	Negative/minor
LB II	98492	King's Cottage	SS 57260 28578	Negative/minor
LB II	98495	Newbridge Cottage	SS 57238 28482	Neutral
LB II	98479	Beara Farmhouse	SS 57252 28306	Negative/minor to neutral
LB II	98494	Newbridge Bridge	SS 56986 28290	Neutral
LB II	437097	Gates, Gate Piers and Terminal Piers to Newbridge Entrance to Tawstock Park	SS 56798 28211	Neutral
LB II	437096	Gatepiers At Wood Parks Lodge Entrance To Tawstock Park	SS 56495 28746	Neutral
LB II	436878	Lower Uppacott Farmhouse	SS 55304 28650	Neutral to Negative/minor
LB II	436866	Collabear Farmhouse	SS 54470 28686	Neutral
LB II	98483	Armada Cottage Beggars Roost	SS 57959 30160	Neutral to Negative/minor

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LB II	98490	Horsewill Lake Farmhouse	SS 58412 29029	Negative/moderate
LB II	98592 98951 98590	<i>Bableigh:</i> Lower Bableigh Bank Barn c.25m E of Higher Bableigh Farmhouse Higher Bableigh Farmhouse	SS 59072 30007 SS 59194 29961 SS 59161 29965	Neutral
LB II	98485 98486	Great Fisherton Farmhouse including Outbuilding adjoining to SW Stables and Shippon with Loft over approx 30m SE of Great Fisherton Farmhouse	SS 57475 27957 SS 57485 27924	Negative/minor
LB II	98487	Great Westacott Farmhouse & attached Shippon	SS 58182 27945	Negative/minor
LB II	436873	Little Thatch	SS 57587 26749	Neutral
LB II	98523	Gatepiers, Flanking Walls and Terminal Piers approx 2m S of Hall Lodge	SS 57596 27688	Neutral
LB II	98525	Mount Sandford	SS 57767 31473	Neutral to Negative/minor
LB II	98586 98594	East Whiddon Whiddon Park House	SS 57671 31657 SS 57637 31672	Neutral to Negative/minor
LB II	98593	Barn approx 10m N of Portmore Farmhouse	SS 58102 31839	negative/unknown
LB II	98587 98583	Farmhouse Now Used As Store Shed Approximately 100 Metres North West Of And On Opposite Side Of Road To Hill Farmhouse 5 Drinking Troughs And 2 Shelters For Quarry Traffic Approximately 15 Metres North West Of Hill Farmhouse	SS 58175 31228 SS 58182 31190	negative/unknown
LB II	437037	Barn With attached Round-House approximately 30m west of Sticklepath Farmhouse	SS 55340 32462	Neutral
LB II	98722 98723 98725 98724 98748 98747 98749	<i>Bickington, Fremington:</i> Ellerslie Lookout Tower United Reform Church Hillside Longhope Cottage Homestead Cottage The Homestead April Cottage Sunnymead North Farmhouse Penhill House	SS 53693 32670 SS 53491 32476 SS 53390 32442 SS 53397 32464 SS 53326 32564 SS 53294 32624 SS 52202 32960	Neutral Negative/minor Negative/minor Negative/minor Negative/minor Negative/minor Negative/minor
LB II	98720	Limekiln, Pill Estuary, Fremington	SS 51349 33199	Neutral
LB II	98745 98742 98743 98746 98751 98744 98726 98741 98750 508326 98752	<i>Fremington:</i> Fremington Mill Building Home Farmhouse Bank Barn with Granary attached approximately 10m south of Home Farmhouse House to the rear of Fremington Mill Westaway Cottage The Cottage 1-5, Church Hill The Old Cottage The New Inn War Memorial Hilltop Cottages	SS 51213 32234 SS 51160 32223 SS 51148 32210 SS 51200 32217 SS 51290 32275 SS 51188 32386 SS 51213 32456 SS 51431 32391 SS 51334 32432 SS 51154 32483 SS 51035 32451	Negative/minor Negative/minor Negative/minor Negative/minor Negative/minor Negative/minor Neutral Neutral Negative/minor Negative/minor Negative/minor
LB II	98721	Rookabeare Cottage	SS 52171 30844	Negative/minor
LB II	98719	Higher Rookabeare Farmhouse	SS 52448 30574	Negative/minor
LB II	98773	Orchard Farmhouse	SS 49888 30022	Negative/minor
LB II	98754 98755 98756 98757	<i>Horwood (outskirts):</i> East Barton, Including Garden Walls & Gate Piers Stable Block Approx 30m SW of East Barton Old Coach House 60m S of East Barton House Barn Approx 70m SW of East Barton House	SS 51295 27649 SS 51268 27614 SS 51292 27552 SS 51256 27555	Neutral to Negative/minor
LB II	436740 98753	<i>Lower Lovacott:</i> Lethbridge Farmhouse Crosspark Farmhouse	SS 51957 27388 SS 51760 27404	Neutral to Negative/minor
LB II	436661 436686 436687	<i>Kennacott:</i> Kennacott Farmhouse Stables, Cartshed and Cider Mill House Circa 5m N of Kennacott Farmhouse	SS 53247 26147 SS 53269 26167 SS 53276 26129	Neutral

Land at Hollamoor Farm, Tawstock, Devon

	436701	Granary approx 15m E of Kennacott Farmhouse Stables with Loft over approx 30m SE of Kennacott Farmhouse	SS 53292 26108	
LB II	98609	Westacott House And Barn Attached	SS 58592 32850	Negative/unknown
LB II	98557	Great Lilly Farmhouse	SS 58458 33410	Neutral
LB II	98246 98247	Summer House & Terrace, Roborough House Folly c.100m North of Roborough House	SS 56736 35065 SS 56703 35100	Negative/unknown
LB II	98245	Westaway Westaway Cottage	SS 56156 34769	Neutral
LB II	485852	Milestone At SS561345 at Corner Of Youings Drive	SS 56114 34573	Neutral
LB II	485594	Tollgate Cottage Including Boundary Wall To Left	SS 57415 33338	Neutral
LB II	485593	Milestone At SS 5735 3331	SS 57350 33312	Neutral
LB II	485591	Gorwell House	SS 57272 33491	Negative/minor to neutral
LB II	485592	Ivy Lodge	SS 56883 33321	Neutral
LB II	485806	Ravelin Manor House And Little Ravelin	SS 56754 33104	Neutral
LB II	98242	Bradiford House	SS 54977 34683	Neutral
LB II	98243 98244	Tushill Farmhouse Barn 20m NE of Tutshill Farmhouse	SS 55104 35410 SS 55120 35445	Negative/unknown
LB II	98249	Eyecatcher c.600m S of Upcott House	SS 54392 34507	Negative/unknown
LB II	98248	Upcott House	SS 54218 35363	Negative moderate
LB II	98263	Post Office	SS 53277 35378	Neutral
LB II	98260	Ashford House	SS 52658 35024	Negative/minor
LB II	98261	Strand House	SS 52558 34832	Negative/minor
LB II	485533 485534 485535	Bradiford Bridge Milestone NW of Bradiford Bridge At SS55053430 Front Garden Wall And Railings To Cedar Cottage	SS 55054 34293 SS 55052 34302 SS 55043 34305	Neutral Neutral Neutral
LB II		<i>Pilton: (78 listed buildings)</i> Pilton Street Bull Hill The Rock Bellaire Northfield Road Pilton Quay		Negative/minor Neutral Neutral Neutral Neutral Neutral
LB II	-	<i>Newport District: (45 listed buildings)</i> Newport Road South Street	-	Neutral Neutral
LB II		<i>Barnstaple Central: (over 200 listed buildings)</i> Boutport Street High Street North Walk Holland Street Cross Street Castle Street Castle Quay Paiges Lane Butchers Row Joy Street The Strand The Square Maiden Street Well Street Litchdon Street Taw Vale Silver Street Bear Street		Neutral Neutral Neutral Neutral Neutral Negative/minor Neutral Neutral Neutral Neutral Negative/moderate Negative/moderate Neutral Negative/minor Neutral Negative/minor Neutral Neutral
RP&G	1695	Tapeley Park	SS 47681 28999	Neutral
RP&G	1697	Youlston Park	SS 58712 37274	Negative/minor
RP&G	1015	Castle Hill	SS 66901 28807	Neutral
Undeg.	-	Tawstock Park	SS 55700 30200	Negative/moderate
-	-	HISTORIC LANDSCAPE CHARACTER	-	Negative/moderate

5. Conclusions

5.1 Discussion and Conclusion

The proposed turbines would be installed on land that belonged to Hollamoor Barton in the 19th century, part of the extensive estates of Tawstock Court. These fields were probably laid out during the later medieval or earlier post-medieval period, and taken in from open grazing land. The archaeological potential of the site would appear, on the basis of current evidence, to be fairly low.

In terms of the wider landscape, the three turbines would be located on east-west ridge flanking the lower reaches of the River Taw. To the south, the landscape is topographically complex; to the north is the wide flat valley of the Taw, with the land rising up beyond. The complex and undulating landscape to the south is less sensitive to the visual intrusion, and there is greater potential for local blocking from the terrain. The landscapes to the north are much more exposed, and the proposed turbines would become highly visual landmarks.

There are relatively few Scheduled Monuments within 10km, but a large number of Listed buildings, many of which are clustered in the villages and the urban centres of Barnstaple. The number of buildings that will be affected to any great extent, in that their setting-related significance is definitively comprised, is relatively low given the prominence of the proposed location. Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. Many of the buildings and monuments would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge on a large number of heritage assets (**negative/minor**). A number of the heritage assets considered would be more seriously affected, and these include: the bowl barrow on Codden Hill; Queen Anne's Walk, The Strand and The Square in Barnstaple; Pill House; Rosehill; Upcott House; Tawstock Court; Eastcombe House; Upcott Farmhouse; Horsewill Lake Farmhouse; Tawstock village; Tawstock Park.

On balance therefore, the overall impact of the proposed turbine can be assessed as **negative/moderate**.

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Appendix 1

PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON LAND AT HOLLAMOOR BARTON, TAWSTOCK, DEVON

Location: Land at Hollamoor Barton
Parish: Tawstock
County: Devon
NGR: 254630.130550
Planning Application ref: Pre-application
Proposal: Construction of three 500kW (75m to tip) wind turbines.
Date: 11th April 2014

1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Lucy Boulton of Mosscliff Environmental (the Client). It sets out the methodology for desk-based research and a visual impact assessment and for related off site analysis and reporting at land at Hollamoor Barton, Tawstock, Devon. The PD and the schedule of work it proposes have been drawn up in consultation with Stephen Reed of the Devon County Historic Environment Team (DCHET).

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed turbine site, comprised of five fields, is made up of an area classified as *post medieval enclosures with medieval elements* on the Devon Historic Landscape Characterisation. To the east stands the former folly in Tower Park, and to the south-east, Tawstock Court.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Undertake a desk-based assessment of the site;
- 3.1.2 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;
- 3.1.3 Assess the direct visual effects of the proposed development upon specific landscape elements and historic assets through the use of photo-montages, including views from key features looking toward the development site, and showing scale images of the proposed turbine superimposed thereon;
- 3.1.4 Produce a report containing the results of the desk-based research and the visual impact assessment;
- 3.1.5 Provide a statement of the impact of the proposed development on the potential archaeological resource, with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

4.0 METHOD

4.1 Desk-based Appraisal:

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

4.2 Visual Impact Assessment (VIA):

- 4.2.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV) will be supplied by the Client 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/>). This will include: all relevant undesignated heritage assets within 1km of the site; all listed structures and scheduled ancient monuments within 5km of the site; all Grade I & Grade II* listed structures and scheduled ancient monuments within 10km of the site and all registered parks/gardens, sites with structured views, battle fields, significant un/designated archaeological landscapes and world heritage sites within 15km of the site. An abbreviated list of these heritage assets will be included as an appendix within the report.
- 4.2.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages produced in accordance with the Landscape Institute and Institute of Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 2nd Edition 2002. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.
- 4.2.4 The likely impact will be assessed using the methods outlined in Cornwall Historic Environment Projects visual assessment reports and based on English Heritage 2012 Guidelines on the Setting of Heritage Assets the Cornwall Historic Environment Projects.

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;
- 5.1.7 A copy of this PD will be included as an appendix.
- 5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HET on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.
- 5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under reference Southwes1-177045.
- 6.0 FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this would need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012).
- 7.0 PERSONNEL**
- 7.1 The project will be managed by Colin Humphreys; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of DCHET will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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Appendix 2

Key Heritage Assets

BOWL BARROW AT CODDEN BEACON

30306

The monument includes a Bronze Age bowl barrow with a later, 20th century, memorial. It is situated on a high upland ridge with commanding views across the valley of the River Taw and is highly visible from the north and south. Views from the barrow extend to Dartmoor, Exmoor and to the sea beyond Barnstaple. The monument survives as a 17.4m diameter circular mound standing up to 1.6m high. The surrounding ditch from which material to construct the mound was derived measures from 2.9m wide on the western side to 3.4m wide on the northern side, and is between 0.1m and 0.2m deep. The ditch has been cut on the southern side by the construction of a 2.5m wide, 1m deep ditch with a stone built ha-ha. The top of the mound was partly cut to facilitate the construction of a stone memorial. A circular paved plinth lies on top of the mound and this is 6.3m in diameter. Above is a stone pillar dedicated to Caroline Thorpe, late wife of the Right Honourable Jeremy Thorpe MP, and a tablet indicates its dedication by the Archbishop of Canterbury and Bishop of Crediton in 1971. The pillar itself is 3.5m high. On the western side of the mound a memorial stone bench was inserted which has cut the mound slightly on this side. There is also a paved area in front of the seat. This was erected in the 1970s and is dedicated to Stanley J H Verney R.A.F.V.R. 1918-1943. The bench, paved plinth and paved area are excluded from the scheduling although the ground beneath these features is included.

BARNSTAPLE CASTLE

33062

The monument includes Barnstaple Castle, a Norman motte and bailey, part of which overlies a Saxon cemetery. The castle, which has a surviving motte, stands on the east bank of the River Taw at its confluence with the River Yeo just upstream from where the Taw broadens out on its journey to the Bristol Channel. It thus protected the lowest point at which the Taw could be forded in medieval times. The castle was sited within the western corner of an earlier Anglo-Saxon defended town or burh and was probably under construction by the time of the Domesday Book in 1086, although it is not recorded in documents until the 12th century. Excavations conducted by Trevor Miles within the castle grounds in 1972-75 on the north west side of the motte in the area thought to encompass the bailey and its defences, revealed the presence of 105 graves forming part of a Saxon cemetery which was in use at the time of the Norman Conquest. All of the excavated burials were extended inhumations orientated east-west and all lacked grave goods. The cemetery was therefore deemed to be Christian and it may date to about 900, but would have ceased to be used as such when the moat and rampart of the Norman castle were constructed across the site. The results of the excavations were published in 1986. Further burials are expected to lie in those undisturbed areas within the castle grounds which were not subject to archaeological investigation. Barnstaple Castle itself comprises a courtyard or bailey area originally enclosed by a bank and moat, which stood on the north west side of a motte that was equipped with its own associated set of defences, thus creating a stronghold within the castle. The bailey would have held some of the working buildings of the castle constructed either in timber or in stone. The earth and stone-built motte, which stands about 14m high with a diameter of just over 60m, retains masonry fragments of a stone defensive wall and an inner circular tower known as a donjon or shell keep with wing walls descending the slopes of the motte. In plan it was roughly circular and comprised two concentric walls. Another wall, 1m thick, bounded the edge of the flat top of the motte. A document of 1274 indicates the presence of a hall, chamber, and kitchen on the motte. The structure is considered to be a shell keep with enclosed tower similar to contemporary Norman castle architecture at Launceston in Cornwall and Plympton in Devon. The rampart and ditch which defended the bailey were part-excavated in 1972-75 and from these excavations it was suggested that the bailey rampart was about 10m wide and probably revetted with vertical timbers, although its height remains unknown. It was fronted by a berm 4m-5m wide and then a ditch which, because its depth has been demonstrated to be well below the high water mark, may be more correctly termed as a moat fed by channels connected to the River Yeo. The full width of the bailey moat has not yet been established although it appears to exceed 5m. A flat-bottomed trench located between the rampart and the ditch is considered to be a robber-trench of a stone wall about 1m thick which was added to the front of the rampart in the late medieval period. As with the bailey, the motte mound was surrounded by an encircling moat found in an excavation of 1927 to be about 16m wide and 4.5m deep. The motte must have been connected to the bailey by some means, probably by a drawbridge. A moat of this size is also likely to have utilised river water by the linking of the nearby Rivers Taw and Yeo, although it was not until the 13th century that castle defences made extensive use of water-filled moats, and Barnstaple Castle appears to have been in decline by then. Although an early Norman castle might be expected at Barnstaple, as was the case at Exeter and Totnes, there is no documentary evidence of such a castle until the early 12th century. Records suggest that by the reign of Stephen, in 1136, Barnstaple Castle was abandoned as being too weak to defend, but it was rebuilt after 1139 by Henry Tracy and his descendants. In 1228 the defences were reduced in height on the orders of Henry III and the castle was in disrepair by the end of the 13th century. The whole site is recorded as utterly ruinous by the time of John Leland's visit in 1540 during the reign of Henry VIII. A mansion, known as Castle House, was built on the area of the bailey in the 19th century and the surrounding area, including the motte, was landscaped and planted with trees. A spiral path up the mound was also created in this period. The mansion was demolished in 1976. A number of features are excluded from the scheduling. These are: all breeze-block and other modern buildings in the former cattle market, where these lie within the area of protection, the post-medieval boundary wall of the telephone exchange which separates this property from the cattle market car park, all modern fencing, lampposts, path surfaces and paving, tarmac surfaces and their make-up, all fixed benches and seating, bicycle stands and all signs and signposts. The ground beneath all these features is, however, included. Specifically included in the scheduling is the retaining wall at the base of the motte.

IRON AGE ENCLOSURE AND ROMAN MARCHING CAMP

DV 1035

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

TWO BOWL BARROWS SOUTH OF HAYCROFT, HUNTSHAW

10501

The monument consists of two adjacent bowl barrows, and of the ground lying between them. These barrows lie on the north of Darracott Moor, 370m south of Haycroft Farm, Huntshaw. The barrow to the west is 23m in diameter and 1.6m high, and the eastern barrow is 24m in diameter and 1.3m high. Both barrows are probably broader and lower than originally constructed as they have been affected by ploughing which also may have obscured any ditch around each barrow. The mounds were built mainly from clay and when partially excavated last century were found to contain charcoal, cremated remains and grave goods, and in particular the barrow to the east contained a bronze ogival dagger.

DESERTED MEDIEVAL VILLAGE AT WELCOMBE FARM

DV 993

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

BURRIDGE HILL FORT

DV 419

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.

DOUBLE STONE ALIGNMENT ON ISLEY MARSH 535M NORTH OF LOWER YELLAND FARM

DV 173

This monument includes a double stone alignment situated on the tidal mudflats of the estuary of the River Taw. The alignment survives as up to 16 stones arranged in a pair of parallel rows. The distance between the two rows is approximately 2m. The stones of both rows are arranged in pairs up to 2.5m apart. The stone alignment is in a tidal estuarine location and for several years has been completely submerged by silt. In 1932, the tallest stone was 0.4m high above the silt. Partial excavation produced nine pairs of stones or stone sockets, a scatter of flint tools and some evidence for occupation during the Mesolithic, Neolithic and Early Bronze Age. At the time of its discovery in 1932, the rows were up to 56m long. By 1983 only seven stones were still visible above the mud and subsequently they have disappeared from view.

TAWSTOCK HOLY WELL

30310

The monument includes a medieval holy well housed within a 20th century well building. It lies in a small valley to the east of Tawstock and survives as a sub-rectangular well recess which measures 1.7m long by 1.4m wide and 1.2m high. The well is full of clear water which issues into a ditch at the front. Evidence of mortar, corbelling and rough walling is also visible, with a possible lintel. Around this grotto-like structure a 20th century building has been constructed. This is revetted into the hillside and has two retaining walls of 1.5m high abutting the building and running parallel to the hillside. The building has a pitched roof, is stone built and has the inscription 'Holy Well, Tawstock. Restored 1938 A.B.S.W.'. There is an iron gate across the entrance to prevent access. A holy well was recorded at Tawstock in 1390. The 20th century well building, which is Listed Grade II, is excluded from the scheduling, although the ground beneath is included.

CHURCH OF ST AUGUSTINE

98435

Parish Church. C13 and later. Tower and aisle of coursed dressed stone with some laced stone in 2nd tower stage. Nave, chancel, south and north porches of random rubble. Slate roofs with C19 crested ridge tiles. Nave and chancel probably incorporate earlier fabric but both heavily remodelled in late C15/early C16 when west tower and north aisle were added. Windows in north aisle suggest possibly early C17 refenestration and 1675 datestone below east window may indicate rebuilding of gable end wall of chancel. North aisle arcade rebuilt and piers remodelled in C18 or early C19. Nave and chancel refenestrated in C19. West tower of 3 stages with setback buttresses. Embattled parapet with crocketed corner pinnacles. Internal stair turret on north side with 7 openings all slits except third from ground which is a quatrefoil panel. Blind quatrefoil panels in first stage of tower on north, south and west walls, those to west and south contain shields. Large pointed-arched bell-openings on all sides of 3 lights with cusped and traceried heads with hoodmoulds. Single light bell-opening with ferrimontor and flat hoodmould in second stage of east wall, 3-light traceried west window with hollow-chamfered surround above Tudor-arched west doorway with triple hollow chamfered surround and hoodmould. North porch doorway with plain

pointed arch. Tudor-arched north doorway with moulded surround. Four 3-light cavetto-mullion windows to north aisle with depressed arches and hoodmoulds with labell stops. 2-light transomed vestry window with hoodmould. 3-light east window, partially recut and inserted in former larger opening. Small datestone WM 1675 below. C19 fenestration on south side, pointed arches to the nave, square-headed to chancel. Priests door with large dressed jamb stones and alternating stone and brick voussoirs. Plain rubble south porch doorway with slate sundial over dated 1795 by Jn and Thos Berry. Undecorated barrel ceiling. Double chamfered south doorway, probably C13 with ancient pointed arch ledged plank door. Interior: Late C18/early C19. Arcade of 5 bays with depressed arches supported on wave-moulded piers with thin cornices unusually set square rather than diagonally. Tall, double, hollow chamfered west tower arch with quatrefoil panel inset in wall to right. Aisle and nave have fine ceiled waggon roofs, aisle roof of smaller panels, each roof with variously carved bosses in the intersections of the ribs and longitudinal members. 4-centred arch vestry door with moulded surround and ancient door inserted in larger pointed arch opening with large rough keystone. Many walls and reveals subjected to C20 replastering. Perp- screen to chancel with small angels carrying shields in the uprights of Pevsner 'A' type tracery, heavily restored in late C19, the coving almost entirely replaced. C20 screen to north aisle. Octagonal stone font with faceted base to bowl supported on squat central column and 4 corner colonettes on square base. Fittings include 2 late C16 or early C17 chairs in sanctuary with carved backs and C20 pews. Monuments: Very fine early C16 table top tomb to Richard Coffin (died 1523) in north chancel wall. Ornate Tudor arch to canopy of floriated pendants and intermediate pierced trefoils supported on stopped and chamfered jambs, the attached shafts cut down at top. Initials of R.C. in each of the foliated spandrels surmounted by demi-angel bearing shield in centre of foliated frieze with short fleur-de-lis bars to headrail. Base of 2 tiers of 6 quatrefoil panels with square linen-fold centres to the upper tier and floriated centres below. Above tomb 2 wall monuments to members of Ballyman family, both with ancient colour decoration. That to left dated 1695 with scalloped base above winged and wreathed skull. Cherubs heads to each side of oval medallion and 2 above in draped and palmette surround. That to right has oval medallion with cherubs heads over and putti each side reclining on plinth with winged cherubs bust between the console. Painted Royal Arms of George III over south door. 4 good marble wall monuments to Bassets of Heanton Court in family chapel in north aisle, all with some ancient colour decoration. Elizabeth Basset (died 1635). Praying female figure, kneeling, in high relief under shoulder-headed arch with flanking Ionic colonnettes with shields above and inscription below: "Should monuments Goe by merit, then Surely Thine with Pretious Stone and Orient Pearls should shine. But since thy world of worthy world doth know this marble stone may serve thy name to show." John Basset (died 1660) Ionic colonnettes supporting scrolled pediment. Arthur Basset (died 1672) Corinthian Colonettes with broken pediment and cherubs flanking Classical urn. Trophied surround to oval medallion supported on cherub-headed consoles. John Basset (died 1686). Cherubs heads in foliated surround to oval medallion with segmental pediment with central shield and reclining putti to each side. Skull and flanking cherubs in base. Belfry not inspected.

CHURCH OF ST BARTHOLOMEW

98633

Parish church, mainly late C15/early C16 but may be some earlier fabric. Some C18 work survives. Main restoration in 1880's and in 1905 by Tamlin, but possibly some earlier restoration work of 1831. Stone rubble with stone dressings. Slate roofs with coped gabled ends. West tower, nave, chancel, south aisle and south porch. Tower of 3 stages with embattled parapet and stone gargoyles to each corner polygonal stair turret to south side with 2 small traceried windows above 5 slits. Single angle buttress to north-east corner of tower, and diagonal buttresses to full height with offsets at south-west and north-west corners. C19 pointed-arched bell- openings of 2 trefoil-headed lights with quatrefoil tracery, the cusps clasping foliated centres. Similar 2-light opening to second stage south-side with pointed arched hoodmould and label stops. Perpendicular single cusped-headed niche below. West window of 3-lights with foliated emblem and human heads around the hollow moulded surround. Pointed arched west doorway with double roll-moulded surround. Plank door with metal lock dated 1769 and handle dated 1883. South aisle has one 2- light and two 2-light straight-headed windows in Perpendicular style with 4-centred arches to the lights. Diagonal buttresses to each end and 2 buttresses with offsets flank the right hand window. South porch with plain carved bargeboard. Slate sundial by John Berry dated 1770 above Perpendicular semi-circular headed doorway with cavetto flanked by cyma recta moulded surround. Plain plastered waggon roof with moulded timber wall plates. Similar round-arched inner door but without the right-hand cyma recta moulding. C19 plank doors, both to south porch and priests door towards east end with 4-centred arch and hollow chamfered and ovolo-moulded surround. C19 3-light east window to south aisle with intersecting tracery and hoodmoulded. Pointed arch to east window of 3 cinquefoil-headed lights with Perpendicular style tracery and hoodmould 4 buttresses to north side of chancel flanking 3 straight-headed Perpendicular windows with 3 four-centred arched lights but with much renewed stonework. Interior: pointed triple chamfered tower arch. South arcade of 4 bays with Pevsner 'B' type piers and block capitals without decoration. Plain plastered basket-arched ceilings to south aisle, nave and chancel possibly concealing earlier roof structure. C18 dado panelling, 2-panels high along nave and aisle walls. Medieval floor tiles survive in 3 groups, one near to base of tower arch, some reset around base of font and some very worn examples near to the south door. Stone font with round stem and bowl, undecorated with lead lining and C16 cone cover 8-sided with moulded ribs swept up to crocketed finial. Pulpit with octagonal drum with reused C16 bench ends on each of the exposed facets, 3 panels high to the sides, and two large panels to front all richly carved with repeated designs. Stem with scalloped capital reused. Altar table to south-side reuses C16 carved panelling with tall carved male figure on left side and male figure surmounted by female bust to right side. Apron rail between carved "Rev. C. Hiern Rector 1831 and J & P Tamlyn Churchwardens". C19 stone lectern with 4 crocketed supporting brackets and tracery of 2-lights on each side with pointed trefoil heads. Stained glass to east window dated 1889. C17 chest in south aisle with carved lunettes above 3-panelled front. Painted Royal Arms on aisle west wall. Monuments: south side of aisle, from east end: weathered inscription to alabaster wall monument of 1661. Oval medallion with lozenge at top and roundels to side and base in scrolling surround. Two C19 marble tablets to Tamlyn family, one recording £200 bequest to education of poor children. 2 identical C19 marble wall monuments, one signed J. Clarke of Exeter to Hiern family. North side of nave from east, a late C18 pedimented marble tablet with oval medallion to Hunt family, wall monument

to John Tamlyn died 1816 with square marble tablet below with Latin inscription to Henry Parmienter dated 1791 and high Victorian Gothic monument to John Hutton. Devon Churches Project

ACLAND BARTON AND CHAPEL

98580

Barton and chapel now store-shed and workshop. C15, both remodelled in 1591. House altered and extended in late C19. House of roughly coursed stone rubble. Slate roof, hipped at left end, gable end to right. Tall brick stack with oversailing courses at left end. Rubble stack with offsets heightened in brick at right gable end. Chapel of painted cob and stone with stone dressings. Lateral rubble stack to rear with brick shaft. Slate roof with gable ends. The house has large hall to right of through-passage; probably formerly open to the roof but must have been heated by stack, as there is no smoke-blackening to the late C15 roof structure. In 1591 this wing was extended, the through-passage and first floor probably inserted and a service end added at lower end, now partly converted to parlour. Possibly in C17 a large right-angled 2-storeyed extension was added to rear right end, formerly with a hipped end where it joins the main range. In late C19 a single storey right-angled kitchen extension was added to rear left side completing 3 sided rear courtyard plan with corrugated roof to outshut to rear of main range across the length of the courtyard. The right-hand extension has a tall rendered stack to its inner face and brick stack at gable end of C19 addition. The chapel sits at right angles to, and adjoining the front left end of the house. House and chapel both of 2 storeys, the chapel with single rooms of unequal size to each side of lobby entrance. House has 3-window range, 3-light casement to left and 2-gabled half dormers to right side with timber lintels. Three 3-light casements to ground floor with timber lintels which are chamfered to the 2 outer openings. C20 fenestration throughout except C19 extensions. Massive through-passage doorway with tiled lean-to roof supported on heavy oak pillars with chamfered jambs reducing to hollow chamfered surround with 1591 date carved to the centre of the head of the lintel. 4-centred arch to inner doorway with a cyma reversa and hollow-moulded surround. Massive 4-plank door with studded nail heads, old knocker and latch, horizontal planking to inner face. Chapel has 2-window range of timber mullion windows of three 4-centred arched lights with moulded surrounds, the 2 outer lights to each window are infilled, the centre lights with stanchions and saddle bars. 2 ground floor stone mullion windows with three 4-centred arched lights, left side has had stone hoodmould replaced with moulded timber lintel, both sides have label stops with fleur-de-lis and foliated designs. Stanchions and saddle bars to each of the 3 lights. These flank stone doorway with depressed ogee arch with roll and hollow chamfered surround, the base of the jambs hollowed outwards to admit cider barrels. Plank door. To rear upper storey is a timber mullion window with moulded surround of two 4-centred arched lights with stanchions and saddle bars. Interior of house: 3 shoulder-headed chamfered door surrounds to left of through-passage, 2 forming pair towards front end and single doorway towards rear set close to impressive segmental-arched rear through-passage doorway with double chamfered surround. Panelled screen to hall side of through-passage of 4 sections, each section 2 panels wide and 3 panels high; 2 sections each side of inserted doorcase possibly casing in earlier door surround. Hall has single scroll-stopped beam. 4 panelled door to rear right end. Fine staircase with moulded handrail, thick turned balusters and square newels with ball finials. 3 early door surrounds at head of stairs, that to left partially cased in, 1 straight-headed without chamfers, the other with run-out stops, overlight and reset 10 panelled door, the upper 2 panels truncated. Over the hall and through-passage, the lower end of which forms a closed truss, is an impressive roof structure with all details intact. 5 principal trusses with short raised jointed cruck feet resting on a continuous moulded wall plate, the hollow-chamfers-flanking-axial-roll-and-fillet moulding running up from the base to the tip of cruck foot from where it continues around the soffit of the archbracing supporting collars morticed into the soffits of the principals. 2 tiers of threaded purlins, the upper tier with 4 straight windbraces meeting and lapjointed at the centre of the purlins between each truss, the soffits of the windbraces and purlins are chamfered with run out stops. The single truss over the lower end has heavy principals, threaded purlins and side-pegged collars. Interior of Chapel C19 doorcases to each side of lobby entry with old staircase backing onto the lobby. Ground floor room to right side has brick steps at right gable end to plank door. Infilled fireplace on rear wall with heavy timber lintel and stone jambs. Room to left has panelled surround to window seat. Upper storey divided into 3 rooms with landing, 2 rooms to right side. Virtually continuous unceiled waggon roof with every fourth rib moulded with carved bosses at the intersections of single tier of side and ridge purl in runs almost the length of the building except at right gable end where there are 2 heavy trusses with straight principals and 2 tiers of threaded purlins, the innermost truss being closed. The rooms to each side of landing have late C16/early C17 plasterwork, that towards right gable end has similar devices echoed on each tympanum composed of a moulded cornice and frieze of interlocking 'S' and foliated scrolls with central heraldic device above with scrolled surround and roundels above and below flanked by foliated swags. Room towards left gable end has a plainer plaster cornice on its inner wall only with similar heraldic device above flanked by larger foliated devices. All 4 doorways with timber surrounds to upper storey are late C16 or early C17, that to inner room towards right gable end has slightly cranked head and chamfered surround, reached by short corridor which has slightly shouldered and cranked head to end doorway. Straight-headed door at head of stairs to principal room and cranked head and chamfered surround to doorway to room at left end which also has original ledged 2 plank door.

BARTON INCLUDING ADJOINING HOTHOUSE TO REAR COURTYARD AND REMAINS OF CHAPEL UMBERLEIGH HOUSE

96871

Large house, occupied as 2 dwellings with some fabric of the C13 chapel surviving in attached outhouses to rear courtyard. Substantial late C15 fabric to main range concealed by late C18/early C19 remodelling, with a large C17 wing added to rear. Painted rendered stone rubble. Slate roof with gable ends, asbestos slates to rear. Ridge and gable end brick stacks to south side, left end, similar rubble stacks with drips at right end. Axial rubble stack towards gable end of rear wing. The medieval ground floor plan has been largely obscured by the Georgian remodelling of the house which created 2 large rooms to the left and 3 rooms to right of the wide entrance hall, but the original C15 structure consisted of a massive 10-bay, possibly open hall house though always heated by a stack. In the C17 a large wing was added to the rear right end creating an overall L-shaped

plan, with the covered cart entrance and former chapel incorporated into piggeries completing the 3-sided rear courtyard plan. 2 storeys with garrets to the rear wing. Symmetrical 5-bay classical centre range with 2 additional bays at left end and canted 2 storey bay with conical roof at right end, both ends breaking forward slightly. Central range has 5 window range of hornless 12-paned sashes over 2 similar sashes to each side of Tuscan porch with engaged pilasters flanking 6-panelled door with fanlight. Similar fenestration to 2 left end bays with C20 door. Canted bay at right end is blind. Rear wing has irregular fenestration with mostly 20-paned hornless sashes. The back wall of the outhouses to rear originally formed the south wall of a chapel, and contains fragments of the chamfered window jambs and a complete infilled C13 doorway, with engaged shafts with lipped capitals from which the moulded pointed arch springs. Interior: main range has late C18/early C19 geometrical staircase to entrance hall with wreathed handrail and stick balusters. C19 Adam style chimneypiece and ceiling centrepiece to room to right, and moulded cornices to this room and room to left of entrance hall which has a marble chimneypiece. A small stone bearing Champenowne crest has been reset in the rear wall of the entrance hall. The majority of upper floor rooms in the east wing contain late C17 moulded plaster cornices, with a late C17 staircase up to the garrets with moulded handrail and splat balusters, and a C18 balustrade with turned balusters to the head of the staircase leading from the main range into the rear wing. The most remarkable survival is the roof structure. Over the main range from the left end it consists of 11 arch-braced trusses with short curved feet, 3 tiers of threaded purlins and ridge purlin, with morticed and tenoned straight collars. The soffits of the arch bracing have hollow flanking roll mouldings, with roll mouldings to both top and bottom arrises of the inner faces of the purlins, and to the underside of the ridge purlin. The 2 left end bays retain their full 2 tiers of curved windbracing to the north side with all but 2 of the bays retaining a single tier of windbraces, which have identical mouldings to the purlins. Each end truss is moulded on its inner face. Beyond the right end truss is a closed truss with short curved feet with mortices for studs, then 5 more trusses with short curved feet, the second truss being closed with a solid stone partition. The rear wing has four C17 trusses with high lap-jointed collars and halvings for raking struts to the tie beams. The house was formerly a seat of the Bassett family. The exceedingly high quality of the roof carpentry places it in the very top category of medieval survivals in North Devon.

CHURCH OF ST MARY

96878

Parish church. C15, north aisle C16. Restored 1880s by J L Pearson. Stone rubble with ashlar dressings. Slate roofs with crested ridge tiles, apex crosses to coped parapets. West tower, nave, north aisle, south transept and porch. Tower of 3 stages with embattled parapet and polygonal stair turret rising above the tower on south side. Short diagonal buttresses to tower. Square-headed windows of 2 trefoil-headed lights to each face of third stage with drip moulds and louvres. 2 single trefoil-headed lights under continuous dripmoulds to east side. Clock face to south side, second stage. West window of 4 lights, Perpendicular style with unusual tracery repeated in the windows of 4 lights to end of south transept and to chancel east end, and of 3 lights to the 2 windows on north side of north chancel chapel. All the windows have iron stanchions and saddle bars. West tower doorway with pointed arched hoodmould, fleuron decoration around the hollow moulded door surround. Nave south side has a Perpendicular style 2-light window, square-headed with dripmould. South porch to right has C19 double chamfered pointed arched doorway. Smaller Perpendicular inner door surround with single plain chamfer and C19 dripmould. Fine south porch waggon roof of 7 ribs with half bosses to each end and full bosses to the moulded central rib at the intersections with the transverse members. The ribs spring from crenellated wall plates decorated with carved foliage and plain shields. 3-light Perpendicular windows between porch and south transept, to east side of south transept and 2 to south side of chancel with depressed pointed arched hoodmoulds flanking priests door with a hollow-with-cyma-reversa moulded surround, and pointed arched hoodmould with clasping foliage to the returned ends. 3-light Perpendicular window to east end of north aisle. North aisle north doorway, pointed arch with fleuron decoration to the hollow moulded surround. 2 tall, probably late C16 straight-headed transomed windows with 4-centred arched lights to left and 3-light window in similar style but untransomed over the doorway. Perpendicular 3-light window to its right and at west end of north aisle. Interior: much of the C15/C16 fabric survives. Tall unadorned pointed tower arch. Nave arcade of 4 bays with depressed pointed arches supported on slender piers of Pevsner 'A' Type with capitals only to the main shafts. Chancel arcade of 2 bays with plain moulded pointed arches. Similar arch to south transept. Fine waggon roofs survive throughout, those to chancel and north aisle have carved armorial devices. Various carved bosses to every fourth moulded rib to each roof at the intersections of the transverse members. Carved figures to the base of each moulded rib to the south transept roof. C19 pattern tiles to chancel. Old misere choir seats survive to each side of chancel, 6 stalls to each side, the 2 end seats returning to back onto the chancel screen. 2 of the south side seats have foliated misericords. The screens are particularly interesting survivals. That between chancel and nave is square-framed, of 4 lights to each side of central opening, with slender muntins, crocketed above the lipped capitals, and pinnacled ogival heads to the lights with mouchette tracery, surmounted by a crenellated wall plate. The lower stage is of 6 panels to each side, with blind tracery repeating that of the windows. Screen between aisle and chancel remarkably retains its loft. The screen is of 4½ bays, the left end half bay with a closing rib to the coving. Each bay of 2 lights with slender muntins which have carved angel figures at springing level, supporting richly carved ribbed coving with cornice of 3 bands above. Lower stage has blind cusped tracery to the panels with foliated designs to the base. The loft of c.1530-40 has 4 full canted niche canopies, with richly carved cresting and pinnacled ogival heads. A sixth niche has been partly cut away beneath the end arcade arch. 4 of the styles supporting the canopies have been removed presumably when the painted panels were introduced. These have now been reversed and so face the gallery. The 7 panels are arranged so that 2 with painted shields flank a wide panel depicting the Royal Arms with 2 narrow panels to left to each side of a scripted panel, and a single narrow panel to right end. The rear of the loft has 12 panels with blind tracery and vine leaf decoration to the top and bottom rails. The chancel/nave screen is said to have come from the chapel at Umberleigh House (q.v.) but the evidence for this is uncertain. Access to the loft is by a plain chamfered pointed arched doorway. Fine set of 7 pairs of poppy head bench ends to front of nave, carved and crocketed with interestingly varied blind Perpendicular tracery. The benches retain their moulded back rails and benches. Pews to north aisle, rear of nave and

base of tower, possibly C17, are also complete. Along north aisle and nave wall are delicately wrought iron candelabra, 3 to north aisle, 4 to nave. C15 font with octagonal bowl and stem, the bowl with blind quatrefoil panels to each facet, 4 of which clasp plain shields. C19 pulpit. Monuments: north chancel chapel. Knight mid C13, cross-legged with band of foliage around the base, said to be Sir William Champernowne of Umberleigh. Cluster of 3 chest tombs in east chancel arcade, the raised tomb with blind quatrefoil tracery to the base has 2 C14 figures, the male figure in armour, the female figure with square-cut head dress said to represent Sir Ralph Willington Kt (d.1349) and Lady Eleanor (Mohun) his wife. Chest tomb adjoining on north side has damaged inscription to Sir Arthur Bassett and Eleanora his wife. Tomb on west side with brasses of Sir John Bassett (d.1529) flanked by his 2 wives with 2 groups of 5 children to left, 7 to right and 4 brasses of shields to each corner, that to top left is missing. On south side of plinth are 2 panels each enclosing a quatrefoil containing letters S.I.K.B. and a shield, impaled but blank west end has 2 large shields with Bassett arms. Wall monument, south side of chancel, C17 with medallions to centre of edges on each of the 4 sides, depicting angel bust above, skull below, anchor to left and hour glass to right. Wall monument to west wall of south transept, early C18 Classical urn flanked by foliage. Ionic colonnettes supporting frieze with central shield. Oval medallion with amorinos to each side at top. Damaged skull to base below plank tablet with scrolled surround. Marble wall tablet, erected 1832 over south porch doorway recording death of George Burgess, Rector (d.1829) and the death of 4 of his children in 1816 from "malignant fever then raging in the parish". East chancel window with stained glass by Clayton and Bell. The window to north side of north chancel chapel contains much medieval glass, reworked in 1883 also by Clayton and Bell to depict the Coronation of the Virgin.

CHURCH OF ST MICHAEL

98758

HORWOOD HORWOOD SS 52 NW 4/54 Church of St Michael 25.2.65 GV I Parish church. C13 fabric to chancel and probably to nave, remodelled in C15 when the tower and north aisle were added. Restored c.1889 by Hayward. Stone rubble with ashlar dressings. Slate roof with crested ridge tiles, coped parapet to chancel-end with apex cross. Comprising: west tower, nave, chancel and north aisle. Unbuttressed west tower of 2 stages. Embattled parapet with corner pinnacles. Stair turret or north side with large stone gargoyle in the angle of the projection. Single ogee-headed bell opening to each side with louvres. Single straight headed light window to north side with chamfered surround to top of 1st stage and a semi-circular headed single light window on south side with louvres. 3 undecorated shields to south side. Perpendicular 4-light pointed arched west window with label hoodmould above virtually round-arched doorway with moulded surround and hoodmould with label stops. Old, weathered plank door with elbow struts to the arch and moulded central rib. Nave south window to left of porch has pointed arch and 2 ogee lights with quatrefoil tracery and hoodmould. Unmoulded pointed arch to south porch doorway with cusped headed niche above containing carved figure. 2 old timber benches to each side of porch. Pointed arched inner doorway with chamfered surround and old 5 plank framed and ledged studded door with wrought iron strap hinges and small wooden shield bearing initials of churchwarden and dated 1669. 2 late Perpendicular straight-headed nave south windows to right of porch each with three 4-centred arched lights with foliated label stops to the hoodmould. 4-centred arched priest's doorway with moulded surround and foliated label stops to the hoodmould. 2 Perpendicular pointed arched windows of 3 lights to east end of chancel and north aisle with hoodmoulds. North aisle has 3 straight-headed later Perpendicular north windows of 3 cusped-headed lights with hoodmoulds. 3-light Perpendicular window at west end of north aisle. Interior: tall unmoulded semi-circular headed tower arch. North arcade of 5 continuous bays with Pevsner 'B' type piers and foliated capitals, the second pier from east end with shields to the top of the shafts with mythical beasts and angels to the capitals, and the third from east end with human heads flanking shields. Unceiled C15 waggon roofs throughout, with much of the timber renewed to nave roof. Moulded ridge member to chancel. North aisle roof has every fourth rib moulded with variously carved bosses at the intersections and richly carved wall plate. Carved lintels, possibly sections of reset wall plates to nave windows and to wide niches behind the pulpit. Horn-shaped piscina to chancel and ogee-headed piscina to north aisle. C19 tiled alter step with considerable number of C17 Barnstaple tiles to chancel and east end of north aisle. C17 communion rail with thick turned balusters and moulded handrail to chancel chapel. Polygonal pulpit with semi-circular headed blind panels, dated 1635 with initials HF, HB, CM inside the lozenges to the frieze. Reused dado panels, 2 panels high to front pew on south side. Set of 5 early C16 carved bench ends to north side of nave with moulded top rails to the pews. The front bench also acts as coffers with 2 iron locks and 8 foliated panels. Low north aisle pews, late C16 or early C17 with undecorated bench ends with moulded surrounds. The third bench from east end has part of probably reused carved wall plate to book rail. Square Norman font with scalloped base on round stem and marble bowl. Demi-bell-wheel dated 1664 hangs on north aisle north wall and old clapper on west wall. C17 carved table to north aisle, 3 panels to front with old locks. North aisle contains a number of late C16/early C17 stone and slate memorial stones including 2 to Pollard family, and 2 with incised crosses. Mid C15 recumbent effigy to a lady with horned headress and small figures of children under cloak. Early C17 wall monument to Arthur Pollard and wife in splay of north aisle window with shield above strapwork frieze supported on fluted columns. Slate tablet on north chancel wall to Robert Brian, d.1634. C15 stained glass to tracery of north aisle east window. C19 stained glass to west window, 1889 to Downing family and to chancel south window by Mayer and Co to Richard Dene, d.1863. 2 of the north aisle windows contain glass by A L Moore.

PARISH CHURCH OF ST MARY THE VIRGIN

485778

Large parish church, formerly part of a Benedictine Priory. Founded 925-940 as a cell of Malmesbury, dissolved in 1533 (church guide) when it was acquired by the Chichester family of Raleigh. Present church partly C13 (dedicated 1259), partly C15 with some conservative repair and rebuilding of the C17. Local purple, grey and brown slatestone, sandstone dressings; slate roofs. PLAN: nave; chancel; 3-bay Early English N aisle arcade, aisle roof said to date from 1639; 4-bay Perpendicular 5 aisle and 2-bay SE chapel; large Early English NE tower; SE porch. The tower and S aisle date from the Priory, which has buildings on the E and N sides of the tower, which is described as 'rebuilt' (inscription on porch) by Robert Nutting in 1696 following Civil War damage,

with later rebuilding 1845-1850 (Pevsner). Most of the window tracery renewed. EXTERIOR: SE chancel chapel extends flush with chancel, both have 4-light E windows with Y-tracery. S side has 4 grand 4-light windows with deeply-moulded architraves and Perpendicular style tracery. Small moulded doorway into SE chapel with old dripstone and carved dripstone terminals; Berry sundial over door dated 1780. Tall castellated porch in first bay from W with moulded outer doorway with C19 carved dripstone terminals and 2-light square-headed Perpendicular window on E return; moulded inner doorway with C16 dripstone terminals. Stone structure on outer doorway appears to be stoup but described in church guide as a Benitier for leaving food in. Porch has C19 timber roof and inscription over outer door recording rebuilding of the tower. W end of S aisle has 4-light window with Y-tracery. W window of nave has probably original 4-light Decorated window with reticulated tracery; similar tracery to 3-light W window of N aisle. N aisle has three 3-light high-set Perpendicular windows (above the roofline of former priory buildings) with cusped lights and square-headed embrasures. C19 N doorway into churchyard towards W end. Massive NE tower, 2-stage but with evidence of former octagonal stage or spire (Pevsner), with embattled parapet, corner pinnacles and embattled 3-sided stair turret with stone belcote with crocketed spire. The tower has 3-light louvred belfry windows and evidence for former buildings attached on E and N sides. The E side has a large, blocked Early English arch; the N wall has a probably secondary doorway with a shouldered arch. INTERIOR: plastered walls. Boarded waggon roofs to nave, chancel chapel and aisles with moulded ribs and carved bosses at the intersections. S aisle roof augmented with later, braced crested tie beams. If the N aisle roof is C17 it is an important late example of a roof type which dates from at least the C14 in Devon churches. Chancel roof is an undecorated waggon, presumably intended to take plaster, but of unknown date. One stone-vaulted C13 bay into the tower from the chancel. Plain chancel arch with C19 or C20 masonry. Plain, massive N arcade, the piers chamfered with some diagonal stops and carved corbels. C15 S arcade, extending to from division between chancel and SE chancel chapel, the piers with alternating shafts and hollow chamfers, carved foliage capitals and moulded arches. Steep C13 arch into tower from E end of N aisle, somewhat obscured by the organ. 10-bay crested roof screen, with evidence of reconstruction of parts. Coving missing; Flamboyant tracery fixed in spandrels, some wainscot painting revealed with others likely under existing brown paint. Fine C16 parclose into SE chapel, inscribed with a R for Raleigh and presumably post-1533. Parclose has good carving and mixture of Gothic and Renaissance detail. Perpendicular stone pulpit on stem, the panels decorated with blind arcading - some traces of ancient colour. The pulpit has a Jacobean sounding board and, projecting from the side, an unusual iron hand for an hourglass. Font has plain octagonal Ham Hill bowl on a stem and a fine font cover (Pevsner suggests it was put together in Elizabethan times) with concave sides with crockets and a pinnacle. Font stands below canopied tester made up of fragments of Gothic and Renaissance carving including linenfold, figure panels, applied barleysugar ribs and Gothic fretwork. Late C16 communion table (restored 1985) with pull-out leaves. Late C16 communion rail with bookrest on top, turned balusters and long pendants in each bay supporting arches with carved leaves in the spandrels. Chancel has C14 cinquefoil-headed piscina on S wall. 1880s crested sandstone reredos with blind Gothic arcading, designed as an ensemble with the E window and a wall plaque commemorating the Reverend William Gradoch Hall, d.1889, carved by Bryant and Son of Barnstaple. Plaque sited above very narrow moulded doorway that formerly lead to an E end chapel with adjacent chamber inhabited by a recluse in 1329 (church guide). 1707 Royal Arms, painted on boards, fixed to W end of N wall. Nave seating late C19, choir stalls late C19 or C20 with traceried panels. MONUMENTS: very fine standing sandstone wall monument to Sir John Chichester, d.1569 at W end of SE chapel with columns and strapwork cartouches. On the N wall of the chancel a fine monument with original colour to Sir Robert Chichester, d.1627 with 2 rows of kneeling figures, including children facing a double prie-dieu. The S aisle has a large wall monument to Christopher Lethbridge, d.1713 with elaborate achievement and putto heads. Numerous white marble wall plaques. STAINED GLASS: E window of chancel and SE chapel windows by F Drake and Sons of Exeter; 2 windows in S aisle late work by Heaton, Butler and Bayne (Reginald Norman, notes on the stained glass from the church guide). This is an important church with good fittings and some fine monuments.

BULL HOUSE

485539

Large house. Probably C15, enlarged and partly rebuilt early or mid C16; minor C19 addition. Roughly-coursed stone rubble; details in at least 2 types of local dressed stone and some limestone. Pantiled roof, with long stretches of old crested ridge-tiles. 3 stone rubble chimneys, 2 of them with tops rebuilt in red brick. 2 old red brick chimneys and a third in early C20 brick. 3-room and through-passage C15 range at right-angles to street; open hall with original storeyed ends; at upper end the remains of a narrow 4th room, apparently containing a garderobe. This room partly demolished in early C16 to add a 2-room storeyed cross-wing at an acute angle to the original range; newel stair in the angle with external passage from hall. At front of cross-wing, at a slightly less acute angle, a gatehouse, probably earlier than the wing; C19 rear extension against front of C15 range. 2 storeys (except for open hall). East face of hall has chamfered doorway with 4-centred arch; much restored. 2 mullioned-and-transomed 2-light hall windows with Tudor-arched lights top and bottom; straight hoodmoulds and relieving arches; some original masonry. Ground-storey window to lower end room removed and replaced by doorway; now a window again with wood-framed casement. Above, a restored 2-light Tudor-arched window. At left-hand end a C20 wood casement window; restored 2-light Tudor-arched window above. Cross-wing and gatehouse have 6-window range to Bull Hill. At right-hand end an almost unrestored doorway to gatehouse in local purple stone; hollow and ogee moulded, 4-centred arch with carved spandrels, large claw-like stops. Ground-storey windows all C20 with flat-headed mullioned-and-transomed lights. 2- and 3-light Tudor-arched windows in upper storey; those in gatehouse appear to be entirely C20, but those in wing have substantial amounts of original masonry, including straight hoodmoulds, the centre one with initials RB. Gatehouse has top string course and original crenellated parapet, these extending on to right side wall. Latter has 2 C20 Tudor-arched windows. Left gable-end of wing has a single upper-storey window with 2 Tudor-arched lights and straight hoodmould with carved terminals; some old masonry. To left, and overlapping the hoodmould, is a projecting garderobe with slated lean-to roof; small trefoil-headed limestone window in upper storey. Stair turret and passage (properly visible only from Medina next door (qv)) has crenellated parapet and partly restored 2-light Tudor-arched window with hoodmould in upper storey; similar 3-light window in ground

storey, 2 of the lights now blocked. INTERIOR: rear door of through-passage blocked; relieving-arch visible. Whole C15 range has continuous open arch-braced roof with 2 tiers of chamfered butt-purlins; chamfered, curved windbraces below the lower tier; scratched carpenter's marks; moulded wall-plates. All the trusses have cranked collars and chamfered arch-braces, except that the partition trusses have plain braces. Below them are surprisingly thin partition studs; these appear to be original since between 2 of those at the lower end is a wooden quatrefoil spy-hole which was blocked by upper-floor beams in the hall until c1964. Beneath the upper end partition is a stud-and-panel partition (former doorway infilled with re-used studding). Another one at lower end with scroll stops; this was brought from gatehouse, where it had been used as wall panelling, but fills original mortices in partition beam overhead. Upper rooms at both ends have very thick, square floor joists. At left-hand end of rear wall of hall is a segmental-arched doorway without mouldings. Immediately to right of it is a square-headed stone fireplace with chamfered surround; the roof timbers show no sign of smoke-blackening or of a louvre. Ground-floor room at upper end has end wall chimney; relieving arch of fireplace visible. Purlins continue beyond chimney and the rear purlin, oddly, has a step-stop against the chimney. Stair passage at rear of hall has 4 stone doorways with 4-centred arches. That to upper end room is chamfered with diagonal-cut stops. That to cellar below the same room is chamfered without stops; below it is a rebated cellar doorway and to right a stone quatrefoil opening to a squint. Doorways to stair and wing have ogee and hollow mouldings with claw-like stops matching those on the front door. Rear ground-floor wing room has wooden ceiling of intersecting beams, heavily moulded with half and three-quarter round mouldings; plain joists set different way in alternate panels, chequer-fashion. Faint traces of painted decoration on the beams. At front end a stud-and-panel partition; narrow chamfered studs without stops; doorway with flattened Tudor arch. In rear (N) wall a blocked, 2-light Tudor-arched stone window. Front wing room has C17 panelling with small ovolo-moulded panels. Stone chamfered fireplace with very slightly curved head and pyramid stops; 2 rows of herringbone tiling in fire-back. Ceiling has plain beams and joists. To left of fireplace a garderobe with small round-arched stone window; beneath it a barrel-vaulted stone drain flushed by a natural spring. Chamfered, round-arched stone doorway with diagonal-cut stops leading into C15 upper end room. Gatehouse has large, moulded stone doorway in rear wall with attached shafts supporting a 4-centred arch. Between it and the front door is a piece of moulded wood ceiling like that in the rear wing room. On first floor, stair passage has 4 stone doorways with 4-centred arches, 3 of them chamfered with pyramid stops. Doorway to wing has hollow and ogee moulding; claw-like stops. The 2 window rooms were combined c1970; partition had studs like those in hall with horizontal laths let into grooves in their sides. Continuous arch-braced roof with 2 tiers of unchamfered through-purlins; straight collars with moulded braces; moulded wall-plates. Room at the front has 2 tiers of arched windbraces. Each room has a stone fireplace with chamfered surround and pyramid stops, the top corners rounded; front room fireplace is in front wall; rear room one in rear wall. The latter's chimney slightly overlaps a C16 window next to it. Upper room of gatehouse has in rear wall a blocked stone C16 window with 2 Tudor-arched lights; hooks for internal shutters. HISTORICAL NOTE: the house belonged to Pilton Priory at the Dissolution, when it passed to the Bret family, who held it until 1593. Robert Bret (d.1540), was the last steward of the priory, and his widow, Thomasine, seems to have acquired the freehold soon afterwards. They are probably Robert's initials that appear on the window of the cross-wing. There is a common assumption that this was the prior's house in C15, but evidence is lacking and the N wall of the Parish Church of St Mary (qv) bears marks of what are generally believed to be the former priory buildings. Bull House is one of the best-preserved late medieval houses in Devon, and has been carefully restored. (Corney ML: *The Bull House, Pilton*: Privately published: 1985-; *The Architectural Review*: Rudd JH: *Bull Hill House, North Devon* (article): 1925-: 178-84; Reed MA: *Pilton, its Past and Present*: Barnstaple: 1985-: 23, 47, 67, 151-9).

ST ANNES CHAPEL AND OLD GRAMMAR SCHOOL MUSEUM INCLUDING WALLS AND GATES AND PIERS

485715

Chantry chapel, later grammar school, now museum. Probably early C14 with early/mid C16 tower, restored 1869; enclosing walls and gates mid/late C19. Stone rubble, that in the tower roughly coursed; dressed stone surrounds to windows and doorway. Slated roof with C19 crested red ridge-tiles. Stone rubble chimney on north wall; square top of dressed stone, its sides (now panelled in red brick) probably open originally. Plan consists of a single large upper room with undercroft. Square tower at W end of S side containing entrance porch and staircase. EXTERIOR: 2 storeys; tower 3-storeyed. Ground storey has 3 single-light shouldered-head windows in N wall, 2 in S wall and 2 of 2 lights each in E wall; all have been re-made in C19; relieving arches above. In W wall is a narrow doorway with chamfered pointed head and drip-mould of worn, orange-coloured stone; chamfered jambs rebuilt in local stone; relieving arch above. In upper storey, N, S, and W walls each have a 2-light, pointed-arched window and hoodmould of worn, orange-coloured stone, that in W wall possibly a restoration; trefoil-headed lights with round cinquefoil light in the head. Similar 3-light window, partly restored, in E wall; the round light differs in containing 3 trefoil panels. Tower has a worn segmental-headed doorway (possibly of Beer stone) in 2nd storey of W face; hollow-moulded and carved with large flowers in high relief. Approached from Paternoster Row by C19 granite steps with stone rubble flanking walls having chamfered, dressed stone copings. Above the doorway is a worn, single-light window of the same stone; cinquefoil arch under a square head with hoodmould. S wall has second and 3rd-storey window in similar style, both probably restored: 3 lights in 2nd storey with carved heads terminating the hoodmould, 2 mullioned and transomed lights in 3rd storey, also with carved heads. In ground storey is a stone plaque commemorating the death of Thomas Lee junior, architect of the Guildhall, High Street (qv), drowned while bathing in the sea at Morthoe on 5.9.1884. E wall has a small square stair window with restored hollow-moulded surround. Fixed to the corners and sides of the tower are 4 worn gargoyles, probably re-used. Crenellated parapet. Attached to the E side of the tower is a single-storeyed projection, possibly a C19 boiler room. Main range has mid C19 bell turret (without bell) at W end; cross, probably of similar date, at E end; both gables have kneelers, but no coping-stones. INTERIOR: entrance doorway to chapel/upper schoolroom has chamfered, pointed-arched stone surround with pyramid stops and hoodmould; C19 plank door with ornate iron hinges of uncertain date. Room inside has C14 stone piscina with cinquefoil ogee arch; surround with quarter-round moulding and pyramidal stop. Plain waggon roof, unceiled. C19 dado of chamfered planks. Fireplace with plain stone surround. 3 patterned iron ventilators in floor. C19 desks with bases of reused C17 balusters.

Under W window is a black marble pedestal inscribed IOH: GAY POETA AMABILIS NATUS BARNSTAPOLIAE AD 1685 IN HAC SCHOLA EDUCATUS. OBIT LONDONI AD 1732. The bust of Gay, shown in a late C19 photograph, is missing. Ground storey has an axial ceiling beam on long chamfered pads supported by arch-braces and chamfered posts; latter have restored step-stops at base, convex ones at top. On display is a C17 carved wood door and door-frame from a house in Castle Street. Stone staircase with stone parapet wall at top; C17 panelling and door at bottom; borrowed light with chamfered stone frame. SUBSIDIARY FEATURES: the ground surrounding the chapel (formerly part of the churchyard) is enclosed on the S and W sides by a stone rubble wall with a chamfered granite coping. Opposite the steps to the chapel this is built up into a pair of gate piers with chamfered corners and cap. Cast-iron gates with fleurs-de-lys and quatrefoil decoration. On the corner of Church Lane a similar gate without piers. The walls originally carried railings.

QUEEN ANNES WALK

485832

Exchange, now provided with public seats. 1708 (dated statue), possibly re-using earlier columns (Pevsner); roof probably 1859. Building has been attributed to William Talman (Pevsner); restored 1986 by Herbert Read. Cream freestone (probably Beerstone); hipped slate roof with lead rolls. Originally a single colonnade, facing the quay (inlet since filled in). Building (separately listed) attached to rear of colonnade in 1859, perhaps replacing something earlier. 10-bay colonnade, left return with blind wall, right return open. Inside the colonnade 2 doorways and 2 into attached building. Single-storey. Sumptuously decorated. Fluted Tuscan columns, paired at left and right ends, support an entablature with pulminated frieze, parapet above, divided into rectangles with carved armorial bearings and decorated with urns. 6th bay from left broken forward with 2 pairs of fluted stone pillars supporting a bracketed pedestal, carved with armorial bearings and trophies, with a larger-than-lifesize statue of Queen Anne holding an orb and sceptre. Plaque below statue records that it was given by Robert Rolle of Stevenstone in 1708. Below this structure is the Tome Stone (qv), placed here in 1909. Inside colonnade rear wall decorated with plain pilasters. Boarded roof to colonnade supported on c1859 cast-iron trusses with roundel decoration. HISTORICAL NOTE: an exceptional survival of Barnstaple's flourishing mercantile history.

62, BOUTPORT STREET

485502

Formerly known as: No.61A BOUTPORT STREET. House, later hotel, now building society offices. 1620, re-fronted in early C19. Rendered front. Hipped, slated roof, red-brick chimney on right-hand side wall. L-shaped plan, 2 rooms wide at the front with 2 large rooms in rear wing to right. Axial chimney between the 2 wing rooms. 4 storeys. 3-window range, the outer windows of 3 lights and set in shallow bows. Ground storey divided into 3 bays, the narrow central entrance-bay flanked by unfluted Doric columns with matching pilaster at each end, these supporting an entablature which breaks forward round the bow windows and entrance. Raised band above each upper storey; moulded eaves cornice. The windows, including those in the ground storey, have barred sashes, all of them C20 replacements. INTERIOR: has been considerably altered, but retain 3 fine original ceilings, including one that is probably the best piece of urban plasterwork of its period in Devon and has few rivals even in the country houses. The ceilings were originally in first-floor rooms, until the floors were removed to convert the building into a bank in the 1930s. The best ceiling is at the front end of the wing: barrel-vaulted with broad enriched ribs, the panel filled with birds, animal and biblical scenes. Open-work pendants containing human figures, one inscribed 'July 9th' and another '1620'. Coat of arms on end wall belonging to the Company of Merchants trading with Spain, presumably because one of the merchants lived in the house. Original timber frame carrying the ceiling survives. Rear room in wing has another broad rib ceiling, this time with more conventional detail in the panels. It is 3-sided, built under the collars of the roof trusses with the principal rafters showing. Principals decorated with large human figures, these standing on brackets resembling hammer beams. In the front wall of this room (at ground-floor level) is an original stone fireplace with rectangular moulded surround. Right-hand front room (now the office foyer) has a single rib ceiling decorated with winged horses. This was treated as original by Bruce Oliver in 1917, although it seems to contain some much more recent work, possibly by GP Bankart. HISTORICAL NOTE: before its conversion to a bank, the building was used as the Golden Lion Hotel. According to Bruce Oliver, who converted the building in the 1930s, there was no evidence of original colour on the ceilings, except that the lions' tongues were picked out in red. A fireplace from the house was removed to Fardell Manor, Cornwood. (Supplement to the Architectural Review, Sept 1898: 147; Transactions of Devonshire Association: Oliver B: The Early Seventeenth Century Plaster Ceilings of Barnstaple: 1917-: 190-199; Country Life, 5.10.1935: 362-363).

LONG BRIDGE

485438

Road bridge over the River Taw, including causeways. C13 in origin except for the 3 arches on the town side, replaced in 1589 (Pevsner). Widened 3 times at least, once by James Green in 1834, most recently in the 1960s, using concrete faced with rubble. Grey rubble with ashlar arch rings to one of the later phases; rubble parapet. Approx 159m long. 16 arches with the pointed medieval arches of the 3m (10 ft) wide original visible behind the later segmental arches; cutwaters; platband at road level; plain parapet. This is an important medieval bridge on a very large scale. Scheduled Ancient Monument. (Buildings of England: Pevsner N & Cherry B: Devon: London: 1989-: 153; Cruse JB: The Long Bridge of Barnstaple: Barnstaple: 1982-;).

PENROSE ALMHOUSES

485677

Almshouses, originally 20 dwellings, each for 2 inmates of the same sex. Completed 1627, 3 years after the death of the founder, John Penrose. Later repair and refurbishment includes C20 replanning with partial conversion into flats and some features copying the original. Local ashlar masonry for external walls, internal partitions of brick; granite colonnade; natural

slate roofs; brick stacks with old handmade brick shafts with considerable repair in modern brick with corbelled cornices (one original stack retains clustered shafts with a corbelled cornice of moulded bricks; lead gutter on colonnade is brattished and decorated with Tudor roses and oak leaves. PLAN: 4 ranges of almshouses arranged facing onto a large courtyard, with a passageway through from the street and another at the rear, leading to allotments. EXTERIOR: the street frontage has a 2-storey porch in the centre, with open returns, flanked by lean-to roofs supported on 9-bay colonnades on low walls and, to left and right, projecting gabled wings containing a single storey boardroom to the left and a chapel to the right. The parallel range at the rear also has short projecting rear wings; former laundry outside courtyard in rear right corner. Almshouses single-storey and attic with gabled half dormers and ovolo-moulded oak mullioned windows and 4-centred doorways with oak door frames, the latter with scroll stops. Windows glazed with diamond-leaded panes; plank and cover strip doors. Continuous slate pentice at first-floor level. Each range has a regular 4-window elevation facing the courtyard, the dormers with coped gables and purple stone relieving arches. 4 doors to each elevation, the 2 ranges parallel to the road with additional wider passageways in the centre with oak frames, the stops on the front-passage front frame carved with the initials of John Penrose. The Litchdon Street elevation has the 2-storey porch in the centre with a coped gable and an ovolo-moulded arched granite doorway inscribed 'John Penrose' and a C17-style timber gate. Above the doorway a plaque records 'this howse was founded by Mr John Penrose, marchant, sometime maior of this towne. Ano Do 1627'. 4-light mullioned window above with relieving arch and sundial in the gable. Tapering granite columns to left and right. Passageway from Litchdon Street is lit by a probably C18 sexagonal lamp, suspended from the pentice by an iron knee bracket. The gable ends of the left and right wings have 4-light Gothic stone windows with a king mullion and Y-tracery. Chapel gable to the right has a bellcote. Gabled attic half dormers have ovolo-moulded timber mullioned windows. Under the colonnade there are 2 doorways and 4 (2 to each side of the porch) C20 4-light mullioned windows matching the originals. Floor paved with probably C19 tiles and C19 or early C20 timber seat in C17 style attached to wall. Oak door frames and doors lead into the chapel and boardroom, with a wicket door into the chapel. Flat-roofed C20 service extensions to rear of the almshouse ranges on all but the street side, although the rear elevation backing onto the allotment has original mullioned windows and one half dormer partly rebuilt in brick. INTERIOR: one almshouse inspected; thoroughly modernised, although features of interest may survive behind modern plaster. The chapel has a fine interior with a 3-light east window and shallow, coved plaster ceiling with the remains of a C17 scheme of decorated plasterwork with vine motif and a central pendant for a chandelier. Fittings include C17 bookrests and benches with some C19 panelling and a C19 lectern. The boardroom has a C19 panelled dado with fitted drawers and a somewhat altered fireplace. HISTORICAL NOTE: according to a board fixed under the colonnade John Penrose, 1575-1624, buried in Fremington, was a dealer in slight woollen goods and mayor of Barnstaple. The boardroom contains a portrait of John Penrose, aged 26, signed Cornelius Jannsen and dated 1601, a portrait of Gilbert Paige (Paige's Almshouses, Church Lane, Barnstaple (qv)) c1650 and some interesting photographs of c1910 showing the Penrose Almshouses with residents in uniform including an interior showing the double range which was used at that date in the shared units. Also 1944 drawings by Allen T Hussell, 32 High Street, Ilfracombe, showing the almshouses before addition of the rear blocks, with privy blocks shown behind the ranges. This is a remarkably attractive and ambitious early C17 complex, incorporating some interesting Gothic Survival windows to chapel and boardroom and is the finest of a notable group of almshouses in Barnstaple. (Buildings of England: Pevsner N & Cherry B: Devon: London: 1989: 159; Hussell A: Architect's Drawings: 1944-).

CHURCH OF ST JOHN THE BAPTIST

98500

Parish church. C13 chancel, the remainder C15 with various C19 and early C20 restorations. Walls are rendered except for lower 2 stages of tower which are granite ashlar. Granite ashlar and volcanic stone detail. Slate roof to nave, chancel and aisles with crested ridge tiles and granite coping stones and kneelers. Nave with narrower chancel, north and south aisles and west tower. Single storey south porch. Perpendicular throughout except for C13 chancel. Unbuttressed west tower of 3 stages. Doorway on west side has jambs and arch each constructed out of 2 massive granite blocks, has pointed 4-centred arch with roll and hollow moulding and ball stops, with relieving arch above. Window above probably late C19 replacement, also has relieving arch. At the second stage on the south side is a very small slit window opening with arched head. On the east side at this stage is a small single light square-headed window opening. Round headed 2- light belfry openings at third stage except for north side which has 2 single light openings. Pentagonal stair turret projection on north side of tower with slit window openings, battlemented at the top and rising above the battlementation of the tower which has a 4-sided pinnacle at each corner with ball finials. Stone lean-to added probably in C19 in angle between tower and north aisle, partly enclosing stair turret. North aisle has buttresses set back from corners between windows. The plinth continues from the tower. 3-light Perpendicular traceried windows retain original jambs and hoodmoulds but tracery replaced in volcanic stone, also the mullion of the west window in granite. Between the 2 most easterly windows on the north side is semi-hexagonal rood stair turret projection with moulded granite capping. The chancel has no plinth. On its north side is a plain lancet window with 4-centred head. East window replaced in 1874 all in volcanic stone, 3-light Perpendicular style. On south side of chancel is single light window with 4-centred head. To its left is priest door with 4-centred arched granite surround, hollow chamfered. The plinth starts again at the south aisle chapel. East window of south chapel has original moulded granite jambs and hoodmould but mullions replaced in granite and tracery in volcanic stone in C19. Buttresses set back from corners of south aisle and intermediate ones between windows. 3-light Perpendicular traceried windows on the south side of the aisle the most easterly window retains its original granite mullions and jambs with tracery and hoodmould replaced in volcanic stone. The 2 windows to its left retain only their original jambs, the rest replaced. The gabled porch appears to have been added as it partially overlaps a buttress of the south aisle, probably late C15. It has setback buttresses and the plinth follows the same course as on the south aisle. The porch doorway has roll and hollow moulding to its granite jambs on inside and out with cushion stops on the outside and pointed 4-centred arch. The window to the left of the porch is the same as the previous 2. Good interior. Porch has wagon roof with moulded ribs and wall plates with bosses, with bosses also at either end of collar purlin. Holy water stoup in east wall. Stone seats either side with

chamfered edge. Doorway to church has 2-centred granite arch with plain chamfer. The nave has octagonal stone pillars and capitals to either aisle with slight variation of squatter bases to south aisle and taller ones to north aisle. Both arcades have 4-centred arches. Granite voussoir arch to tower supported on chamfered jambs with a chamfered stone projecting inwards from the springing of the arch either side. The nave roof was treated for infested woodwork in 1955 when it was much repaired and any bosses and moulded timbers were presumably destroyed although the basic wagon roof structure survives with C20 boarding in between. The aisles have similar roof structure but with the moulded ribs, carved wall-plates and uncoloured bosses surviving, probably C15. The wagon roof to the chancel is particularly interesting for its bosses, some of which are purely decorative but others are pictorial or symbolic. 3 depict the heads of a king and 2 queens thought to be King Edward I (1272-1307) and his Queens, Margaret of France and Eleanor of Castille. Another shows 3 rabbits with their ears joining to form a triangle which may be symbolic of the Trinity. The wall-plates to the chancel also have a series of carved decorative and symbolic medallions. In the south wall of the chancel is a plain piscina. The south chapel also has a piscina in its south wall with trefoil-headed opening and carved spandrels. In the north chapel is an arched stone doorway to rood stairs with square-headed stone doorway at the top. Fine late C15 timber screen running across nave and both aisles but much mutilated by restoration probably mainly dating from the work of Rev W H Thornton 1874-6 who wrote in 1899 that he had "blended into the church of North Bovey all sorts of spoils from all sorts of Churches". It is Pevsner Type A with Perpendicular lights and pointed tracery with at least 3 different types of panelling and the carving in the spandrels mutilated and considerably replaced with fragments from other screens. The chancel doorway has jambs decorated with carved figures each standing under a crocketed canopy as at nearby Manaton Church. The cornice to the screen is mainly original and consists of alternate grapes and birds with running vine leaf. The whole is coated with a dark brown paint. Parclose screens either side of chancel with square-headed tracery and doorways, each has 1 early carved bench end attached at the west side of the doorway. Both also coated with brown paint. The altar in the south chapel is comprised of panels of Medieval panelling, possibly re-used, similar to the panelling of the screen, restored in its original colours. A few early bench ends survive, 1 has the initials W.P., possibly referring to William Pipard, an early Lord of the Manor. Another is more Renaissance in design and has the head of a man wearing a hat with a feather in it. Below him are 2 Tudor roses in circular plaques beneath which is a plant with a human face sprouting from the top. The church was mainly re-seated in 1919 during the restoration by Sir Charles Nicholson. Granite octagonal font with carved panels on each face and moulded pedestal. The carved oak pulpit dates from 1910 and replaces an C18 one. Fragments of Medieval glass survive in the upper tracery of the north window to the north chapel portraying the emblems of the 4 evangelists. The remainder of the window glass is mid-late C19 and early C20, some of which are commemorative. On the north side the glass is frosted while on the south side it is clear. There are a number of C17 granite tomb slabs in the aisles and nave, some decorative, whilst in the chancel are granite memorial slabs to former rectors including William Hambert (died 1670) and George Line (died 1684). Sources: The Church of North Bovey in Devonshire" - Mrs. R. Hughes, North Bovey. "A short history and Guide" - Rev. Leo Sherley-Price; Devon C19 Churches Project "Notes on North Bovey" - Rev. Fulford Williams.

**CROSS BASE IN CHURCHYARD APPROXIMATELY 15 METRES SOUTH OF CHANCEL TO PARISH CHURCH OF ST JOHN BAPTIST
98501**

Cross-base. Medieval. Dressed stone. Rectangular base with moulded corners. Socket hole for shaft infilled.

**CHURCH OF ST PETER
437098**

Parish church. Probably C12 fabric to nave and chancel, entirely remodelled in early C14 when the crossing tower, north and south transepts and aisles were added. Aisles heightened in late C15 with alterations to the tower and addition of 2-storey vestry at same time. Early C16 south chancel aisle. Restored 1867-8 by Sir Gilbert Scott. Stone rubble, dressed to south chancel chapel, roughly coursed to vestry, with collar dressings. Slate roofs with coped gable ends and apex crosses. Embattled parapets to south and north aisle, vestry and tower. Basically cruciform on plan with nave, chancel, crossing tower, north and south aisles and transepts, south chancel aisle and 2-storey vestry. Crossing tower has Perpendicular pointed arched bell-openings of 2 cusped headed lights on each face with slate louvres. Single light cusped headed window to lower stage, south side. Gargoyles to top string on north and south sides. 3-light pointed arched west window to nave with corbelled hoodmould, the window shortened in late C15 when virtually semi-circular arched west doorway with moulded surround was inserted. Perpendicular 3-light pointed arched window to west end of north aisle. Nave south side has Perpendicular 4-light pointed arched windows with hoodmoulds flanking south porch C19 moulded door surround with sundial above by John Berry dated 1753. Inner pointed arch porch doorway with cavetto-roll-moulded surround and closely framed and ledged plank doors with original lock and handle. Fine ceiled porch wagon roof with moulded main and diagonal ribs with richly carved bosses at the intersections and trailing vine leaf pattern to the carved wall plates. Timber cross-ribs with stars of leaves at the intersections to the tympanum. South transept has tall Decorated 3-light window with ogee reticulated tracery and human head corbels to the pointed arched hoodmould above blocked pointed arched doorway with corbelled hoodmould and ogee-cavetto moulded surround. South chancel aisle has cavetto moulded wall plate and 2 early C16 granite straight-headed windows of four 4-centred arched lights with labelled hoodmoulds flanking large stone shield with ogee arch surmounted by pinnacles and springing from spiral-twist colonnettes above 4-centred arched priests door with old boarded door, flat hoodmould with large foliated label stops. Perpendicular 4-light window at east end of chancel aisle with pointed arched hoodmould. Short buttress to each side of east end of chancel flanking Decorated 3-light window with octofoil tracery and pointed arched corbelled hoodmould. Small quatrefoil stone panel above. 2-storey vestry has straight-headed windows on the east side, that to ground floor with relieving arch and iron stanchions and saddle bars. 3 similar windows on south side. Chancel north side has 2 Decorated 2-light windows with quatrefoil tracery. Depressed 4-centred arched window of 4 lights to east wall of north transept above steeply pointed arched doorway. Decorated 3-light window with ogee reticulated tracery and pointed arched hoodmould to north side. 3 Perpendicular 4-light windows to north aisle. Short thick buttress at right end. Interior: spectacular array of rich furnishings,

fittings and monuments. Early C14 arcades of 3 bays to north and south aisles, the square piers with applied C14 mouldings at the angles probably incorporating the fabric of the pierced earlier walls. The moulded sub-arches spring from corbels decorated with leaves and heads. 2 human head corbels to the north face of the 2 central north arcade piers indicate former north aisle roof line. Unmoulded and unceiled C15 waggon roofs to nave and chancel. North and south aisles have fine trabeated roofs of flat pitch decorated with variously carved heavy timber bosses at the intersections. Waggon-roofs to transepts, plastered over in C18 and decorated with long foliated trails with central and end star motifs. The crossing tower is supported on stone squinches forming an octagon with timber lierne ribs above converting to a square. Elaborate waggon-roof to south chancel aisle with every third rib and all the transverse members being richly carved, with bosses at the intersections. Segmental pointed arches to the crossing, and depressed 4-centred arches to chancel aisle and to chancel arcade of 2 bays with Pevsner 'B' type piers and foliated capitals. Furnishings: Nave: late C16/early C17 benches to rear. Font has square bowl on circular stem with elaborate C17 cover with crocketed ogee ribs and pinnacles around the crenellated drum. Font crane in situ. Pulpit has faceted drum with cusped ogee panels standing on 6 short turned balusters. Metal arm holding hour glass torch. North transept: 2 benches with carved bench ends, and 4 C17 benches. Fine family pew, rectangular with 2 solid back-walls panelled and segmental panelled and carved ceiling supported in front with 2 carved Ionic pillars. Gallery on east side connecting stair-turret and central tower removed to here in C19 with double band of paterae to the head rail supported on square balusters and trailing leaf decoration to the bottom rail. South transept: 2 elaborately carved bench ends. Trefoil headed piscina in east wall. Chancel screen with 6 tall narrow lights each side of the doorway. Square-framed, with moulded cornice. Screen between south chancel aisle and south transept, 3 bays with standard tracery and more elaborate cornice. Renaissance profiles in roundels to the spandrels of the doorway. Chancel: stone reredos of 1888, Beerstone. Alter table with linenfold panelling in the front. Some Barnstaple tiles survive in the chancel aisle. Chequered tiling to altar step. Reused C16 panelling to 2 pairs of bench ends in the chancel aisle. Glass: North aisle, west end: 3 armorial shields. North transept east window: some medieval glass to the traceried heads. South transept: the Resurrection 1888. Monuments: clockwise, from west end of north aisle: wall monuments to; Rebecca Burrows (d.1792) by Ermes of Exeter, Richard Haydon, late C18. Oval medallion surmounted by urn. Slowly family, early C18. Slate tablet with torched pediment and large cherubs to base. North transept: charity boards on west and north walls. Mrs Ann Chilcott (d.1559). Tall obelisk with female figure resting on urn. Robert Wrey (d.1809). Florence Lady Wrey (d.1724). Large chest tomb to Sir John Wrey (d.1597) and wife transferred from St Ive, Cornwall in 1924 with 3 tier nowy-arched back plate with achievement, cartouche and praying figures. 2 semi-circular arched panels divided by caryatid to front of chest. Crossing pier of north transept, east side: wall monument to Henry Northcote (d. 1729) by Tho. Jewell of Barnstaple. Oval medallions. Corinthian pilasters. Cherubs leaning on shields flanking central achievement. On north side, to Joan, daughter of Edward Lovet Esq (d.1679). Oval medallion, pilasters, achievement and winged cherub in base. Chancel: wall monuments to Rev., Chichester Wrey (d.1756) above tablet to Maria Naylor (d.1607). Lady Rolle (d.1705) above Rev. Bourchier Wrey (d.1839) by J Gould of Barum. Mary St John (d.1631). Ionic colonettes, achievement with broken pediment above praying, kneeling female figure with child at foot. Wooden C14 effigy of a lady in recess, dressed in wimple and mantle. Bourchier Wrey (d.1696). Beyond altar rail, massive alabaster tomb of William Bourchier (d.1623) with recumbent effigies, kneeling figures to head and feet, large strapwork cartouche and nowy- arched cornice with achievements. Jane Nailour (d.1705) south wall of chancels. South chancel aisle: free-standing statue to Lady Rachel Fane (d.1680), white marble, possibly by Balthasar Burman. Free-standing marble chest tomb to Henry Bourchier (d.1654), 4 dogs supporting sarcophagus with obelisks at the 4 corners. East wall: wall monument to Peter Bold (d.1665) servant to Sir Henry Bourchier depicting various armorial shields. South wall: Frances, Lady Fitzwarren (d.1586). 6 poster with Corinthian columns, recumbent praying effigy and elaborate strapwork decoration to the base and entablature. Wall monuments to Thomas Hinson (d.1614) and wife, the Surveyor and Receiver General to the Bath estate. praying kneeling figures facing each other. William Skippon (d.1614). Kneeling figure in bold relief. Ionic colonettes with amorino on pediment. North side: Sara Pollard, a servant to Countess of Bath (d.1652) and George Fane (d.1668). South transept; wall monuments to members of Wrey family including Ann Bourchier Wrey (d.1791= by King of Bath with woman reclining on urn, Sir Bourchier Wrey (d.1826) by Stephens of Exeter, Sir Henry Bourchier Wrey (d.1782) by Youngs and Son of Barnstaple, Anne, wife of Sir Bourchier Wrey (d.1813), lady reclining on urn, Mary Lady Wrey (d.1751) with marble sarcophagus. Free-standing urn on square pedestal to Sir Bourchier Wrey (d.1784). 4 painted hatchments. South aisle: Edward Lovett (d.1700), Oval medallion in bold relief. Ionic colonettes, twin cherubs busts to base. Robert Lovett (d.1710) 'of a malignant smallpox'.

PILL HOUSE

485718

Large house, divided into flats. c1700, perhaps with an earlier core. Plastered stone rubble; slate roof with lead rolls, hipped at ends; stacks with old brick shafts. Main range has asymmetrically-placed entrance suggesting possible earlier core, rear right wing may have been service wing containing kitchen. 2 storeys and attic. Deep eaves with eaves board; platband at first floor level. Slightly asymmetrical but regular 7-window front with main entrance to left of centre with pilastered doorcase with fluted pilasters and 6-panel door with fielded panels. Semicircular porch hood on carved, scrolled brackets. 12-pane sash windows without horns to the front, except the 2 ground-floor windows to right of the entrance which are 6 over 9 panes. 4 probably c1700 attic windows with pedimented gables and slate-hung sides; glazed with 2-light casements, 8 panes per light. The right return has a slate-roofed single-storey lean-to across the front. INTERIOR: partially inspected. Main range has stick baluster stair of c1830 and the stair hall retains some moulded plaster cornice. Features of interest may survive elsewhere.

GREENDALE FARMHOUSE

485717

Farmhouse. c1700, contemporary with Pill House, perhaps a remodelling of an earlier building. Plastered stone rubble; slate roof, gabled at ends; stacks with old brick shafts. The main range of the building forms part of a courtyard with Pill House (qv)

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and the farm (now a separate property) may have been part of Pill House at one time. The main range is single depth, 3 rooms wide, heated by end stacks, with a front right wing at right angles. Symmetrical 4-window front with a probably C19 or later projecting gabled porch in the centre with a slate roof and glazed door with small panes. 2 ground-floor windows with C20 glazing with small casements. First-floor windows are small-pane 2-light casements. The wing also has small-pane timber casements. INTERIOR: only partially inspected. Exposed timbering in the entrance hall is C20, some earlier joinery survives.

BOUNDARY WALL TO PILL HOUSE FRONTING PILL LANE

485719

Tall local stone rubble wall. Probably c1700. The wall retains some tile coping but the coping has mostly been replaced with concrete. Included for group value.

ROSEHILL

98527

House, one time Marist Convent, presently unoccupied (December 1984). c.1835. Stucco-faced with scantle slate roofs. Central courtyard plan with 2-storey bows to full height with conical roofs and deep eaves at each corner and additional projecting bow forming centre north side. Gable-end extension to left side. 2 storeys with basement to north range. 3 bay central range to west side of C19 2- light casements with margin glazing bars, 4 panes per light. The 2-storey bows with sashes on each floor 6 over 6 panes with original glass. Slated verandah roof across centre with crenellated wall plate supported on timber posts, the 2 central ones of square section, those at each end circular in section and with arched spandrels. The verandah encloses a 2-light casement 6 panes per light with margin glazing bars to left and 1/2-glazed panelled door to right with margin glazing bars both set in wider reveals with slightly cambered arches and fluted keystones. Bows have plat-bands running out to quoins and wrought iron railings to ground floor sill height with spear shafts. Symmetrical north side has round ends (right-hand end is bow to front) and has central bow. 4 over 4 paned sash on each floor to central bow, and a single sash 6 over 6 panes to left and right side bows, other openings being blocked. 3 similar sashes to south side above 2 French windows with margin glazing bars. Garden boundary wall of stone rubble with brick capping extends south from front right side with pointed arched Gothick doorway with quatrefoil window to left. Internal joinery and fittings virtually intact including marble chimneypieces, panelled doors and shutters, geometrical staircase with stick balusters and wreathed handrail. Moulded plasterwork ceiling roundels and enriched floriated plasterwork cornices to principal room. This is a remarkably complete Regency style house, certainly inspired by Nash's Cronkhill.

STABLES AND ADJOINING OUTBUILDING APPROX 5M E OF ROSEHILL

98528

Stables and adjoining coach house. c.1840. Stone rubble. Stables with corrugated asbestos roof, coach house with slate roof, both with gabled ends, the left-hand gable end of coach house has small brick stack. Rectangular on plan with stables to right and adjoining coach house on left. Stables to right. 2 storeys. Symmetrical front with round arch central doorway flanked by lunettes either side. Loft doorway at centre of first floor with Gothick 2-centred arch. Coach house to left, single storey with lower roof, ground floor double doors with wide overlight above. Included for group value.

FAIRLINCH

98273

Farmhouse built 1629 (by porch datestone) extended at rear in late C18 and rendered extension to front rebuilt in C20. Rubble stone, C18 extension in brick with slate roofs, hipped to left end of main range, gable-ends to extensions. Originally single-depth through passage plan with 2-storey porch to front lateral stack to rear, the rebuilt right-angled extension to front right-end forming L-shape and the C19 extension to rear at right angles to left end of main range forming overall Z- shape. 2 storeys formerly 4-window range to main range, the left-side openings now blocked on both floors. Crenellated 2-storey porch with sash 8 over 8 panes with datestone and heraldic shield in stone inset above. Rounded porch archway of dressed stone. C17 inner doorway with moulded surround and scroll stops and original door with cover strips. To right of porch are 2 sash windows on each floor, all 8 over 8 panes. L-shape extension has sash 8 over 8 panes above double sash window 6 over 6 panes to left and 8 over 12 panes to right, then 3 bays of sashes 8 over 8 panes above sash. 8 over 12 panes to left of C20 door. South-facing late C18 extension has 2 sashes on each floor, 8 over 8 panes to upper storey, 8 over 12 panes to ground floor. Main range contains fine rooms on each floor to left of through-passage. Ground floor has C17 panelling on all 4 walls, 4 panels high with interwoven griffins in the cornice. Particularly good chimneypiece dated 1635 with the 4 carved figures of Faith, Hope, Charity and Justice with 2 heralds in low relief flanking them and central panel with heraldic shield of Burgoyne family. Horseshoe shaped decorative iron canopy and grate. Round-arched niche on opposing wall in position of blocked window. Enriched plaster mouldings on the two transverse ceiling beams supported at each end on Corinthian pilasters. Initials of M Burgoyne over doorway. The chamber over has rich C17 ornamental plasterwork ceiling of geometrical strapwork design running out from two central pendants of which only the truncated bosses survive, with 6 of the panels decorated with naturalistic scenes, the corner panels with various birds, one of the central panels with lions, the other with fox and hounds. The cornice to the coved sides and end walls, the inner wall bearing the Burgoyne shield, also has strapwork design, the mouldings running over each face of the 2 trusses. Six C17 roof trusses to main range formerly with 2 tiers of threaded purlins, some reused and now trencled. Unmoulded horizontal boarding to room to right of cross-passage. The late C18 extension also contains many of its original features, including open-well staircase lit by large venetian window with original treads, moulded string and handrail, and turned balusters. Dentilled hall cornice. Principal room with eared surround to chimneypiece with central plaque with swag decoration over ornate wrought iron hood and grate.

BUCKLAND MANOR

98284

Manor house, front range rebuilt with symmetrical facade in 1762 with 2 earlier right angled ranges to rear forming 3 sided courtyard plan. The upper range appears to be principally early C17 but may well incorporate earlier features. The lower range is probably later and extended in the C18. A further large C18 wing of 3 storeys is set back and extends from right gable end of main range. Rubble and dressed stone with slate roofs. Offset brick stack and gable-ended rubble stacks. The 2 stacks to the upper range have inward sloping caps and crenellations at top, of unknown date. Large lateral stack on outer side of lower right-angled range. Main range of 2 storeys and attic storey with 4 hipped roof dormers with slated roofs and cheeks, and 2-light casements. 7 window range of sashes, 9 panes over 9 panes. Taller sashes below. All 9 panes over 9 panes except altered left end opening which has marginal glazing bars. Window openings have flat stone arches with keystones. Slate sundial dated 1789 over slightly projecting porch with Tuscan columns and plain cornice. Flanking walls finished in brick sweep up to each gable end. That to right has doorway with glazed door and sundial over dated 1759. Datestone of 1762 with heraldic shield and C18 rainwater head at left gable end. C18 wing to right has slate roof at two levels. Upper level has 2 top floor wood sashes, 3 first floor sashes all with glazing bars and tripartite sash 8 panes over 8 panes with sliding sidelight sashes with ½ glazed door to right on ground floor. Lower end bays have 2 sashes on each floor with glazing bars. Right-angled wing at upper end has openings with hoodmoulds and label stops including 4-light stair window. Lower wing has axial wooden bell turret with roof swept up to ball finials and outshuts with lean-to roofs on outer side. Principal rooms in front range have C18 fittings intact with bolection panelling and foliated plaster centrepieces to the ceilings. Staircase in lower right-angled range has original staircase with original turned balusters surviving to lower flight only. Original roof trusses with arch-braced collars and threaded purlins survive in upper right-angled range and in the angle of its junction with the main range.

THRESHING BARN AND HORSE ENGINE HOUSE 5 METRES NORTH-NORTH-WEST OF BUCKLAND MANOR HOUSE

98287

Threshing Barn with attached Horse Engine House. 1712 by 2 datestones both initialled H.I. at lower end. Rubble with pantiled roof, gabled upper end, hipped at lower end. Rubble outshuts with pantiled lean-to roof added on both sides. 2 large double threshing doors at upper end, that to right retains original planking. Six trusses with straight heavy principals survive with pegged collars and 2 tiers of purlins. Horse Engine House to rear with decagonal roof of small slates supported on tapering rubble pillars, partially infilled on 7 sides with rubble walling circular in plan. 3 tiers of purlins between rafters, torched, with some replacement principals. Complete massive gearing beam with horse-driven vertically shafted winding cog makes this a rare and unusually complete survival.

TOWN FARM, INCLUDING WALL ADJOINING SOUTH-EAST AND RAILINGS ADJOINING EAST

98344

Farmhouse, now farm store. C15 or early C16. Partially roughcast rendered stone and cob. Corrugated asbestos roof hipped at upper end gable end to street. Rubble stack extended in brick at upper end. Offset brick stack to rear and large lateral hall stack at front with slated offsets, tapered cap and small rounded bread oven in the angle. 2-storeys basic 3-cell cross passage plan but upper end has slightly projecting gabled 'cross-wing' forming truncated L-shape plan. Cross-passage also widened to form extra middle room. 1½ storey outshut added to rear in the angle of the L-shape. At a later stage, probably C19, the upper end was boarded off and a staircase added to rear to form separate single cell dwelling. Courtyard facade has 3 window range of horizontal sliding sash 8 panes over 8 panes to left then 3 light window with glazing bars and 2-light window (6 panes each) to right of stack inserted in former large opening. Below is sash 8 panes over 8 panes at upper end to left of 6-panelled door. Tall 4-light hall window with ovolo mullions, formerly with leaded lights, now glazing bars. Cross-passage door to right of stack has 4 panels in the upper part, planked in lower 2 panels. Rear side has 3-light window with ovolo-moulded mullions in the gable-ended "cross-wing" over a 2-light window with timber surround. Rest of range has small oblong opening to left of 3 square openings with timber lintels. 2-light casement over. Street gable end has 2 sashes 8 panes over 8 panes. Much of the internal joinery is intact including fleur-de-lis hinges to the doors. Wooden newel staircase to rear of hall with moulded handrail. Raised cruck truss over lower end of hall with chamfered arch-braces to slightly cambered collar. Further truss over lower end with lighter straight principals. Both trusses, two tiers of purlins threaded through the cruck truss, trenched in the lower truss, rafters mostly intact and hipped construction at lower end are all smoke-blackened. Roof structure over hall entirely replaced in C20. At upper end, one main truss in the cross-wing with threaded purlins survives, no evidence of smoke-blackening. Including section of wall to road adjoining south-east and enclosing east side of farmyard. Whitewashed stone rubble with tiled capping and iron railings at east end of house, wrought iron with spear headed shafts. Town farmhouse and its range of farm buildings (q.v.) is the Village Farmstead in Braunton. It is a remarkable survival of a townfarm in a nucleated settlement which still has its open field system, the West Field.

FARMBUILDINGS, COMPRISING STABLES, BARN, LINHAY AND PUMP HOUSE, FORMING COURTYARD TO TOWN FARM

98345

Range of Farmbuildings, probably C18, comprising Stables, Barn and Linhay forming Courtyard group to Town Farm (q.v.) which completes the 4-sided plan. Detached pump-house in Courtyard. Rubble with corrugated iron roofs. Stables have pigeon holes to loft over. Segmental arched doorway with 'stable' door and 2 flanking segmental arched windows reduced in size with wooden slats to the openings. Linhay on south side much altered with renewed tallet floor. Fronts faced in and roofs covered in wrought iron. Single storey shed at east gable end. Barn on east side of Courtyard has 'stacked' pigeonholes in 4-3-2-1 arrangement at gable end. 1½ original trusses survive with threaded purlins removed. Large extended gateway opening with opposing plank door with timber lintel on street side. Tacked pumphouse in yard in front of house of rubble and part cob with

original slate roof. 2 door openings facing farmhouse. The group with Town Farmhouse (q.v.) is an excellent example of a centrally-placed village farmstead in relation to Braunton's historic cellular town plan and surviving Great Field.

ASH BARTON

98269

Large farmhouse, formerly manor house, principally C17 (datestone 1665) but large courtyard outbuilding incorporates earlier, possibly C15 work. Courtyard plan with main range forming crosswing of intended larger house of L-shaped plan. Adjoining parallel to, but offset to rear of) 2-storey C17 main range probably is smaller building also C17, with hipped slate roof probably kitchen range with access to cellars under main house. Large probably late C18 or early C19 2-storey right-angled extension projects east forming south block of courtyard. On north side a cob and rubble shelter shed joins the kitchen block to large outbuilding on west side of courtyard which is undergoing extensive alterations (1984) but may have been the original dwelling. South-facing gable end of main range and adjoining porch is of dressed stone, west facade mainly of random rubble, with dressed stone surrounds to the openings. Main range has slate roof with post-medieval hand made clay ridge tiles with dressed stone coped gable ends. 2 large rooms to front with internal partition altered for insertion of central staircase. Continuous passage to rear with original staircase at north end and entrance porch to south. Stack at left gable end in ashlar with moulded cap. Stone gablet at apex of right gable end. Off-set stack in ashlar with crenellated cap backing onto rear passage heats room to south. West facade originally had 2 impressive large window openings symmetrically placed with segmental relieving arches on each floor but are now all differently blocked. Top left with dressed stone infill alongside a window of two pairs of 8 pane horizontal sliding sashes. Top right opening is partially slate-hung in blocking-up above a 4-light casement with 3 panes each and timber lintel. Bottom left retains stone window surround now infilled with rubble and 3-light timber window inserted, 8 panes per sash. Bottom right is blind. The upper floor windows flank an inserted horizontal timber sliding sash window 8 panes each. C17 doorway with chamfered stone jambs and hoodmould and labels below relieving arch. C20 panelled door now partly glazed. 2 relieving arches to cellar. Small slated lean-to roof towards left end. Left gable end has 2-light stone splayed mullion window. Inserted fixed windows with glazing bars to each light and relieving arch and dripstone with labels. Right gable end has large blocked square window with 1665 datestone above, over a 4-light casement on each floor with relieving arches and dripstones. The upper floor has 8 panes each light, the lower is transomed with 9 panes over 12 panes in each light. Ashlar porch with gable-ended slate roof to right with pointed arch rebuilt in brick surmounted by small heraldic shield. Single quatrefoil panel to each side and 3 small stone insets on each internal side with heraldic designs. Half-glazed door with large overlight. Main range has large bolection-moulded plaster panelling to the two main rooms; that on rear wall of north side has been pushed forward and reset on inserted partition wall when room was divided to make rear kitchen. Fine C17 dog-leg staircase complete with treads, moulded string and hand rails. Heavy turned newel posts with large acorn finials and turned balusters to each flight. 2 ancient doorways at foot of stairs, that to principal room has ovolo surround with foliated stops (q.v. Bittadon Barton), and original plank door with thick cover strips. Doorway under stairs has ovolo surround with ogee stops and original plank door of 2 leaves divided horizontally with cover strips and square-headed nails. 2 first floor doorways also with ovolo and stopped surround. The long low extension to right of south gable end of main range has cambered, arched window range of three 2-light casements (6 panes each) over 3 transomed 3-light windows with 9 over 3 panes each light. The right end windows are offset. The kitchen block to rear formerly 3 storeys. North gable end has 4-light blocked mullion window with stone lintel over taller 4-light mullion, also blocked, with relieving arch and hoodmould with returned ends. Brick lined fireplace on west wall with large stone jambs. Massive roughly chamfered beam. Rubble and cob shelter shed adjoins at right angles with 3 round rubble piers supporting lean-to slated roof. The early adjoining building on west side of courtyard has had roof timbers replaced, slate roof added, internal floors removed and north gable end partially weatherboarded during alterations in 1980s. Rubble construction with dressed stone long and short work at the lower corners but better quality coursed and dressed stone construction at upper end, where early features are concentrated suggests substantial rebuilding at lower end. 2½ storeys west side has partially blocked opening over plank door. On both sides towards lower end openings on each floor with truncated openings above at wall height. At south gable end opening on each floor above door. External stone steps at north gable end to first floor entrance, left jamb infilled with rubble. 3-light cavetto mullion window above earlier 2-light cavetto-mullion window with four-centred arches, early ferramenta and weathered hoodmould. Some brick infills. East side upper end has 2-light attic timber window with grill bars inserted in former larger opening. Below this internal evidence of first floor fireplace with dressed stone jambs.

APIARY, 15 METRES SOUTH-EAST OF GLEBE HOUSE

98638

Apiary. Early-mid C19. Stone rubble with conical thatched roof with wrought iron weathervane at apex. Polygonal on plan, Gothick style. Triangular-headed doorway with stone lintel and plank door to south-west with 2 similarly triangular-headed windows with Y bars and transomes to the flanking facets. Above the doorway is a cruciform small stone opening. On each facet are 3 tiers of horizontal timber pieces, set into the stone and pierced as flight holes to and from the hives, which were stacked inside. The top tiers have wooden landings.

RIGG SIDE

469737

GOODLEIGH SS63SW Rigg Side 684/8/10003 II* Private house, also known as THE ANDERTON HOUSE. 1970-1 to the designs of Peter Aldington and John Craig for Mr and Mrs Anderton. Timber frame, forming a two-row grid of double posts and beams with a tent roof, set half proud of 7'2" concrete block walls and glazed clerestory and stained. Tiled gabled roof. Timber linings and ceilings internally, with tiled floors. The house sits low on a sloping site at the end of a village, and is reached down a steep drive. It is rectangular, with entrance to principal living areas set on one side beyond open car port and concealed by round

projecting "pod" containing bathroom and lavatory. The exterior is simple, set behind deep projecting eaves. Glazed gables and clerestories, with full-height glazing to living area extended with low lean-to incorporated in the double grid. Aluminium sash windows with tiled sills elsewhere. The entrance door is of solid timber, pivoted, and set between opaque glass panels, and set back behind curved form of bathroom 'pod', with opaque glass to porch roof also. The interior is more complex and may be divided into two halves: an open-plan living room and kitchen/dining area, and a line of three bedrooms reached off one side of a spinal corridor. The car port occupies the remaining space on this side. Central in this design is the Circular bathroom and lavatory pod, sited next to the pivoted front door. On entering the house, one turns right into a galley kitchen area, with a timber-lined dining area under a low ceiling beyond. Alternatively, one can go down a few steps into a south-facing living area which is glazed on two sides and open to the roof. But one has to choose, because there is a low barrier between the two areas, formed of an 'office' with shoulder-high walls, so that Mr Anderton could work at his desk but be able to talk to his wife in the kitchen or living room. Aldington describes how this compromise was achieved between an untidy husband and a meticulously tidy wife in *Architecture for People* (1980, p.27). This central square area provides a complement to the circular bathroom, and is fitted with low built-in shelving and a desk. Similarly the kitchen is carefully designed by Aldington, with fitted cupboards, work bench and rubbish chute. Elsewhere he based the proportions of the rooms around the Andertons' existing furniture. At the far end of the house is a study bedroom with a long built-in desk designed for the Andertons' student daughter. The timber frame was prefabricated under Aldington's supervision in Oxford, and the house was completed by local builders under the supervision of A M Evans, a local surveyor. This method enabled Aldington to have greater control over the design most distant from his adopted Buckinghamshire. In his early work in Buckinghamshire Aldington had explored traditional vernacular building materials as well as modern concrete and timber construction. At Rigg Side, otherwise known as the Anderton House, there is in addition to an understanding of the Devon landscape and longhouse tradition a classical formalism based on a deep intellectual rigour. The house is also the most successful demonstration of the way in which Craig developed a brief with the clients for over a year before building began, enabling the house to be detailed round their existing furniture and specific requirements. Although they were not then in partnership the methodology of Aldington and Craig's practice was established with this house, which was explained by Craig in his article for 'Architecture for People'. The house won an RIBA Commendation in 1973. *Architects' Journal*, 28 February 1973, pp.496-504 *House and Garden*, June 1973, pp.104-108 *RIBA Journal*, July 1973, p.347. *Concrete Quarterly*, July/September 1973, pp.25-27 *Architecture and Urbanism* December 1973, p.74 Peter Aldington and John Craig, 'Understanding People and Developing a Brief, in Byron Mikellides ed. *Architecture for People*, London, Studio Vista, 1980, pp.27-33.

CHURCH OF ST GREGORY

98558

Parish Church, late C15, early C16 west tower, otherwise rebuilt 1881 by Ashworth. Tower of dressed stone, remainder snecked rubble with ashlar dressings. Slate roofs with crested ridge tiles, coped gable ends. Apex gables surmounted by crosses west tower, nave, chancel and south aisle. West tower of 3 stages. Crenellated parapet with crocketed pinnacles surmounted by crosses. Diagonal buttresses with offsets. Bell-openings on each side of 2 four-centred arched lights with hoodmoulds and louvres. Single trefoil-headed light with hoodmould with returned ends to 2nd stage south-side. Pointed arched C19 3-light west window with intersecting tracery above 4-centred arched west doorway with rough stone voussiors, hoodmould with rosette motifs around the intrados and similarly to the hollow-moulded surround to the doorway. C19 plank door with cover strips and strap hinges. 4 slit windows to integral stair turret on north side. South aisle has single trefoil-headed light at west end. 3 buttresses to south-side with offsets that at east end is diagonally set. Two 2-light and 1 three-light pointed arched Perp style windows. All the openings on south and east sides have hoodmoulds with human head corbels. South porch with raised parapet and moulded kneelers. Pointed arched doorway with moulded surround and nookshafts with lipped capitals. Cusped headed niche above with stone carved episcopal figure. Archbraced porch roof with crenellated wall-plate. Pointed arched south doorway with moulded surround and pointed arched plank door with cover strips and strap hinges. Interior: Pointed, double chamfered west tower arch. 3 bay arcade with pointed segmental arches, Pevsner 'B-type' mouldings to the piers and foliated capitals. Decorative arch-braced roof to nave of 7 trusses, with 2 tiers of purlins and crenellated wall-plate. Each alternate truss has plain moulded corbel with carved wooden angels at the base of each brace. Elaborate roof to north aisle with crenellated wall-plates, also 7 trusses, each alternate truss having a king-post with crenellations to the tie-beam with suspended centred pendant and cusped bracing to the soffits of principals and raking struts, corbelled out with cusped bracing to the wall posts. The remaining trusses are similarly decorated but without king-posts. Ceiled waggon style roof to the chancel but slight pointing to the arch. Each panel has diagonal struts with carved foliated designs at each intersection. Pointed chancel arch with moulded intrados supported on piers with 3 engaged shafts with lipped capitals. Pointed segmental arches to either side of chancel, that to south has inner arch supported on nook shafts with foliated capitals. Carved wooden reredos with blind cusped-headed panels with carved wooden symbols in each panel. Decorative wrought iron brackets to communion rails. C19 polygonal pulpit, pews, with blind ogee-arched panels with decorative spandrels to the bench ends. Octagonal bowl and stem to the font with quatrefoil panels to the bowl and cusped-headed panels to the stem. Painted Royal Arms at west end of south aisle, dated 1788. Wall monuments. Chancel north side to Charles Cooke, rector d. 1685. Oval medallion with cherubs heads above, small skull below. 2 monuments on south wall of south aisle, 1 to Thomas Acland of Combe d. 1633, scrolls flanking slate plaque with fleur-de-lis pendant and heraldic shield above, the other to James Acland d. 1655, semi-circular headed plaque with shield above and painted roundels to each side, bust below all with encircling inscriptions. East window stained glass dated 1880. Flag floor to chancel, decorative patterned tiles to chancel.

BYDOWN HOUSE

98642

Country house. Early C19. Architect not known. Painted stucco. Slate roofs with pronounced eaves. Rectangular on plan with principal rooms each side of wide entrance hall containing staircase. short projecting east wing of 3 storeys and service wing extending east to rear. Neo-classical style. Main range, 2 storeys symmetrical south and west fronts. South front of 3 bays with twin clasping pilasters at the corners and massive entablature above. Central pedimented bay breaks forward slightly, the pediment supported on pilasters outside engaged columns of giant Ionic order. Central sash. 2 over 2 panes above central pedimented doorway with partly glazed door with 6 large panes, 4 panes to the overlight and sidelights with 3 panes above panelled base. Bays to each side have tripartite sashes, 6 over 6 panes to centre and 4-paned sidelights above similar tripartite sashes but with 6 over 9 panes to the centre and 2 over 3 paned sidelights. Ground floor openings have pediments supported on moulded consoles. All openings have Greek key motif to the surrounds. The entablature continues around west front of 1:3:1 bays, the 3 central bays pedimented with pilasters flanking 4 engaged Ionic columns. Outer bays have tripartite sashes, central sashes are 12-paned. Central French window with margin glazing bars flanked by sashes with eared architraves, left side out bay has sash 6 over 9 panes with 2 over 3 paned sidelights. French window to right side. Ground floor openings have pediments supported on consoles. The east wing forms a squat 3-storeyed tower with tent roof, the upper floor windows in tall semicircular arched surrounds, with pointed arches to the top storey windows. Small reset plaque bearing shield with date and name 1759, J Nott to centre between the lower storey windows. Interior: principal rooms on west side and entrance hall retain good Classical details with richly moulded cornices and chimneypieces, pedimented doorcases with acroteria anthemion, and panelled doors. Fine geometrical staircase with oval stairwell light, and moulded string and wreathed handrail with turned balusters. Cross-vaulted ceilings to the entrance hall with foliated plaster centrepiece supported on Ionic columns.

GREAT HALMPSTONE

98488

Mansion house, now farmhouse. Probably C15 but earlier fabric may be concealed, entirely remodelled c.1700. Stone rubble with brick plat-band. Slate roofs with crested ridge tiles, hipped to front range with coved eaves cornice. Brick shafts to rear lateral stacks to each end of main range, that to left with slated offsets, that to right enclosed in rear extension which has a further ridge stack and triple diagonally set brick shafts to the gable end. The remodelled front range comprises symmetrical facade with a large principal room each side of wide entrance hall with stair turret to rear. The thicknesses of the partition walls to each side of the entrance hall are, however, entirely different, and, in fact, the much thicker dividing wall on the east side aligns with the right-angled rear wing forming an overall L-shaped plan. The wing and the eastern portion of the main range, therefore, appear to contain the earliest fabric with rebuilding of the western portion of the main range to create a symmetrical facade c.1700. 2 storeys and attic storey. 3 gabled dormers with 2-light windows, 3-panes per light, 5-window range of 2-light cross windows, 4 over 6 panes with a weathered continuous plasterwork cornice hoodmould. Ground floor has two 2-light cross windows, 4 over 8 panes rising to just below plat-band which is interrupted by wide relieving arch infilled with plank door with 2-paned overlight inserted. Rear wing on east side has one 3-light and a 2-light ovolo timber mullion window close to eaves level above 2 doorways, infilled to right side. 2-light over 3-light window at left end. Dairy outshut in the angle of the main range and rear wing has a timber 3-light ovolo mullion window at its right end. Interior: principal room to east has stone bolection-moulded chimneypiece. All 4 walls are panelled with large panels above and lying panels below thin dado rail with integral shutters to the windows, cupboards on east wall and bolection moulded door surround. Fireplace blocked up in principal room to west which has 2 ceiling beams, plastered over. Dog-leg staircase with acorn finials to the heavy newels of square section, moulded handrail and turned balusters. Bolection moulded chimneypiece across the corner of the east bedroom. Moulded plaster cornice to bedroom over entrance hall. The roof structure is only partially accessible in the attic storey, the principal truss appearing to be that over the east end of the main range which has heavy principals with short curved feet, and an arch braced collar tenoned into mortices to the soffits of the principals, the arch bracing with chamfers to both arrises and joining at the centre of the collar. Originally 3 tiers of threaded purlins. The truss may be reset, but it is possible that the 4 remaining trusses to the main range are also medieval, the 2 at the west end particularly appear to have curved and possibly jointed feet, but no arch bracing. The purlins have been sawn through when the dormers were inserted.

HALL HOUSE

98515

Country house. c.1846-1850 by Philip Hardwick and rear range by R.D. Gould. Ashlar stonework and dressings. Slate roofs with coped gable ends, ball finial to right end. Chimneystacks with groups of tall octagonal shafts with moulded caps. Plain moulded cornice and continuous drip mould above ground and first floor windows. Irregular double pile plan with principal rooms flanking wide entrance hall. Banqueting hall adjoins at right angles at left end, extending back into rear left side range from which a twin gabled section extends to rear right side, parallel and adjoining to main range. Jacobethan style. 2 storeys and attic storey. The main range: 2 storeys and attic, 1:3:1 bays, right and left projecting rectangular 2 storey and attic bays with attic windows in shaped Flemish gables with ball finials. Smaller central attic gable with obelisk finial. Large central tetrastyle Doric Renaissance portico with ball finials above each column. Semi circular headed entrances to centre and to each side, that to centre flanked by round-arched openings. Round-arched sidelights with fluted keystones to each side of doorway with fanlight and door with lozenge panels. 3-light window above flanked by single light windows and 3-light attic window above that. In flanking bays. 5-light windows to ground and first storeys and 3-light attic windows. All stone mullion windows and except for attic all with transoms. To left-gabled slightly recessed single bay, linking main range to banqueting hall which forms projecting gabled cross-wing to far left with apex gable, corbel table and bell turret with pyramidal roof and finial, shouldered-arched openings to front and rear. Impressive 4-light pointed arched window to gable end with Decorated geometric tracery. Hoodmould with human head corbels and blind quatrefoil stone inset above, and flanking buttresses. Three 2-light windows to right side with trefoil, quatrefoil and cinquefoil traceried heads in sequence from left to right, each with different hoodmould and a buttress to its left with offsets. 2-light casement below left side window. Length of walling extending from left side

incorporates C17 doorway with eared architrave and basket arch with cherubs heads above flanking Chichester family crest. 2-light Perpendicular style windows between massive lateral stack with offsets and stair turret with segmental pointed arched cellar doorway in the base to left side of banqueting hall. Various dated decorated lead rainwater heads. Interior: details appear largely intact including plaster ceilings to principal rooms, large dog-leg staircase with thick turned balusters and stairlight window with stained glass by Pole Brothers. Reused early C16 bench ends in panelling to rear right side entrance hall. Banqueting hall has 5 arch-braced trusses, minstrels gallery, massive open fireplace and painted Royal Arms said to come from Shirwell Church.

ORANGERY APPROXIMATELY 50 METRES SOUTH WEST OF HALL HOUSE

98522

Orangery. C18. Stone rubble. Tiled roof with clay ridge tiles and gable ends. Rectangular on plan. 3 tall bays, centre narrower, divided by stone rubble piers. Set within each bay are thin pilasters supporting rounded arches below moulded dentilled eaves cornice, all in timber. Right and left-hand bays have large full height sashes with vertical glazing bars only supporting lapped glass. The central bay has double 1/2-glazed doors and large overlight, both with similar lapped glazing. Interior rear wall of 3 sections with 2 central Corinthian columns and engaged pilasters to each end. Patterned brick floor.

FISHLEIGH BARTON FARMHOUSE

436867

Barton farmhouse. Possibly C14 origins to rear connecting range, main range probably C15, early C16 outside kitchen range. Main range remodelled 1627 by carved date over main doorway. Rendered stone and cob. Asbestos slate roof with gable ends. Rendered stack to right gable end, axial stack towards left end and lateral stacks to rear of hall and to left (north) side of cross-wing, all with tapered caps. Kitchen range has corrugated asbestos roof with axial stone rubble stack. Complex plan. The main range essentially 3 room and former through-passage plan, the rear doorway blocked and stairs inserted in C20, the lower end extended as a cross-wing. This entire range, including the cross-wing, was formerly open to the roof. The hall has been divided into 2 rooms in C20. At right angles to the main range and enclosing the hall stack is the possible earlier range also formerly open the roof into which the main staircase has partially been inserted. Although much altered, N. Alcock suggests this may have been the original hall built by the first settlers on this site. This short range connects the main range with the outside kitchen block, parallel to the main range and extending northwards forming a 3 sided courtyard. Main range 2 storeys. 6 window range including cross-wing. C20 fenestration, principally 3 light casements 8 panes per light with one 4-light casement to parlour end. Through-passage porch, whose roof is that of the wing continued. Fine inner doorway, straight-headed with ovolo-moulded surround, the date 1627 in relief to the lintel and with the letters L and I above scroll stops to the base of each jamb respectively. Original framed and ledged 3 plank door with old lock. To the south side ground floor of the connecting range is a 4 light timber chamfered mullion window. The kitchen range has a single 3 light timber mullion window with smaller timber diamond mullions between to the upper storey. Interiors Main range Remarkably intact C17 interior features concealing the C15 origins of this range. The majority of doorways have chamfered surrounds and scroll-stopped or bar-stopped durns with old plank doors. That from rear of hall to stair turret is particularly impressive with ovolo moulded surround with large scroll-stops to the durns. Room to left of passage has chamfered axial scroll-stopped ceiling beam and bressumer. Chamfered fireplace lintel with cupboard to left with butterfly hinges. The hall has one cased in beam (with moulded plasterwork cornice) to the smaller room partitioned off from it which retains its frieze of double foliated scrollwork, the ceiling of the main room having collapsed in late C20 exposing a roughly chamfered ceiling beam. Straight moulded plasterwork cornices to most of the passages. The inner room has ornamental plasterwork overmantel of 3 lozenges with end scrollwork and paterae. Encased ceiling beam and frieze of foliated scrollwork. Fine C17 dog- leg staircase with wide original treads moulded handrail, turned balusters and newel-posts, the latter with small knob finials. Chamber over the hall has very fine carved and moulded plaster ceiling with large central ball pendant from which the geometrical ribwork radiates, the panels tipped with sprays of fruits and foliage. Frieze with double-vine leaf and grape decoration. To south end above the frieze is strapwork ornamentation with small head of woman to top centre. On opposite wall is a spray with small head of man. Former fireplace to rear wall originally had Barnstaple fleur-de-lis tiled surround, each tile marked L B and one dated 1626. These have been removed with plans to reset them elsewhere in the house. Beside the fireplace there is believed to be a concealed garderobe. Chamber over inner room has coved ceiling decorated with large paterae and Tudor Roses in bold relief moulded plasterwork overmantel with scrolled spray. Chamber to cross wing, now subdivided, has depressed pointed segmental plaster ceiling with moulded cornice. Roof structure over cross-wing and part of hall only inspected. This revealed particularly fine medieval roof structure with particularly impressive detailing to the cross wing. The latter has 2 archbraced jointed cruck trusses, the archbraces with chamfered soffits, with steeply cranked morticed and tenoned collars, square set ridge purlins to Alcock type H apex and windbracing to the lower tier of butt purlins. Intermediate slightly cranked tie-beam between the 2 trusses. At each end of the cross wing are chamfered gavelforks, an unusual feature for North Devon. All the roof members are thoroughly smoke-blackened. The feet of 3 jointed cruck trusses are visible over the main range, but only 2 of the trusses over the through- passage and lower end of hall could be examined. These had diagonally set ridge purlin and butt purlins, all the roof members being also thoroughly smoke-blackened suggesting the entire range including the cross wing was originally open to the roof. Rear Connecting Range Chamfered ceiling beams with straight cut stops to inserted floor. The roof structure originally consisted of smoke-blackened rafters with collars and ashlar pieces, but without purlins or ridgepiece (N Alcock) but owing to decay only 3 of the rafter couples survive. Alcock remarks that 'In Devon this type of roof, the typical form in S.E. England, occurs in a few early Church roofs, but is replaced by other forms by 1400 at the latest; this is the only recorded secular example'. The Kitchen Range Ground floor partition removed, now large single room with short bay behind the stack with ramp up to first floor. Massive chamfered fireplace lintel. Roof structure of 3 trusses with short curved feet, 2 tiers of threaded purlins and ridge purlin and slightly cambered morticed and tenoned collars. The roof timbers to the stack side of the partition to the central truss are noticeably smoke-blackened

indicating that the floor is a later insertion. This is an impressive complex of buildings, the plainness of the exterior belying the variety and richness of interior detail to this very substantial medieval house.

LEMONS FARMHOUSE

96874

Farmhouse. Probably late C15, remodelled in late C16 and early C17 with C20 alterations. Stone rubble and rendered cob. Thatch roof gable end to left, half-hipped to right. Tall lateral hall stack with drip and off-sets and tall axial stone rubble stack (formerly gable end) with drip and tapered cap. Former open hall house with low screen partitions to, originally, 3-room through-passage plan, the upper inner room end later demolished. In late C16 remodelling the rear through-passage doorway was also blocked by insertion of projecting stair turret. Further stair turret to rear of hall. In C20 the barn or shippon outbuilding attached to lower end was taken in to form part of dwelling. 2 storeys. 5 window range, that to left end and centre with eyebrow dormers containing small gables. Timber ovolo mullion window of 3 lights, 2 panes per light to right of stack, otherwise C20 fenestration. Ground floor has sash to left end 8 over 3 panes and ovolo moulded surround to cross-passage doorway with weathered stops. 2 light casement 3 panes per light to right. Thatched leanto roof to porch to former outbuilding at lower end. Bay to lower end of main range breaks forward slightly. Interior: fine quality features survive throughout the main range. Hall has boxed in bressumer of jettied downstand construction at lower end and ceiling beam and bressumer at upper end with impressive scroll-stopped chamfers. Stair turret doorway to rear of hall with ovolo moulded surround and bulbous stops to the durns. Winder staircases to rear hall and cross-passage stair turrets. Fine plank and muntin screens to both sides of cross-passage, that to hall side 7 planks wide with chamfered muntins, stopped near the base and headrail chamfered to its lower arris with coved cornice above which has been cut through to take the chamfered ceiling joists with run out stops when floor was inserted. Segmental arched doorway, partly cased in, towards centre. Screen to lower side 5½ planks wide with chamfered headrail and carpenter marks. 2 impressive 4-centred arched doorways with chamfered surrounds towards left end, that to right closed off with vertical boarding, that to left with 4 plank door. Lower end has bench against rear of screen with reused scratch moulded crested panelling and tall shaped bench end. Ovolo moulded fireplace lintel. Scroll-stopped wide chamfered ceiling beam. Part of screen survives to upper storey set slightly off the lower end screen below, 2 planks wide, stopped halfway up the chamfered muntins. At head of hall stair turret is a jointed chamfered post to the right of doorway to chamber over hall with chamfered surround, with part of the durn surviving to the left-hand doorway which would have served the chamber over the demolished upper end. 2 raised cruck trusses over lower end of hall and lower end with morticed and tenoned cranked collars. Access to roof space below the lower truss only, the timbers heavily smoke-blackened right to the former gable end, being further evidence with the pronounced change in floor levels to confirm the phased insertion of floors to this former open-hall house with low-screen partitions.

PARISH CHURCH OF ST ANDREW

91891

Parish church. Probably C13 in origin, C15 south aisle and porch; restoration of 1846, including the addition of the vestry, refurbishment of 1884, long-term restoration and repair programme in the 1970s and 1980s. Rough-squared. Stone rubble with a slate roof and granite volcanic and freestone dressings. Plan: The position of the transeptal north tower is unusual in the county: nave, chancel, 4-bay granite south arcade, north-east vestry, south porch. C13 features survive in the chancel and tower, the latter also said to have some traces of earlier work. The south aisle and porch were added in the C15. Exterior: The chancel has a probably C13 3-light Early English east window with intersecting tracery, medieval masonry surviving on the exterior, the splayed internal jambs probably a C19 rebuilding; 2-light square-headed cusped windows to the north and south sides. The lean-to vestry on the north side is said to be 1846 (church guide) but re-uses a 2-light square-headed cuspid medieval east window. The nave has a 3-light Perpendicular west window and a 2-light freestone Perpendicular north window. 2 stage C13 transeptal north tower with diagonal buttresses, battlements and corner pinnacles; round-headed window on the east side, cusped belfry openings on north, west and east sides; polygonal stair turret on the west side. The south aisle has 3-light Perpendicular east windows, three 3-light Perpendicular granite windows, a rectangular rood loft stair turret and a doorway into the south chancel chapel with a depressed segmental head. 3-light Perpendicular east window. The south porch has a moulded granite outer doorframe with moulded capitals below a late C18 slate sundial, the gnomon at an angle to take account of the alignment of the church. The inner doorframe is also moulded granite; C19 floor tiles and door, medieval ceiled wagon roof. There is a blocked west door to the nave. Interior: Plastered walls; chancel arch formed from the junction of the nave and lower chancel roof with an asymmetrical arch supported on a large timber corbel on the south side; plain pointed arch into the tower; 4-bay granite south arcade with diagonally-set shafts to the piers, moulded capitals and shallow-moulded Tudor arches. The western respond abuts a short section of plain wall that divides the nave and aisle at the west end. Ceiled wagon roofs throughout, probably late medieval, except the easternmost section in the nave which appears to be a C20 replacement. The rather odd black and white colour scheme, presumably C20 but rather C17 in character, has obscured much of the carved detail on the roof. Both doorways to the roof loft stair turret survive, the upper doorway plainer. The chancel has a probable 1840s reredos with texts in stone frames; late C19 tiling and a late C19 Communion rail with iron standards decorated with leaves. On the north side a tomb recess (possibly an Easter Sepulchre) with carved spandrels and blind tracery on the back, the arch decorated with fleurons. The remains of a medieval figure survives on the back under a crocketed ogee arch - the figure may be God the Father holding a miniature figure of the crucified Christ. A Purbeck marble slab has been introduced into the recess, commemorating a member of the Cockworthy family. Late C19 choir stalls with shaped ends and pierced tracery backs. The nave has a good 1848 stone drum pulpit on a stem, the sides with tracery panels and a text in carved Gothic script below the cornice, which is decorated with fleurons. C15 font, unusually well-preserved and unaltered with an octagonal bowl, the faces carved alternately with trefoil-headed panels and quatrefoil, with an old lead lining. Tomb recess in south wall of the aisle with carved spandrels and fleurons decorating the arch. Numerous C16 and C17 ledger stones pave the nave and aisle with C19 tiled

borders. In the east end of the aisle late medieval Barnstaple tiles survive with a variety of motifs. C19 nave and aisle benches with shaped ends. A probable C13 oak chest with iron banding survives in the nave. The tower has a probably C13 2-centred chamfered stone doorframe into the stair turret. Royal Arms of George IV. Monuments: The chancel has a white marble wall monument with a brattished frame commemorating Ann Loveband, died 1827. Late C17 wall monument to John Pollard, died 1667, with a Latin inscription and 2 busts in medallions. In the nave a wall monument on the north wall commemorates John Loveband, died 1818. The monument looks much earlier: black marble with reeded pilasters and an oval inscription tablet and an urn above. In one of the roof panels above this monument a painted text has a decorated plaster frame, the text reads "Let me die the death of the righteous (sic) and let my last end be like his (Numbers 23c 10v)". A white marble wall plaque commemorates Anthony Loveband of Northchurch, died 1826. Other early C19 white plaques in the aisle commemorate other members of the Loveband family. At the east end of the south aisle a slate ledger stone below the window with a Latin inscription. Glass: Clayton and Bell east window with a memorial date of 1867. In the east window of the aisle fragment of C15 medieval stained glass include armorial bearings and a winged figure.

CHURCH OF ALL SAINTS

91344

ALVERDISCOTT SS52NW 4/27 Church of All 4.10.60 Saints (formerly listed as Parish Church of All Saints) GV. II * Anglican parish church. 15th century; north aisle built 1579; restored 1863. Squared and coursed slatestone; gabled stone-coped slate roof. Plan: Chancel, nave with north aisle, west tower. Perpendicular-style fenestration of 1863 to chancel and south wall of nave. Chancel has 3-light east window, and 2-light square-headed windows with trefoiled lights flanking south door of 1863. South wall of nave, which has offset buttress of 1863, has two 2 and 3-light windows flanking porch of 1863: porch, which has round-arched doorway, leads to Norman-style round-arched doorway of 1863 with chamfered imposts. North aisle of 1579, has label moulds with block stops over 3 Perpendicular 3-light windows, which have trefoiled and ogee-headed lights with Mouchettes to spandrels and quatrefoil heads. C15 three-stage tower with string courses: C15 three-light Perpendicular window above 3-centred arched moulded west doorway with mid C19 door; one-light cinquefoiled windows; projecting stair-turret to south with slit lights; crenellated parapet with crocketed pinnacles. Interior: chancel interior of 1863 has Decorated-style tracery to reredos, flanked by The Ten Commandments set in crocketed and cinquefoiled canopies; waggon roof with blue-painted panels and gilt detailing; chancel arch has moulded inner order set on corbels of angels holding shields. Nave has 3-bay arcade and roof of 1863, which has chamfered granite pillars with cushion capitals supporting heavy timber arcade plate and arch-braced roof. South aisle: late C13 pointed-arched doorway with convex moulding and bar stops to vestry; fine waggon roof with moulded ribs and carved bosses, built 1579 for Richard Beller. West tower has medieval inlaid floor tiles, and pointed-arched doorway with convex moulding to stair turret. Porch has medieval inlaid floor tiles and late C16 arch-braced roof with bosses carved on collar purlin. Fittings: vine-leaf decoration to cornice, set on mid C19 base; late C12 cushion-type font, with relief-carved rosettes to sides and fleur-de-lys to soffits, with mid C19 base and coves, mid C19 (probably 1863) choir stalls, communion rail and pews. Monuments in south aisle: Baroque wall monument to Gilbert Hody (d. 1705), has heraldic cartouche set in broken scrolled pediment with angels set above oval cartouche framed by Tuscan columns with richly carved rosettes and sways. Very fine life-size effigy of Thomas Welshe, d. 1639, on tomb chest: the subject's "Van Dyke" (Pevsner) dress is finely detailed and he is shown holding a prayer book: he is carved in sentimental fashion. (Buildings of England: North Devon, pp. 38-9; National Monuments Record).

CHURCH OF ST PETER

98262

Parish Church, incorporating mediaeval furnishings and fabric to base of tower, but tower rebuilt 1798 according to plaque on north wall with inscription. "This Tower was Built at the Expense of the Parish in the year 1798". Remainder entirely rebuilt 1854 with chancel and south porch completed in late 1850s/early 1860s. Stone rubble, the tower, south wall of nave and south porch being variously roughly coursed. Slate roofs with coped gable ends with apex gablets. Crocketed ridge tiles to nave, chancel and north aisle, all partly damaged. Nave with south porch, chancel, north aisle and adjoining transeptal tower of 2 stages with C19 broach spire slated with 2 bands of fish scales. 2 figured bell openings with louvres in second stage to east and west only. Pointed arched doorway on east side reached by external dog-leg stone steps. C19 Decorated style fenestration except window openings on south side which are square-headed and have label moulds with returned ends, that to right of porch having grotesque heads as stops. Vestry has 2 single-light windows with shouldered heads in north wall, doorway with shouldered head in east wall, and tall slender stack in ashlar with gable hood. Plain unmounded pointed arch to south porch and ambitious south doorway in Moorish style with shaped wooden surround and matching plank door. Short angle buttress to south west corner of nave. Interior Arcade of 2 bays with plain pointed arches. Lower pointed arches to west and south sides of tower. Nave roof has C19 arched collars and windbraces. Tiled reredos dado with commandment communion table. Bishops chair to right also uses C17 carved panels. Ornately carved dado panelling to 3 sides of vestry and part of frieze on north wall. Reset boss carved in shape of human head also on north wall and small cusped stone panel with mutilated figure of St John in relief probably C14 on fireplace mantel. Reused C16 bench panels in pulpit. Ornately carved bench ends and pews in nave and north aisle transept variously incorporating C16, C17 and C19 timber. 2 possibly reset 'poppy heads' on octagonal posts: In north transept there is also a single box pew and dado panelling of C16 and C17 with C19 insertions. Diamond leaded panes with fleur-de-lis and other foliated devices in each pane and marginal glazing bars in all the windows except the plainer 3-light window. Chancel window and east window have C19 stained glass. Undecorated lead-lined font of a square bowl with chamfered corners on round column and square base, probably late Norman.

FREMINGTON MANOR HOUSE INCLUDING ENTRANCE GATEWAY ATTACHED TO WEST SIDE

98737

Manor house, with gateway attached. 1881 by E Newton. Brick with ashlar dressings. Slate roofs concealed by tall parapet above modillion cornice. Scattered brick stacks with moulded caps with recessed panelled sides to shafts, the principal stacks corbelled Lombard-style at top. Overall large rectangular plan orientated north/south. The long west side is the entrance side and contains the entrance hall and staircase. The rectangular shape of the plan is broken on the opposite east side by a 2-storey bow and a 3-bay projection. The east side extends further north than the west side, screening the L-shaped stable block which has been converted for habitation. The opposite south end is treated as an imposing symmetrical garden front. Wrenaissance style. 2 storeys and attic storey. Symmetrical south facade of 7 bays with ashlar quoins and stone balustrade to parapet over central 2 bays surmounted by two classical urns. All windows have eared bolection moulded architraves with grotesque head keystones with sill bands supported by moulded console brackets. All 18 paned hornless sashes, the upper storey windows with cambered heads. Central doorway with fluted pilasters with Corinthian capitals. Large central grotesque head keystone, dentilled cornice and pediment with short colonnettes, the wings of which form grotesque heads, flanking central achievement. 15-paned three-quarter glazed door with 2-panelled base. Lead rainwater heads and pipes flank the 3 central bays. East facade: 1:3:2:3:5 windows. The left-hand 3 windows form a 2-storey bow with giant fluted Corinthian moulded brick pilasters and a moulded brick panelled frieze at first floor level, the 3 central panels containing moulded brick crests. The right-hand 3 windows break forward. All the window openings have rubbed flat brick arches and tall sashes with glazing bars except for ground floor French windows in bow. At the north-east corner is a pedimented bell tower with semi-circular arched bell-opening at the top with keystone. Brick courtyard wall extending north with embattled parapet corbelled out Lombard-style. West side has clock turret to centre of former stable block with cupola. Principal west facade divided into 7 bays by plain pilasters, a short bay at left end with sash on each floor, then 2 bays with 2 sashes on each floor, centre bay with 2 sashes above impressive doorway with large decorative fanlight with heavily moulded surround, above foliated frieze with large grotesque head to keystone, fluted pilasters with Corinthian capitals flanking heavy door with faceted lozenge design and 4 paned sidelights. The three right end bays have a round-arched stair window to centre, with single sash on each floor to left and blind bay to right. The entrance gateway extends westward from the centre of this facade and has a semi-circular arched gateway with winged pediment above the dentilled cornice. Interior: some C17 and C18 panelling, overmantles and doors bought for the new house. The entrance hall, main staircase hall and drawing room (formerly a ballroom) being the finest rooms. The entrance hall has heavy C17 style panelling with elaborate chimneypiece of 2 tiers of decorative panelling, the lower tier with blind semi-circular arched tracery flanked by carved caryatids and fluted Ionic pilasters, the latter also to each side of the fireplace. Tall niche with carved keyblock to south wall with linen fold decoration to the double doors to left. Trabeated ceiling with carved bosses at the intersections. The rear of the entrance door has C17 scratch-moulded framing and ledging. Stair hall has dog-leg staircase with heavy barley sugar balusters and newels which have flame finials, and trailing foliage to the carved top rail and moulded handrail. Panelled walls and decorative plasterwork ceiling, rectangular with large foils at each end, central mythical beast and foliated frieze. Door surround at head of stairs with engaged shafts and multifoiled decorative archway. Former ballroom has heavy modillion cornice, Adam style oval centrepiece with spaced fluted pilasters with ornate capitals with rectangular panel flanked by roundels depicting mythical scenes on north wall and similar panel and single roundel on south wall. Dado panelling and chimneypiece flanked by pilasters with double rams heads to capitals and diminishing drops. 2 door surrounds at west end with painted decoration to the architraves and ornate pediments to each side of central panel with similar decorative pediment. Some of the bedrooms on south side contain panelling and one has C18 Adam style overmantle with central urn in scrolling foliage surround.

GAZEBO ON NORTH SIDE OF FREMINGTON MANOR GARDENS

98740

FREMINGTON SS 53 SW 2/34 Gazebo on north side of Fremington Manor Gardens GV II* Gazebo. 1747. Brick, Flemish bond. Tent-shaped slate roof with spike finial, lead rolls and wooden modillion cornice. Brick stack to north-west side. Square on plan with internally octagonal single first floor room reached by external flight of steps, over a storage room on ground storey. 2 storeys, with external stone steps with flanking brick walls on south side giving access to principal room on first floor. Original 18-paned sashes with thick glazing bars and original glass to north-west and east faces, doorway to south side, 12-paned door with panelled base and 6-paned overlight. 6 panelled door to ground floor storage room in east side. Interior: C18 fittings completely intact including panelling to each wall, moulded cornice, corner cupboard to north-east side with 18-paned door, and ducks nest grate to north-west corner chimneypiece. A remarkably complete survival flanked by the north wall of the former pleasure garden to Fremington Manor House.

ENTRANCE GATES AND GATEPIERS APPROXIMATELY 75 METRES SOUTH EAST OF FREMINGTON MANOR HOUSE

98738

FREMINGTON SS 53 SW 2/32 Entrance gates and gatepiers approximately 75 metres south-east of Fremington Manor House GV II Entrance gates and gatepiers. Circa 1881, by E. Newton. Gatepiers of stone rubble with moulded stone caps, urns and bases. Gates of wrought iron. 4 gatepiers of square section flanking central double gates and side gates for pedestrians. The gatepiers have moulded stone bases, moulded cornice caps with leaf design below and stepped caps above, the 2 central main gatepiers with urns encrusted with carved fossils and foliage. Decorative wrought iron gates, each patterned in the same way with similar interlacing scroll ironwork to top and bottom sections and middle section of 3 tall rectangles with D-ends. Main double gates have arched scrolled top rails.

GARDEN WALLS ENCLOSING PLEASURE AND VEGETABLE GARDENS FORMERLY BELONGING TO FREMINGTON MANOR HOUSE

98739

FREMINGTON SS 53 SW 2/33 Garden walls enclosing pleasure vegetable gardens formerly belonging to Fremington Manor House (q.v.) GV II Garden walls enclosing pleasure and vegetable gardens formerly belonging to Fremington

Manor House (q.v.). Mid C18. Brick, Flemish bond. Overall L-shape on plan with large vegetable garden on west side, and smaller pleasure and kitchen gardens on east side, each garden separated by brick walling. Entrance gate to pleasure gardens on east-side with cambered arch supported on moulded impost blocks, segmental hoodmould and wrought iron gates with spear-shafts. 3 stone buttresses to outer face of south wall. South and west walls have inward sloping brick capping.

CHURCH OF ST PETER

98727

Parish Church. C13 tower, C15 nave, chancel and south aisle, enlarged and altered in 1813, and heavily restored and largely rebuilt 1867-8 by Sir G G Scott. Roughly coursed stone rubble with ashlar dressings. Slate roofs with coped gable ends and apex crosses. Nave, chancel, south aisle and transeptal north tower. Unbuttressed tower with embattled parapet. Bell-openings of 2 slender cusped-headed lights to each face and single tall lancet near base on north side. Pointed blocked arches to west and east sides. C19 Perpendicular style fenestration to chancel nave and south aisle, east end of aisle and chancel of 4 and 5 lights, north side of nave with one 2-light and three 3-light windows, two 3-light windows at west end, that to nave has human head corbels to pointed arch hoodmould, and four 3-light windows to south side of aisle. Largely C15 south porch has moulded virtually semi-circular arched porch doorway with engaged shafts with rolled capitals. Slate sundial above and stoup to right. Waggon roof intact with moulded longitudinal members and moulded central rib with variously carved bosses and end demi-bosses at the intersections, with carved figures sitting on stone carved corbels along the wall plates. Semi-circular arched inner door with moulded surround and old studded 6-plank door with horizontal boarding and old lock to inner face. Interior: C19 7-bay Perpendicular style arcade. Ceiled waggon roofs, the wall plate at east end of north side of nave decorated with 4 medieval grotesque heads. C20 nave furniture. C15 wineglass pulpit, heavily restored in C19. Monuments: North side from east. Wall monuments to Susanna Davie, (d.1694). Oval medallion swathed with drapery, scallop and skull to base, amorinos to each side. Undated to Richard Slowly. Broken pediment with central achievement. Wall monument dated 1693. Oval medallion. Central achievement with swan-necked pediment, on which angel figures recline. 2 charity boards to left over 3 early C19 tablets surmounted by classical urns to Elizabeth May, Crocker family, and Chappel family. Slate tablet below to George Bragg of Loveacot (d.1629). 5 diamond-shaped hatchments with painted arms. South side of south aisle. Painted royal arms over south porch doorway. Large C18 wall monument to Harding family. Timber surround to slate tablet. Broken pediment with central urn. Above is a section of medieval wall painting said to represent tower of Holy City and 2 angels. Large early C19 wall tablet to Barbor family at east end. Stained Glass. Chancel east window, not dated. South aisle east window to William Yeo. South side of south aisle to William Yeo d. 1880 by Ward and Hughes and to Mabel Sillean (d.1882). Nave north side to John Pigot, rector (d.1910).

SAMPSON HEADSTONE APPROXIMATELY 5 METRES SOUTH WEST OF WEST END OF CHURCH OF ST PETER

98730

Sampson headstone approximately 5 metres south-west of west end of Church of St Peter GV II Headstone. 1799. Slate. Segmental nowy-arched inscription: "Here Lyeth/in hopes of A Joyful Resurrection/the body of John Sampson/Yeoman of this parish who died/Oct 13 1799 aged 41./If sorrow for the Dead could life Restore/the wife for the husband might Deplore/but Grief and Sorrow can no Comforte find/as hee is now so All must be thats now behind/When this you see Remember me. And bear me/well in mind. And what you say when I'm away/Speak by me as you find.

SCORE HEADSTONE APPROXIMATELY 15 METRES SOUTH WEST OF WEST END OF CHURCH OF ST PETER

98733

Score headstone approximately 15 metres south-west of west end of Church of St Peter GV II Headstone. C17. Stone. Segmental-headed with angels bust in low relief above inscription to Richard Score.

PAIR OF STONES TO HEAD AND FOOT OF COPP GRAVE CIRCA 18 METRES SOUTH WEST OF WEST END CHURCH OF ST PETER

98735

Pair of stones to head and foot of graves to Eloner Copp. Died 1833. Slate straight-headed. Stone at foot has floriated motifs to the corners and inscription: "Farewell my Husband and Children dear/I bid you all in this world Adieu/For old and young all must appear/When God thinks fit for so to do/If three score years and ten we stay/Tis but a shadow past away/But lands the saints with Christ above/In the sweet sunbeams of his love.

PALMER TOMB CHEST APPROXIMATELY 7 METRES SOUTH OF SOUTH CHANCEL WALL OF CHURCH OF ST PETER

98731

Palmer Tomb chest approximately 2/25 7 metres south of south chancel wall of Church of St Peter II GV Tombe chest. 1737. Slate on brick base and moulded brick plinth. To Jacob Palmer, Gent. (d.1737) and other members of the family including William Palmer, Rector of Ashford and Vicar of Yarnscombe, (d.1770). Inscription: Palmers and Strangers our Fathers were/Such as the Aged Father buried Here.

COOPER HEADSTONE APPROXIMATELY 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST PETER

98734

headstone approximately 15 metres south of south porch of Church of St Peter, on east side of walkway GV II Headstone. Circa 1780s. Stone. Straight-headed with incised nowy arch with floriated spandrels. To George, Margaret and Catherine, children of George and Margaret Cooper.

LYCHGATE TO CHURCH OF ST PETER

South West Archaeology Ltd.

98736

Lychgate to Church of St Peter GV II Lychgate. Circa 1870. Stone rubble and timber. Asbestos slate roof with gable ends. Rectangular on plan. Stone rubble plinths to each side with timber arcades of 4 cusped headed bays supporting unceiled waggon roof with recessed diamond timber latticework and arch braced trusses at each gable end. framed gates of 12 open panels at south end. Reset plaque on inner face of west wall dated 1653. Stone coffin rest to centre of walkway.

PARKIN HEADSTONE APPROXIMATELY 15 METRES SOUTH OF SOUTH PORCH TO CHURCH OF ST PETER

98732

Parkin headstone approximately 15 metres south of south porch to Church of St Peter GV II Headstone. Circa 1840. Slate. Straight-headed with scalloped corners and central heart containing a flower plant being cut down by a knife held by a hand, and the verse either side: "Man cometh up and is cut down like a flower". Inscription to members of Parkin family.

ANONYMOUS GRAVESTONE APPROXIMATELY 4 METRES SOUTH OF EAST END OF CHURCH OF ST PETER

98728

Anonymous gravestone approximately 4 metres south of GV east end of Church of St Peter II Gravestone. C18. Slate. Straight-headed. Inscription: "You that this Tomb are passing by/Pray stop your Foot and Cast an Eye/To Trace the morals of a Friend/And learn by him your Life to Spend/To every neighbour kind and free/Prosperity was glad to see/Land to his Servants Child and Wife/Surely this was a moral life/And when the summon did him call/In Peace he parted with them all.

FLEMING HEADSTONE APPROXIMATELY 5 METRES SOUTH OF EAST END OF CHURCH OF ST PETER

98729

Fleming Headstone approximately 5 metres south of east end of Church of St Peter GV II Headstone. 1680. Slate. Straight-headed with incised nowy arch, skull to left, hour glass to right. Inscription: "Here Lyeth the Body/of Edward the Sonn of/George Fleming of this/Parish who departed this/Life ye 22nd day of February/Anno Dom. 1680/aged 14 months".

GATEHOUSE TO TAWSTOCK COURT

437076

Gatehouse. Dated 1574. Freestone ashlar with some early brickwork to the turret vaulting. Continues cavetto moulded plinth. Gabled slate roof. Rectangular on plan with principal entrance on south side flanked by tall octagonal corner turrets. 2 storeys, the intermediate floor now removed. Corner turrets of 3 stages. Embattled parapet except to turrets which are moulded. Large 4 centred outer arched entrance to centre south side with ogee-flanking-hollow moulded surround. Gates of 2 heavy studded leaves with cover strips and chamfered rectangular boss decoration to the panels. The left gate has carved grotesque male head to the top rail, female head to right. Over the arch are 2 straight-headed stone windows of two 4 centred arched lights with hoodmoulds formed from the string with dropped ends flanking elaborate pedimented stone cartouche bearing heraldic achievement with eared Ionic-style fluted pilasters and 1574 datestone above. Flanking corner turrets of 3 stages have single light stone windows to splayed facets of the first stage with carved spandrels and hoodmoulds. Blind single light window over rectangular window to top and second stage of left side of left hand tower which has defensive loop to the bottom stage of its inner face. Rectangular window opening to right side of first stage of right hand turret. Tall blocked window opening to rear right side of gatehouse upper storey. Blocked ground floor doorway to left side. Plain moulded 4-centred inner arch with relieving arch and stone mullion window above of three 4 centred arched lights with foliated spandrels. Within the outer arch is a timber doorway to each turret stairway, that to right with segmental head, that to left with depressed head and placed obliquely across the angle. Stairs removed or collapsed. Roof structure replaced in C20.

CHURCH OF HOLY TRINITY AND ATTACHED RAILINGS AND GATE

485441

Parish church. Tower 1843-1845 by D Mackintosh and G Abbot, remainder rebuilt 1867 by William White (Pevsner), although the nave rainwater heads are dated 1843. Tower rubble with tooled ashlar dressing; remainder of church snecked stone with ashlar and Bath stone dressings; slate roofs with lead rolls. Free Gothic style, mostly influenced by medieval Perpendicular with French Gothic influences to E end. PLAN: 4-bay nave and aisles; apsidal chancel with pairs of projecting bays on N & S sides; SW tower. EXTERIOR: notably grand, tall, Somerset-influenced tower; nave with clerestory; chancel roof lower than nave; aisles with lean-to roofs. Coped parapets to chancel, chancel bays and nave. Exterior includes good carved figures on nave and tower. 3-sided buttressed apsidal E end with five 2-light Decorated style traceried windows, the E window larger. N and S sides have 2 projecting bays with hipped roofs and 2-light traceried windows. Aisles have buttresses with set-offs. N side has moulded N doorway with square-headed hoodmould. S side has similar doorway to W and a doorway at the E, typically William White, with stone-slatted pent roof carried over it from aisle buttress to W side of S chancel bay. S side has flat-roofed vestry with parapet in angle between aisle and tower. Short, 2-light traceried aisle windows. Steeply-pointed, 2-light clerestory windows to nave. W end of nave has 5-light Perpendicular-style traceried window and a moulded W doorway. Fine, tall, 4-stage tower with set-back buttresses with set-offs; string courses and corbelled, embattled, pierced parapet with corner pinnacles with crockets and lower, central pinnacles to each face. Tower has carved frieze below belfry and parapet. Distinctive, very tall pair of 2-light belfry openings to each face with pierced quatrefoils filling each light and ogival hoodmoulds with crockets. 3rd stage has 1-light cinquefoil-headed opening with square-headed hoodmould. INTERIOR: nave with deep arch-braced roof and quatrefoil piers and stained glass of 1875 by Powell. SUBSIDIARY FEATURES: iron railings and gates at west end of tower with an unpierced cast-iron frieze of foliage design. An uncleared graveyard on the S side with a good avenue of horse chestnuts lining the path through the churchyard. Graded for the fine tower, curiously evocative of Somerset tracery and a prominent landmark in the

town, and for the forceful exterior composition by White. (Buildings of England: Pevsner N & Cherry B: Devon: London: 1989: 151).

36, PILTON STREET

485739

House, early C17 with early C18 refurbishment. Formerly a single dwelling with No.37 (qv) adjoining to the N, but the 2 buildings are said to have been rented and treated separately until 1711 (Reed, p.149). Owned by the Pilton United Charities. Mass wall construction, front elevation roughcast, rear elevation partly slate-hung; left end and rear stack with brick shafts; cast-iron rainwater goods. L-plan. Front block 2 rooms wide with a cross passage: principal heated room to left of passage. 2 unheated service rooms to right, one behind the other, framed stair to rear of service rooms. Rear left wing gives another large heated room, presumably the kitchen. 2 storeys. Asymmetrical 3-window range with moulded eaves brackets. Fine C17 ovolo-moulded, stopped door frame to right of centre: front door with 6 fielded panels. 3 ground-floor C18 or C19 16-pane sash windows, 3 first-floor 12-pane sash windows. Rear wing has one ground- and one first-floor 5-light C17 casement, the mullions chamfered on the inside and ovolo-moulded on the exterior. C17 door frame to rear of passage with C17 door with cover strips. INTERIOR: remarkably complete with a wealth of historic features. Passage flanked by (painted) oak plank-and-muntin screens with scroll stops; C17 doorways into all ground-floor rooms. Ground floor front right has complete single rib ceiling, enriched with sprays, original stair has turned balusters and newel posts. First floor has set of C17 ovolo-moulded door-frames into upper rooms. First-floor right-hand room has a C17 decorated plaster frieze, left-hand room has an early C18 eared chimneypiece with a triglyph frieze. HISTORICAL NOTE: the earliest documentation for the house, mentioned by Reed (p70), is in a Trust Deed of 1577 in which several Pilton charities were merged. It was rented to a succession of wealthy clothiers. From 1711 to 1845 it was rented out as one dwelling with No.37 (qv). (Reed MA: Pilton, its Past and Present: Barnstaple: 1985-: 149).

NORTH COUNTRY INN

485529

House, now public house. C17 with early C18 refurbishment and restoration of the late C20. Painted brick; slate roof, half-hipped at ends with pierced ridge tiles; left end stack with old brick shaft. Left end has pierced barge-boards. C17 town house plan which is a variation on the gallery and back block arrangement, with 2 galleries from front to rear across a central courtyard. Side passage to right. 3 storeys. Symmetrical 3-bay front. 2-leaf panelled external door to right, chamfered inner door frame probably C20. 2 ground-floor 16-pane sashes; 3 taller 12-pane first-floor sashes with moulded architraves; 2 outer 2nd-floor 16-pane sashes with a blind recess in the centre. INTERIOR: good survival of historic features. Part of the plank and muntin side-passage screen survives to the rear of the courtyard, with chamfered muntins with scroll stops. Right hand gallery (above side passage) supported on ovolo-moulded scroll-stopped beam. Large fireplace on left-hand wall to heat rear ground-floor room. Stair rises from within courtyard (which has been roofed over), rising against the rear wall of the front cell. First-floor front room retains fireplace (lintel replaced) on right-hand wall and C17 panelling. Good c1700 decorated plaster ceiling with central oval and quarter circles in the corners, each decorated with a scallop shell. C17 door-frames from front room to galleries. Evidence that the galleries were used contemporaneously with one another comes from the plank-and-muntin screen which forms the first-floor courtyard partition of the rear room; although this screen has been somewhat altered in the centre, it appears to be in its original position and has 2 original doorways from the 2 galleries. Rear first-floor room preserves good C17 fireplace with ovolo-moulded lintel and stones in the fireback laid in herringbone pattern. Roof not inspected but likely to be of interest. An important example of a C17 town house plan.

39, HIGH STREET

485616

Shop with rooms above. C14 or early C15; front range rebuilt early C18, rear wing extended C19. Front range is of red brick (Flemish bond), painted at the front, rendered at the back. Rear wing is wholly rendered, rear gable-wall of the older part, and possibly also the side walls, is of stone rubble. Slated roofs with red ridge-tiles, the rear wing tarred. No chimneys, unless an old red-brick stack on the right side wall of the wing belongs to this building rather than to No.38A (qv). L-shaped plan with narrow courtyard on left side of the rear wing; latter may be basically a medieval open hall. Front range is one-room deep with cross-passage at left-hand end of ground storey; staircase in left-hand rear corner. 3 storeys at front, 2 in the wing. Front to High Street is 3-window range. Ground storey has late C20 shop front. Both sets of upper-storey windows have segmental arches with keyblocks, those in 3rd storey fluted. All now contain fixed 12-pane, late C20 sashes; those in 3rd storey formerly had flush-framed 6-pane sashes. Rear wall of front range has at left side a late C16 to mid C17 wooden, ovolo-moulded mullioned window of 2 lights (probably re-set); right-hand (south) light blocked, but left-hand (north) light contains an early or mid C19 wooden casement of 15 panes, 2 of them with old, greenish glass. INTERIORS: front range contains little of interest, except for first-floor window seats, with ovolo-moulded panelled fronts and a similar 2-panelled door. Entirely plain staircase cut through 2 apertures in rear wall. Roof space not accessible. Rear wing is similarly featureless, except for the roof space, but under the plaster the walls may contain blocked windows, doorways and fireplaces of an early date. The roof-structure is of major importance, dating probably from the C14 or early C15. It comprises 2 trusses with cranked collars, 2 tiers of through purlins and a square-set ridge-piece; nearly all the common rafters are old, and possibly original. The front truss has a small rectangular projection below the centre of the collar; the ridge is clasped between the tops of the principal rafters and supported by a triangular strengthening piece. The rear truss differs in having a saddle to support the ridge. Both trusses have scratched carpenter's marks, though not obviously in numbered sequence. There is some evidence of smoke-blackening from a former open hearth, especially at the front end, but it is not heavy compared with many rural medieval roofs in Devon. The different character of the rear truss and the reduced blackening at that end may suggest that the wing was extended during the Middle Ages. The boxed feet of the trusses are visible on the first floor; the curve on the left side end may crucks or jointed crucks. 2

chimney-breasts are visible on right hand side of roof-space: one of brick at front and one of stone with occasional bricks at rear. Medieval roof-trusses, especially of this early type, are rare in Devon towns. If, as seems likely, the rear wing was an open hall, then this is also a medieval urban house type not known elsewhere in the county.

THREE TUNS INN

485627

House and shop, now public house. c1600. Thoroughly renovated by Bruce Oliver in 1946 (Pevsner). Timber-framed front above stone rubble base; natural slate roof, hipped at end; right end stack with handmade brick shaft. Gallery and back block plan with entrance to the left and gallery over the right; courtyard filled in. 3 storeys and attic. Front elevation mostly 1946 by Oliver, in a C17 manner, the second floor jettied; windows glazed with leaded panes. 5-light oak mullioned ground-floor window with Tudor arched lights; chamfered doorway to left appears to be partly original. First-floor oriel on timber brackets with a hipped slate roof and oak moulded mullioned and transomed windows, 4 lights to the centre and one to each return. Two 2-light shallow second-floor oriels on brackets. Roof hipped to front with over-sized gabled dormer, the gable and sides slate-hung; 4-light casement window. INTERIOR: mixture of original and 1946 features. Several door frames and doors are probably Oliver's, as well as the simple C17-style stair to the first floor, which rises rear of the courtyard from the back block. Ground floor has 4 step-stopped chamfered cross beams and exposed joists. Front fireplace on right-hand wall is C20; rear fireplace has a chamfered step-stopped lintel and bread oven. Joisting of passage survives on ground floor. First-floor front room has 4 moulded cross beams, probably 1940s, with scroll stops with carved leaves. Front fireplace appears to be original with a cranked lintel. Rear fireplace renovated but preserves one hollow-chamfered jamb and a moulded corbel, moulded timber lintel with carved leaf stops. C17 wall panelling with evidence of re-cycling. Gallery timber-framed to the courtyard. The trusses supporting gallery roof have been altered, with one collar removed; restored 6-light ovolo-moulded mullioned window overlooking courtyard from gallery. Small section of C17 timber balustrade to stair up to second-floor room, which was not seen on survey. Roof not seen on survey but likely to be of interest. In spite of the extensive reconstruction work, this is a fine example of a C17 urban house where the gallery and back block arrangement is still legible.

THE GUILDHALL

485650

Guildhall. 1826. By Thomas Lee; side wall facing Butchers' Row probably 1855 by RD Gould. Solid rendered walls, portions exposed internally in 1991 suggest that front wall is of red brick and right side wall (probably a pre-1826 party wall) is of stone rubble. Slated roof. Rendered chimney with moulded cornice on right gable-end. Open ground storey in centre, originally leading to butchers' market at rear; latter replaced by Market (qv) in 1855. To right, mayor's parlour, created in 1922 out of the former charge-room and cell; shop to left. 2nd storey has courtroom to left (rising through 3rd storey) and council chamber to right with jurors' rooms above. Stair projection to rear left, giving access to public seating; main staircase behind mayor's parlour with 1855 entrance from Butchers' Row. There was originally a house abutting this side. 2 storeys, with disguised 3rd storey at right-hand end. 5-bay front to High Street. Ground storey has horizontal channelling. Round-arched openings, the centre one wider than the rest; this and the arch to left of it have iron gates with spearhead uprights; the others have small-paned glazing. Upper-storey bays flanked and separated by fluted Ionic pilasters supporting an entablature which breaks forward over the 3 narrower centre bays and is there finished with a triangular pediment. Middle and end bays have windows with 8-paned sashes (adjusted at right-hand end to accommodate 2 floors); moulded architraves, friezes and cornices. The 2 bays flanking the centre have semicircular, round-headed niches, continued moulded cills; sunk oblong panel beneath each window. Similar 4-bay design to Butchers' Row with triangular pediment overall. No windows, apart from a blind one in centre of upper storey. Round-arched doorway in centre of ground storey. Semicircular window in pediment. On the roof an octagonal bell-turret with round-arched opening in each face; domed leaded roof with ornate weather-vane; contains 1714 bell from the old butchers' market. The bottom quoin on the street corner is a block of polished granite inscribed CENTRE OF BARUM TURNPIKE MILEAGE 1879. In the blind window facing Butchers' Row is an octagonal clock face originally on the Northgate c1760-1842; on the Bluecoat School 1842-1971; moved here 1982. To the left of the doorway below is the mayor's iron poor box dated 1895; frame and door with elaborate scrollwork. INTERIOR: open part of ground storey is divided by an arcade of 3 round arches with plain imposts; 2 similar arches at rear. A further arch opens into the rear stair; this has an iron gate with spearhead uprights. Entrance lobby from Butchers' Row has late C17-style panelling of 1922 with single-rib Jacobean plaster ceiling and pendant brought from an unnamed demolished building in The Strand. Stone staircase to upper floor. Courtroom has dado of small rectangular panels with matching justices' bench at S end; similar side-benches and 2 square mobile boxes on rollers for accused and witnesses. Above the side benches are short galleries for ladies and grand jury with access from 3rd storey above council chamber; quatrefoil-section iron columns, rail of turned wood balusters. At N end tiered seating for the public; at the front of it a similar wood railing, but with decorated iron cresting. In front of the bench a large table (probably an enlargement of the original) for clerk and lawyers. Coved ceiling having 3 large rectangular panels with enriched frames; patterned chandelier boss in centre panel, patterned ventilator grilles in the other 2. Council chamber fitted out with Jacobean panelling, enriched pilasters and carved overmantel dated 1617 and with initials of Pentecost and Elizabeth Dodderidge. It was removed to a Marist Convent in Barnstaple on the demolition of Cross Street in 1910 and brought here in 1949. C19 moulded cornice. Behind the panelling a C19 papier-mache dado.

8, CROSS STREET

485576

House and shop. c1635, remodelled externally early or mid C19. Rendered front, probably of brick or timber-framing; rear wall of stone rubble with segmental red brick window arches. Structure of side walls uncertain, but front end of left side wall is clear of brick in 3rd storey. Slated roofs; front block has 2 roofs at right angles to street, hipped front and back, the front hips linked

to resemble a parallel roof. In centre of right-hand roof, 4 original, diagonally set chimneys of red brick. Late C19 or early C20 red brick chimney on left side wall. Wide-fronted, double-depth plan 1 room wide with gallery and back block; front block with double chimney between front and back rooms, dogleg staircase to left of back room. 2nd-floor plan has 4 original rooms, 2 at the front with entrance lobby. Ground-storey partitions removed and courtyard glazed over to form deep shop through both blocks. 3 storeys; back block reduced to 1 storey. 4-window range. Late C20 shop front in ground storey. Upper-storey windows have sashes in recessed box-frames; in 2nd storey sashes have horns and 2 upright glazing bars to each upper sash with margin panes, in 3rd storey 6-paned sashes without horns. Wooden eaves cornice. INTERIOR: many original features. Ground storey has single-rib ceiling and frieze in what was originally rear room of front block. At rear of back block a painted limestone chimneypiece removed from front block; Tudor arch with sunk spandrels, ogee and ovolo mouldings, urn stops. Similar chimneypiece in first-floor front room, but without the paint. Rear first-floor room has another single rib ceiling with a section of frieze in cupboard on right-hand (E side of chimney-breast). Chamfered door-frames with scroll-stops at entrances to gallery and staircase. Latter of wood with closed strings, turned balusters and a high moulded handrail. Second floor has original door-frames to all rooms, chamfered and with scroll-stops as on the floor below. A small lobby giving access to the 2 front doors with moulded ribs; studded plank door to gallery. Right-hand (east) front room has wooden bolelection-moulded chimneypiece. Gallery has wooden, 3-light window with ovolo-moulded mullions. Roof timbers accessible only at rear left-hand side; trusses with threaded purlins and ridge, collars pegged (not halved) high up on faces of principal rafters. HISTORICAL NOTE: the house was town property, leased to Richard Harris the younger of Barnstaple, yeoman in 1634, on condition that he rebuilt it within 5 years at a cost of »200. Building probably started in 1635, since No.7 (qv) which was rebuilt in that year, took in part of No.8's ground. The freehold was sold off in 1921. (Title deeds; North Devon Athenaeum: Borough Records, Lease No.172).

CHURCH OF ST PETER INCLUDING THE DODDRIDGE LIBRARY

485713

Parish church. Probably late C12 or early C13, enlarged 1318. Spire added 1388-9; Doddridge Library 1667. Restored by Gilbert Scott from 1866 onwards, and by JO Scott in the 1880s. Tower, nave and chancel of random stone rubble; aisles, chancel chapels and Doddridge Library of coursed rubble. Limestone details. Slated roofs. Ribbed leaded spire. PLAN: nave: N and S aisles; N transept with tower in place of S transept; chancel; N and S chancel chapels; Doddridge Library adjoining N chancel chapel with entrance from Church Walk. Mostly Perpendicular windows restored in C19. EXTERIOR: Tudor-arched windows in N aisle. C19 S door with pointed arch; above it a blank panel in old Perpendicular surround with cinquefoil arch. Smaller S chancel door of similar date; above it an octagonal sundial with gilt lettering, including date 1732. Twisted broach spire with louvred belfry openings; these have triangular pediments with ball finials, 2 of the pediments dated 1636. Higher up on the E and W side are small gabled canopies, that to E with 2 bells. Doddridge Library has Tudor-arched doorway and 3-light stone-mullioned window with cinquefoiled heads to the lights, both probably C19. Upper storey has 2 windows, each of 3 lights with restored ovolo-moulded wood mullions. Between them is a moulded plaque inscribed BIBLIOTHECA DODDRIDGIANA 1667. The front is finished with a pair of moulded string courses having ashlar masonry between them and above them a crenellated parapet carved with quatrefoils and the town arms. INTERIOR: has C14-style nave and chancel arcades designed by Scott (carving by Harry Hems). Tower has two C14 pointed arches with quarter-round mouldings. Waggon roofs throughout, that to chancel boarded and with angels. Chancel and S chancel chapel have medieval niches with trefoiled heads, presumably piscinas originally; the second of these is unusual in having small side-niches with pointed heads. FITTINGS: C19 Gothic pulpit and font, the former with re-set medieval Barnstaple tiles beneath it. Organ with Gothic case and painted pipes, 1882 by JO Scott. Stained-glass tower window by Clayton & Bell; W window by WF Dixon. MONUMENTS: numerous C17 wall monuments, mostly to Barnstaple merchants; many have busts or whole figures in high relief. These include in N transept Thomas Horwood (d.1658), founder of the almshouses in Church Lane (qv). BELLS: 6 by John Briant, 1803; 2 Barwell trebles added in 1897. Restored 1980. Doddridge Library has part of a double-rib ceiling upstairs. (The Buildings of England: Cherry B: Devon (2nd edition): London: 1989-: 150-1; The Ringing World: 1980-; Some notes on the Parish Church of St Peter, Barnstaple).

PAIGES ALMSHOUSES

485568

Range of 4 almshouses. 1656, C20 additions to left and rear. Founded by Elizabeth Paige. Painted brick front roughly in English bond; small painted stone rubble section at left-hand end. Slated roof. Originally 4 dwellings for 8 inmates. 2 storeys. Main building has 4 windows per storey plus 4 doorways. Section to left has one upper-storey window. Doorways have double ovolo-moulded, square-headed wood frames with elaborately carved stops; ribbed and studded plank doors, The second from left a near-replica of the original. Slated wood canopy above each door. Windows (restored) are of 4 lights in ground storey, 3 above; ovolo-moulded wood mullions with diamond-shaped leaded panes, each window having a casement with ornate iron hinges. Window in section to left has a 2-light wood casement with pegged joists; probably late C17 or later. Left gable wall has 2 mullioned windows in the style of those in the main range. These almshouses make an important contribution to the C17 character of Church Lane, being adjacent to Horwood's Almshouses (qv).

HORWOODS ALMSHOUSES

485564

Almshouses. 1674 (old list description). Started under the patronage of Thomas Horwood, completed for his wife, Alice: thoroughly renovated. Painted stone rubble, elevation to Church Lane roughcast; natural slate roof with terracotta ridge tiles; stacks mostly dismantled; cast-iron rainwater goods; pitched stone paving to courtyard. Originally 8 dwellings for 16 inmates. L-plan range, the longer block backing onto Church lane, with an entrance through it to a courtyard. Smaller, 2-unit block behind, also parallel to Church Lane. 2 storeys. Street elevation blind except for courtyard entrance which has moulded timber doorway with elaborate ramshod stops with carved foliage detail. Slate plaque, a copy of a more worn plaque inside the courtyard

records 'This Alms Hous was founded & endowed by y worll Thomas Horwood merchant twice mayor of this towne who was a worthy benefactor and began it in his life, finished by his wife Mrs Alice Horwood after his death who of her owne accord added the adioying free school and endowed it for 20 poore children forever 1659 abi et tu fac similiter'. Inside the courtyard the main block has a regular 4-window range with 4 double ovolo-moulded door frames with blind scroll stops and stud and cover strip doors, mostly renewed, 2 on either side of the courtyard entrance, which has a similar door frame. Doors and windows have timber lintels. 3-light ovolo-moulded mullioned timber windows, glazed with diamond leaded panes, the opening casement hung on cockshead hinges. Ground-floor windows have lead drip ledges on moulded brackets. The shorter block of the L-shaped range has 2 doorways and one 2- and one 3-light window on the ground floor and two 3-light windows, with a very worn inscription tablet, copied on the exterior. The smaller, detached block has a brick stack at the right end and a symmetrical 2-window range with a central doorway matching the others and 2 ground- and 2 first-floor windows, also matching the others. INTERIOR: not inspected but said to be modernised. Bench with turned legs mentioned in 1973 list description said not to be on site. The almshouses are adjacent to Horwood's School (qv) of 1659.

OLD SCHOOL COFFEE HOUSE FORMERLY HORWOODS SCHOOL

485567

School, now in use as restaurant. 1659, restored 1917 (date plaque). Local stone rubble; slate gable-ended roof; left end stack with old brick corner shaft. C17 plan intact. Single schoolroom on the ground floor, heated at left end, with cross passage entrance to right. Stair in rear projection rises from end of passage. First floor divided into 2 rooms, the left one heated from the same stack, the right one unheated. EXTERIOR: 2 storeys. Asymmetrical 2-window range, one window to the ground floor. Fine doorway to right with original moulded frame with elaborate carved stops and original panelled studded door. 4-light window to left, probably 1917, with ovolo-moulded timber mullions, original chamfered stone cill and the remnants of the original stone hoodmould. 2 first-floor original 3-light ovolo-moulded mullioned windows, all windows glazed with C20 diamond-lead panes. Slate plaque over door carved "A H 1659" with coat of arms and inscription: "this school was founded and built for 20 poor maids by Alice Horwood, restored 1917". INTERIOR: schoolroom divided from passage by original screen with moulded planks. Original moulded doorway with elaborate stops blocked and replaced with new doorway. Schoolroom has fine moulded segmental-headed stone fireplace with plaster decoration above: the initials AH, Tudor Rose and Prince of Wales' feathers. 3-light mullioned window on rear wall (now internal) is probably 1917. Narrow moulded plaster cornice breaks forward slightly on rear wall. Heavy moulded timber attached to screen retains some large pegs for coats and hats and may be original. Stair with turned newels, probably 1917. Ovolo-moulded doorway with bar stops to doorway at top of stairs. Larger upper room has apparently original internal porch. Upper rooms divided by original moulded plank screen with original moulded stopped doorway and plank door with strap hinges, similar door with closet adjacent to fireplace. Coved plaster ceiling over both rooms with slender moulded cornice to match the one downstairs. Recess next to stack may have contained original cupboard. HISTORICAL NOTE: the building stands adjacent to Horwood's almshouses in Church Lane (qv). The school was founded by Alice Horwood's will of 1652 in buildings erected together with the almshouses. A new building was erected for this school and the Blue Coat Boy's School in 1844 at North Walk, and the two schools were amalgamated. In 1882 the girls were moved to the new National School (Bovett). This is an exceptionally well-preserved small C17 charity school.

HOLLAMOOR BARTON

436871

Barton farmhouse. C18 with C19 addition to rear. Stone rubble and cob. Slate roof with rendered stacks at each end. 2 rooms and central entrance hall containing staircase with C19 service rooms to rear forming double range plan. 2 storeys. 4 window range symmetrical. C19 two light casements 8 panes per light to upper storey. Tripartite sashes 4 over 4 panes with 2 paned sidelight sashes. Ground floor window openings have fluted keystones. 4 panelled door to central doorway with rectangular overlight. C18 armorial stone crest above. C19 fenestration principally intact to rear range. Lean-to at right end. Brief interior inspection suggested C18 and C19 joinery mainly intact. Roof not inspected.

NONCONFORMIST CHAPEL, TEMPLETON

436879

Non Conformist chapel. 1818. Rendered stone rubble. Slate roof with gable ends. Rectangular on plan. Single storey with west gallery. 2 window range of semi-circular headed windows to each side, and 2 similar windows at east end flanking gabled slated porch. Roundel above with 1818 date. Lean-to to rear left side.

MOONE HEADSTONE APPROX 5M N OF N SIDE OF CHAPEL

436880

Headstone. 1823. Slate. Straight headed. Verse to head: Think nothing strange/death happens/unto all/my lots today/Tomorrow/thine will fall. Inscription to Rachel Moone died 1823. Come gentle stranger turn aside Leave where thou art inbruseive pride On me this favour pray bestow Approach and read these lines below You're born in Sin Estranged from God And must be wash'd in Jesus blood Must know on earth your sins forgiven If you expect to Enter Heaven To this brief lecture pray atend That's all pass on Obedient Friend

EASTCOMBE HOUSE

437003

House. c. 1830-40. Rendered stone rubble. Slate roof with gable end brick stacks. Double fronted, central hall and staircase plan, 2 rooms deep. 2 storeys and attic storey. 3 bays. Symmetrical 16 paned sashes, mostly with original glass. Central porch

with incised channels to the pilasters. 5 panelled door with rectangular overlight. Single storey C20 extension at left end. Pointed arched attic storey windows at each gable end with sashes. Internal joinery and C19 fittings largely intact.

UPCOTT FARMHOUSE

436982

Farmhouse. Probably mid C16, remodelled in early C17 and extended c. 1700 with C20 alterations. Rendered cob and stone. Thatch roof with gable ends. Slate roof to rear service wing. Rear lateral hall stack with tall rendered shaft and rendered stack at left end. Multiphase plan development. Former open hall house, originally 3 room and through- passage plan, the lower end demolished in early C20 and a partition introduced across the through-passage to create a lobby entry, the rear doorway being blocked. There is a second entrance into the inner room which appears to have been abandoned as the parlour c. 1700 when another was added at its left end and a gable ended 2 storeyed service wing to its rear. 2 storeys. 4 window range. C20 fenestration, mainly 2 light casements, 6 panes per light. C20 Doric porch to inner room entrance and C20 door to former through- passage at right end. Interior Chamfered surround to 4 centred arched doorway between hall/through- passage, a plank and muntin screen continuing to its right having been removed, a concealed section to the left uncovered at time of survey. Chamfered cross beam to hall and hollow step-stopped fireplace lintel. Boxed in beam to former inner room. 4 panelled doors from this room to hall and added parlour which has a section of moulded plasterwork cornice surviving to the gable end wall. Old ledged 3 plank door between kitchen/dairy to rear service wing. Interesting roof structure. 2 probably C18 trusses with roughly hewn principals and side-pegged collars to over added parlour end. Over the hall and inner room are two C16 raised cruck trusses with 2 tiers of trenched purlins and ridge purlin and morticed and tenoned cranked collars. The truss over the hall, including the purlins, battens and underside of the thatch is thoroughly smoke-blackened; the cob partition rising to the apex of the roof between the hall and inner room is smoke-blackened on the hall side only, and the truss and roof members over the inner room are clean. This suggests the farmhouse was built in a transitional period with the hall still open to the roof, but the inner room ceiled from the beginning. Probably in the C17 the hall itself was floored over; at the same time the ridge was raised when the front wall was built out about a metre from the original line.

THE TOWER

436902

Folly, built in form of look-out tower. Probably late C18. Stone rubble with stone dressings. Lead roofing removed in late 1940s. Tall round tower with smaller circular stair turret, which rises slightly above the tower, adjoining to west. Stair turret and tower both of 3 stages demarcated by unmoulded stone strings. Embattled parapet partly surviving to stair turret. The tower has Gothick pointed arched window openings to each stage on south and north sides. On south side the larger opening to the top stage has transomed timber mullion windows of 3 segmental arched lights, the middle stage window has been removed and the bottom opening infilled. On the north side the first and second stage windows are blocked, the top stage window opening set slightly to the right over a blocked ground floor doorway with timber lintel and brick relieving arch. Entrance to east side with cambered lintel and plank door. Pointed arched window opening above to third stage with transomed timber mullion windows of 3 segmental-arched lights. Stair turret has narrow single light window openings to south side with segmental arched timber lights to the upper 2 stages, the bottom stage window blocked. Pointed arched window openings to each stage on west side, the 2 light transomed mullion windows boarded over.

CORFFE HOUSE LITTLE CORFFE

437057

House, now in 2 occupations. West wing contains probably late C16 fabric, remodelled c.1800 when the main range was built. Painted rendered stone rubble and brick. Hipped slate roof with shaped brackets to deep projecting eaves soffit. Brick ridge stacks to main range and diagonally set twin brick stacks to gable end of west wing. Main range has 3 principal rooms on the garden front with rear hall passage containing staircase to centre and principal entrance to right (east) side. The earlier wing set back slightly, extends westwards from left side. Main range. 3 storeys. 3 window range. Symmetrical central ground floor bow window with 3 tall 18-paned sashes flanked by large tripartite sashes, 18 panes to centre sash and 6 paned sliding sidelight sashes. The bow is surmounted by wrought iron balcony railings and canted timber latticed verandah with tent-shaped roof. French windows with fanlight and glazed sidelights. 12-paned sashes to each side. Third storey has 3 over 6 paned sashes flanking 4 over 8 paned sash. Deeply projecting porch to right side with cluster to 3 Tuscan columns of square section supporting entablature. Tripartite doorway with half-glazed 2 panelled door and intersecting glazing bars to the fanlight. Wing to left has 3 window range. 3 light timber ovolo mullion window at left end, the outer lights with square leaded panes. Large 15 paned window to centre and early c19 2-light casement to right, 8 panes per light. Ground floor has 24-paned sash with thick glazing bars at left end, otherwise C20 fenestration. Interior: main range has fine central room, with large panels on 3 walls containing medallions suspended from swags, finely moulded plasterwork cornice and foliated string around oval centrepiece, all in the Adam style. Slender marble colonnettes flanking fireplace. Moulded plasterwork cornices to the principal rooms on either side. The joinery, including 6 panelled doors and window shutters, is intact. Dog- leg staircase rising to third storey and lit by tall round arched stair window has tick balusters and moulded handrail ramped up at the newels. The earlier wing has elaborately moulded cross beam and bressumers, chamfered fireplace lintel and scratch-moulded joists to room at left end.

GATEPIERS AND BRIDGE IN TAWSTOCK PARK APPROXIMATELY 400 METRES SOUTH-WEST OF SHORLEIGH BRIDGE

437095

Gatepiers and bridge. Gatepiers C18. Bridge probably C19. Gatepiers of ashlar. Bridge of stone rubble. Gatepiers square on section with moulded caps and sculpted vases, heavily clad in ivy. Semicircular arch to bridge. The gatepiers butt onto the north ends of the parapet walls.

TAWSTOCK CHURCH OF ENGLAND SCHOOL

437059

School. C19 origins but largely rebuilt after fire in 1940. Roughcast rendered stone rubble and brick. Hipped thatch roofs. 2 connected ranges, each rectangular on plan and each housing a classroom, the left hand range set back slightly. Left-hand range has single window of 6 lights, transomed. The right hand range has canted oriel windows of 7 lights each with thatched canopies flanking large square window of 6 lights with glazing bars. Oriel window of 7 lights to left end and 2 smaller oriels of 4 lights each to right end with thatched canopies. The thatch roofs to each range have deeply overhanging eaves supported on timber posts forming verandahs to front of each range, and to sides of right hand range, with eyebrow dormers corresponding to window openings.

COVERED SHELTER TO HOLY WELL

437061

Covered shelter to Holy Well. Possibly medieval origins, restored 1938. Stone rubble walls and roof with gable ends. Rounded stone finial to front gable end with Maltese cross in relief. Small, rectangular on plan. Semi circular headed archway to front gable end with C20 latticed door. Plaque above. "Holy Well, Tawstock. Restored 1938. A.B.S.W."

PRIMROSE COTTAGE

437068

Cottage. Probably early C17, extended in 1681 with C19 alterations. Rendered stone rubble and cob. Asbestos slate roof, hipped to left end of main range, half-hipped to front wing. Rendered lateral rear hall stack enclosed in 2 storey rear wing. Main range consists of hall only, with probably the through-passage and lower end rebuilt as lean-to in C19 at left end. Stairs probably originally sited to rear of hall, the turret being extended, possibly again in C19 into a 2 storey rear service wing, and the stairs repositioned at the right end of the hall. As the right end of the main range is built into a steep bank, the probable parlour or inner room (now an entrance hall) was added as a wing to the front right end of the hall, the 1681 date to the plasterwork ceiling of the chamber over being a reasonable indication of when this addition was made. 2 storeys. Scattered, mainly C19 fenestration. Two 2-light casements to front of main range. 6 panes per light above 2 light casement 8 panes per light. Plank door to left hand side wall of the front wing. Hornless sash with glazing bars and original glass to left end of lean-to, and 3 light casement to hall window beside stack. Interior Ovolo-moulded ceiling beam and bressumer to hall. Herringbone slatework to rear of hearth to hall fireplace. C17 chamfered door surrounds, partially cased in, from hall to probable through-passage and to rear wing. Chamfered scroll- stopped door surround at head of original staircase, moulded plaster cornice to chamber over parlour with central foliated roundel and R on right-hand coving. W 1681 L Single C17 truss over hall with cranked lap-jointed collar and formerly with 2 tiers of threaded purlins. Common rafter over parlour. Roof replaced in C20 over rear service wing. No sign of smoke-blackening.

THE OLD POST OFFICE

437069

House. Formerly 2 cottages, the left side once a post office and shop. C17 with C20 alterations. Stone rubble. Half-hipped concrete tiled roof. Front lateral stack of stone rubble with brick shaft. Original plan obscured by later alterations, probably a 2 room cottage to right with small lower end and hall to right heated by lateral stack with winder staircase in outshut to rear of hall. Single room cottage to left formerly the Post Office with blocked staircase to rear between front room and rear gable-ended service wing creating overall L-shaped plan. The ground floor partition wall between the 2 cottages has been removed creating one larger room from the single room cottage and lower end of right hand cottage. 2 storeys. 2 window range. C20 fenestration. Porch at right end with gabled slate roof. C19 2 light casement 4 panes per light above. Interior wide chamfered cross beam with hollow step stops to lower end of right hand cottage. Remaining ground floor beams and fireplace lintel boxed in or plastered over. C17 stop-chamfered doorways to head of each staircase. Chamfered beam to rear wing. Access to roofspace over hall of right end cottage only. Single truss with steeply cranked typical C17 lap-jointed collar and 2 tiers of threaded purlins. Feet of single truss visible to rear wing have short curved feet.

BIDDENDON COTTAGE

437071

Cottage. C18 but possibly earlier fabric concealed, extended in late C19. Rendered stone rubble and cob. Thatch roof, half hipped to front end, gable end to rear. Slate roof to late C19 kitchen range. Lateral stack to left side with offsets and rendered shaft. Stack with bread oven projection at rear gable end. Built gable end to the street, with 3 rooms in line, a narrow entrance hall passage now partitioned, running from entry at front right side through to the third room at the rear which formerly was the kitchen and which has a separate entrance from the left side. The front room is heated by the lateral stack, the staircase entering this room at the rear and dividing the smaller middle room from the entrance hall passage. In the late C19 a single storey gable-ended kitchen range was added to the rear right side forming an overall L-shaped plan. 2 storeys, single storey late C19 kitchen range. 2 window range to left side. C19 two light casements, 6 panes per light above two 2 light casements 3 panes per light flanking plank door with deep reveal. C20 sash window at front end over 16 paned hornless sash to left of C20 door. 2 light casement to upper storey right side with original leaded lights and similar casement to rear gable end, the left hand light replaced. Interior: some old plank doors survive mostly with H-L hinges. A single C18 turned baluster to balustrade at head of stairs. No access to roofspace, but the feet of 3 trusses with straight principals suggest the C18 roof structure is intact.

SHORTS COTTAGE

437073

Cottage. Late C17 roof raised and replaced in C20. Rendered stone rubble and cob. Concrete tiled roof with gable ends. Corrugated asbestos roof to rear outshut. Brick stack at left end and brick stack with moulded cap set just off the ridge. Single room to each side of through-passage, the hall to right heated by stack backing onto through-passage and containing the staircase running up beside the front wall. C19 continuous outshut to rear and small lean-to at right end. 2 storeys. 2 window range. C19/C20 fenestration. 2 light casements, 8 panes per light on each floor to right and 6 panes per light over 15 panes per light to left of doorway with C19 timber architrave with shaped lintel encasing a C17 door surround. C17 ledged door of 3 planks with cover strips. Interior C17 chamfered door surround with worn scroll-stopped durns to hall/through-passage doorway. Old joinery to hall with H-L hinges. C19 range in hall fireplace made by James Tucker of Barnstaple.

OMEGA COTTAGE

437067

Cottage. Probably C18. Rendered stone and cob. Slate roof with stack at right gable end. 2 rooms and central through-passage. Single storey extension at right end. 2 storeys. 2 window range. Two 2 light casements 6 panes per light above small 2 paned window to left and 2 light casement 2 panes per light to right of plank door. Interior not inspected.

JENNINGS COTTAGE

437066

Cottage. Probably C18. Rendered stone and cob. Thatch roof with brick stacks at each end. Probably originally 2 room and central through-passage plan, the entrance now at left-hand end. 2 storeys. 2 window range. C19/C20 fenestration. Two 2 light casements 6 panes per light above, from left, plank door, 2 light casement 8 panes per light, 8 paned single light inserted in former doorway and two 2 light casements 8 panes per light with original hinges to right-hand window. Interior not inspected.

TAWSTOCK COURT

437075

Country house, used as school since 1940. 1787, remodelled at rear in 1885. Stuccoed stone rubble. Hipped slate roofs concealed by parapet. Overall 4-sided rear courtyard plan. The garden (east front) has 2 principal rooms to each side of wide entrance hall with rear passage which has staircases and entrances at each end. Left-hand (south) rear wing contains library, right hand (north) rear wing the service rooms. Gatehouse to rear (west) wing. Principally Gothick style, the 1885 additions to rear in late medieval gothic style. South front: 2 storeys. 9 bays, symmetrical with polygonal corner turrets. Embattled parapet. Plat-band. 3 centre bays break forward slightly with pediment. In each face of the towers and in the pediment is a blind quatrefoil panel. Central single storey gabled porch with embattled parapet and diagonal buttresses. Tall lancet window to each side wall, and large 2 centred arched doorway to front with a 4-centred sub-arch and cartouche to the tympanum. All Gothick fenestration with pointed arched windows and sashes with intersecting glazing bars. Decorative rainwater heads to each side of porch and pediment with ornamental cresting and armorial shields. Left (south) side: 8 bays including tower-like rectangular wing to right hand end which is a westward continuation of the polygonal corner turret and a rectangular tower-projection at left end, both rising above the 5 central bays, the middle bay of which has a 2 storey canted bay window. Embattled parapet and plat-band. Except for the bay windows, the windows are 2 light Gothick casements with Y bars above sashes, those at left end with intersecting glazing bars. The tower wing at the right-hand end has a large mullioned window of 5 depressed headed lights with 5 transomes above a battlemented 2-centred arched doorway with trefoil-headed sub-arch and diagonal buttresses. Right (north) side has similar tower to those on east side with Gothick fenestration at right hand end of 3 bay range, the left hand bay with added late C19 canted bay entrance front rising to 2 storeys with 3 light transomed mullion window with rubbed brick surround, some of the panes with armorial glass above ogee-headed doorway (now blocked) with rubbed brick panelling above. The remainder of the north wing extending westwards beyond the tower concealed by C20 extension. West side has rear late C19 courtyard entrance resembling fortified brick gatehouse with diagonal buttresses and multiple moulded semi-circular arched gateway with mock portcullis surmounted by rubbed brick cartouche bearing date 1885. Reset stone cartouche on inner face with achievement. Inner courtyard walls entirely rebuilt in 1885 with rubbed brick surrounds to the 3-light mullioned transomed windows. Interior Interior largely altered in late C19 and again in mid C20. Late C19 panelled entrance hall with massive chimneypiece reusing some C17 panelling. Anthemion frieze to partitioned principal room to left. Staircase at left end of rear passage with moulded handrail and barley sugar balusters and newels with acorn finials. Staircase at right end, believed to be designed by Sir John Soane, lit by elliptical dome with Greek key motif around the drum and Ionic-style pillars to the balustrade at head of stairs. Library fittings principally intact with geometrical patterned ceiling, fluted Ionic columns dividing the bookcases, and false book spines to rear of doorway. Octagonal ground floor room to north-east tower has some replaced earlier panelling on walls and chimneypiece with some reused Renaissance panels. Tawstock Court was the seat of the Bouchier Wrey family. The Elizabethan house, of which only the gatehouse now survives (q.v.) was destroyed by fire in 1787.

PINK COTTAGE

437063

Cottage. Probably C18. Stone rubble, rendered only to upper storey. Slate roof with gable end brick stacks. Basically 2 room plan with central hallway. Single storey extension at left end. 2 storeys. 3 window range. All early C19 fenestration, 3 light casements except at right side upper storey which is 2 lights, all 8 panes per light. Slightly off centre 6 panelled door, the upper panels glazed., Interior not inspected.

BLOOMFIELD COTTAGE

437064

Cottage. Probably C18. Stone rubble and some brick. Thatch roof with brick stack at right gable end. Through-passage with single large room to right. 2 storeys. 3 window range. C19/C20 fenestration. 2 light casements 3 panes per light to left, 2 with 6 panes per light to right above 2 panelled door at left end with corrugated iron pentice roof with 2 light casement 8 panes per light to each side of 2 light casement 6 panes per light to right. Interior not inspected. 1

GATEPIERS TO MAIN ENTRANCE DRIVE c. 50m SW OF TAWSTOCK COURT INC LENGTH OF WALL EXTENDING EAST THE LODGE
437088

Gatepiers to main entrance drive including length of courtyard wall with courtyard entrance. Gatepiers C18. Cob wall and courtyard entrance C17. Gatepiers. Ashlar square-section with moulded caps surmounted by dogs. Cob wall extending east from left side pier incorporates slate pentice roof to porch with C17 chamfered door surround and old double plank doors with cover strips forming 10 panels to each door.

TERRACES, GARDEN WALLS, SUMMER HOUSES AND FOLLY TO GARDEN TO NORTH-WEST OF TAWSTOCK COURT
437078

Garden structures including terraces, garden walls, summer houses and folly. Late C18. Stone rubble garden walls to 3 sides of stone rubble with rubbed brick capping with ball finials at intervals to east side. 4 terraces, ashlar, balustraded, with sweeping flight of stone steps to top right corner. Summer house to centre of north side with tent-shaped roof and timber lattice work. Small squat folly tower at south east corner with embattled parapet. 4 light window to front over balustrading above alcove with cambered arch. Roof removed. Cambered arched gateway opposite on west side surmounted by lions. Octagonal summer house at south-west corner with conical thatch roof with gothic pointed arched windows flanking double plank doors with pointed arched glazing bars.

STABLE BLOCK APPROXIMATELY 15 METRES SOUTH WEST OF TAWSTOCK COURT
437084

Stable block. Late C18 or early C19, with C20 alterations. Rendered stone rubble. Slate roof hipped at right end, gable end to left. L-shaped on plan. Single storey with loft over. 2-2-2 bays, the centre 2 bays pedimented. Central bays have arched openings above semi-circular headed relieving arch with partially infilled round-arched openings, that to left with 12 paned sash, lunette to right side. Right hand bays have 2 lunettes to partially blocked opening. Left hand bays have plank door to left of 12 paned sash. Right hand rear wing altered in C20.

GATEPIERS TO ENTRANCE TO STABLE COURTYARD APPROXIMATELY 20 METRES SOUTH-WEST OF TAWSTOCK COURT
Gatepiers. C18. Ashlar joint-lined piers of square section with moulded caps and ball finials.

OUTBUILDING USED AS GYMNASIUM FOR ST MICHAEL'S SCHOOL
437077

Outbuilding, possibly originally stables, used as gymnasium. Late C16. Narrowly coursed dressed freestone. Slate roof. Rectangular on plan. Formerly 2 storeys, the loft now removed. 2 blocked openings on inner face with relieving arches. Outer (south) face has 5 light chamfered mullion timber window with loft opening to right with chamfered 4-centred arched surround and inserted C20 window of 9 large panes. 3 window openings to ground floor. Putlog holes. Short connecting wall to gatehouse (q.v.) at right end with old door with chamfered rectangular bosses to the panels.

COACH-HOUSE APPROXIMATELY 5 METRES SOUTH OF TAWSTOCK COURT
437082

Coach-house, now converted to private dwelling. Early C19 with C20 alterations. Rendered stone rubble. Hipped slate roof. Rectangular on plan. 2 storeys. 3-3-3 bays. Plat-band. Quoin pilasters. Pedimented centre 3 bays break forward slightly with blind roundel in tympanum. Decorative rainwater head at left end. 9 window range, C20 fenestration to upper storey. Second opening from left is blind and clock-face to centre blind opening. 2 large segmental arched doorways to centre flanking lunette, the right hand doorway with double plank doors. Each of the 3 end bays have large segmental arched window openings with sashes with glazing bars flanking plank doors.

LYCH GATE, FLANKING WALLS AND TERMINAL GATEPIERS AT LEFT END c. 12m SOUTH OF CHURCH OF ST PETER
437123

Lych-gate, flanking walls and terminal gatepiers. Lych-gate 1867 by Sir Gilbert Scott. Flanking walls probably late Medieval origins but with considerable later rebuilding. Terminal gatepiers probably C18. Lych-gate has stone rubble walls and slate roof with gable ends supported on braced timber posts of square section. Apex cross to centre of ridge. Square latticed gates. Flanking walls of stone rubble with some dressed coping stones. Mounting block to right-hand wall. Terminal piers of ashlar, square on section with pyramid caps.

THE ELMS
98510

House with west wing divided into flats. Some earlier fabric undoubtedly survives to the original farmhouse which now forms west wing, but this has been concealed by major remodelling c.1830 when the principal front range was added. Stucco faced stone rubble. Slate roofs with shaped brackets to eaves soffit and lions head guttering. Brick stacks at each gable end and ridge stack. The principal range is L-shaped with side entry to east, a short west wing connecting it to the original farmhouse which is set at right angles to the main range. 2 storeys with attic storey: south front of principal range 3:4:3 bays left and right in 2

storey bows with conical slate roofs. Centre 4 windows closely spaced, the ground storey with pilasters between windows with shaped brackets above supporting cornice and small iron balances to first storey windows above. 12-paned sashes to first floor and 6 over 9 panes to ground floor sashes, mostly with original glass. 4 central bays have 4-paned sashes above tall 2 over 3 paned sashes. 2 attic dormers with 4 over 8 paned sashes on consoles supporting gabled roofs. Doorway at right gable end with semicircular hood supported on shaped consoles. Overlight with marginal glazing bars above fluted pilasters flanking 9-glazed 2 panelled door with 9 panes and margin bars to the upper half. Quoin pilaster with Greek key motif at left gable end front corner. Two 12-paned sashes to left flanking blind window above 12-paned sash and 2 narrow 8-paned sashes. The hipped extension at left end has two 16-paned sashes above similar sash to left of 2 doorways. The majority of interior fittings survive including plasterwork cornice to the right-hand principal room 2 large internal Corinthian style columns to the central room which also has a late C19 tiled grate surround. The stair turret has been demolished. Lofted dairy block to rear with most fittings intact.

THE RETREAT

98526

Small cottage. C18. Rendered cob. Hipped thatch roof with brick stack to left side. Single cell cottage almost square on plan. 2 storeys. 2-light casement, 2 panes per light above C19 2-light casement 8 panes per light. Lean-to tiled roof to porch and 1/2-glazed door. No outshuts to rear.

THE THREE PIGEONS

98509

Public house. C17 with C18/C19 alterations. Rendered stone and cob. Slate roof with brick stacks to each end and ridge stack. Single room deep. 2 storey, 4- window range of C19 to C20 2-light casements, 2 with 6 panes per light to left, 9 panes per light over doorway and 6 small panes per light to right end. Shallow Tuscan porch to off-centre doorway with plank door with cover strips. Doorway at left end to left of 2-light casements, 12-panes per light. Large canted bay window to rear with hipped slate roof, 9-paned sidelights and 24-panes to centre light. Single C17 roughly hewn truss with threaded purlins partly intact, otherwise roof structure entirely replaced in C20.

THE OLD POST OFFICE

98508

House. Probably C17 origins. Colour-washed roughcast rendered. Slate roofs. Diagonally set stack at left end with 2 shafts. Off-centre brick stack to rear right end. L-shaped on plan with right-angled gabled extension to rear. 4-window range of C19 2-light casements. C19/C20 sash 2 over 2 panes to left of C20 door. Corrugated iron roof to C20 extension to right side, with glazed front on brick plinth. Interior not inspected.

CHICHESTER ARMS

98507

Public house. Probably C17 with C20 alterations. Whitewashed rendered rubble and cob. Half-hipped thatch roof. Brick stack at right end and lateral brick stack to rear enclosed in C20 outshut. Probably originally 3-cell through-passage plan, but much altered to provide roughly symmetrical distribution of rooms flanking entrance passage. 2 storeys. 4-window range of C19 2-light casements 6 panes per light with eyebrow dormers. 4 heavy stone buttresses to ground floor window height. 3- light under to left 6 panes per light. Blocked doorway with inserted C20 window and plank door under slated pentice roof. Two 2-light casements to right side 6 panes per light. Tiled lean-to roof at left end. No access to roof space.

ROSE COTTAGES

98506

Row of 4 cottages. Probably C18. Roughcast rendered rubble and cob, Nos. 1 and 2 variously whitewashed. Nos. 3 and 4 are colourwashed. Thatch roofs with brick stacks at gable ends and axial brick stack. Each single cell cottages, 2 storeys, with rear additions. 4-window range of 2-light C19 centre-hinged casements, 6 panes per light except to No. 3 which is C20 insertion. Rubble buttress at lower end and to centre front with 2-light casements to each side of C20 door between. Nos. 3 and 4 have 2-light casements flanking C20 door., no. 3 with thatched porch, no. 4 pantiled porch. Gable entry to no. 1. Interiors altered.

VILLAGE HALL, AT CHURCHYARD BOUNDARY APPROXIMATELY 30 METRES SOUTH EAST OF PARISH CHURCH

98504

School, now village hall. Probably 1841 by Hayward with C20 alterations. Stone rubble with pronounced pointing. Slate roofs with coped gable ends, moulded kneelers and spike finial at left end apex. Rectangular on plan, single storey with extension of lower roof level at right end; recessed with porch in the angle and further porch at left gable end. North side has 2 buttresses with offsets. 3- window range of C19 ovolo-moulded mullion windows with sashes inserted, that to left also has had plank door inserted. 3-light similar window with transom to extension. Plank door to porch at right end, that at left gable end has been rebuilt c.1980 and now incorporates in the north wall the turret and bell which were originally added in 1887 to the east gable apex of the main range. Included for group value.

COURT FARMHOUSE

98502

Farmhouse, incorporating remains of Bishop of Exeter's palace. C15 with possibly some earlier fabric; heavily remodelled in late C18. Random stone rubble with ashlar dressings. Slate roof of 2 pitches, hipped at left end, half-hipped at right end. Large South West Archaeology Ltd.

lateral stack to west side with slated off-sets and tall brick shaft. Brick stack at right end, ridge stack and 2 other off-centre stacks. The early features are concentrated at the 2-storeyed south service end and through- passage. Virtual rebuilding and widening of house in late C18 above the through- passage has obscured original plan, now of single principal room to each side of through passage. Also added in late C18 were Gothick towers at all the corners except to the north-east. 2 storeys. East side has tower to south-east corner with brick crenellated parapet. Blind roundel above blocked window with timber lintels. Small 2-paned casement near base with probably reset nowy-arched stone lintel. Two 2-light casements to right, that to left with 3 panes per light, above sash 2 over 2 panes with timber lintel. 2-storey porch to right with plain gabled bargeboards. C20 window and doorway. At right side, slated lean-to roof to brick kitchen extension of 1 1/2 storeys. Gabled dormer with carved bargeboards above 3 C20 windows, the central one with slate dripmould. Rounded bread oven to north side with slate capping. Slated lean-to roof to porch to its right in angle of single storey dairy extension with slate roof projecting to north with plank door. Towers at each corner on west side, that to left sits on the dairy roof with semi-circular brick arch infilled with brick to rear. Each has brick crenellated parapet and blind window to false top stage above 4-centred arched openings with transomed casements with diamond leaded comes and dressed stone voussoirs. Similar casement to right- hand tower. Left tower has 1/2-glazed door with small niche above. Between the 2 towers, the 2 left hand bays of the 4 break forward, with C20 conservatory enclosing C19 sash 8 over 8 panes to left of French windows. Otherwise C20 fenestration but with chamfered stone surrounds to 2 ground floor windows to right. The rear wall of the dairy which extends from left side tower incorporates an early doorway and window opening, the doorway with ashlar chamfered surround to left of partially blocked window with hoodmould and label stops, both probably reset in the late C18 rebuild and now enclosed in greenhouse. 2 C18 blind quatrefoil loops above. Towers on the south side with blind roundels above tall narrow openings, infilled to left, 4-paned light to right flank 3-light cavetto mullion window with cusped heads and diamond leaded comes. Octofoil opening to small stone panel inset above. Interior features include heavy chamfered and stopped beams to service end, with former entry from through passage by possibly C15 pointed arched doorway with stone chamfered surround now blocked. Barrel vaulted ceiling to large chamber above with single boss probably of wood depicting dove and olive branch conceals 2 large trusses above with short curved feet resting on timber wall plates. Cranked collars morticed into soffits, 2 tiers of threaded purlins and added tier of butt- jointed purlins near base. No smoke-blackening. Remaining roof structure is of C18 rebuild with later patching.

THE OLD VICARAGE

98505

3 houses, formerly vicarage. 1841 by Hayward. Colour-painted roughcast rendered. Slate roofs with central valley. Yellow brick stacks. L-shaped on plan. Shaped Flemish gables, 3 to north side, recessed on left side, 3 to south side, 2 to west end and single gable to east end. 2 storeys plus attic storey and cellars. 3 bays, right and left slightly advanced with shaped gables to attics and narrow 2 storey centre recessed. Window openings in deep reveals with wooden ovolo-moulded windows, ground floor 4-lights with transoms, 1st floor 3 lights and attics with 2- light windows in the gables. South side has lateral stacks to centre of each end gable. 2-light window to central gable with sashes 1 over 2 panes above 3-light window of double sashes 2 over 2 panes. Left hand gable has sash 2 over 2 panes to left and inserted C20 casement to right. 4-centred arched doorway with moulded surround, 1/2-glazed panelled door of 2 leaves with overlight, enclosed in C20 porch. Large transomed 3-light and 2-light timber ovolo-mullion windows each side of C20 plank door to centre. Right side has 4-centred arched door to left of lateral stack and C20 casement to right. Similar fenestration to north and east. Interior: egg and dart cornices to principal rooms. Dog-leg staircase with heavily turned balusters and turned newels with rose finials.

TOWN TENEMENT AND YEW COTTAGE

98514

Tenement farmhouse, now 2 dwellings. Probably C15/early C16. Extended in C17 and again in C19. Whitewashed rendered cob and rubble with cement slurried slate roof with gable ends. Lateral hall stack to rear heightened in brick and stack at gable end of rear dairy. Axial stack formerly service end stack. Originally 3 room and through-passage open hall plan the roof pitch heightened at upper end in C16 but remaining single-storeyed until C17 (possibly 1624 by datestone over fireplace) when floors were inserted and stairs inserted in through-passage. Right-angled dairy extension to rear of service end also probably C17. Lower end extended in C19 by adding single bay forming overall T-shape plan. 2 storeys. 6 window range of horned sashes with marginal glazing bars to 1st floor. Door at left end with 2 late C18/early C19 3-light casements 6 panes each light to each side of cross-passage doorway with C20 door. Interior: chamfered beam to parlour and chamfered hall fireplace lintels. Panelled shutters to hall window. Scroll- stopped chamfered fireplace lintel at lower end with 1624 datestone above. Cast ironwork fireback dated 1662 initialled C.P. 2 bread oven openings. Ancient settle (known locally as the "Bishops Chair") to right of hearth. Kitchen window has been reduced in width. C18 door of 2 large panels at head of stairs to Yew Cottage. Interesting roof structure with 2 levels of smoke-blackening. Sequence of 4 trusses. Raised cruck truss one lower end of through-passage (that over lower end has been replaced). Smoke-blackened with threaded purlins, diagonally threaded ridge purlin and cranked collar morticed into blade soffits. The foot of rear side blade has been truncated due to rear additions. A clean truss sits directly over it considerably heightening the ridge, nevertheless, matching the level of the third truss over the hall which is also heavily smoke-blackened with threaded purlins. Clean truss over upper end is probably a C18 replacement with side pegged collar, but smoke-blackened rafters extend to gable end. Later patching and additions to trusses has further raised roof level. The ceiling to chamber over hall has been dropped leaving part of C17 plasterwork cornice concealed in roofspace.

THE LAW MEMORIAL ALMSHOUSES

98512

Alms-houses, comprising 12 flats. 1885. Squared rubble with ashlar dressings. Tiled roof with 3 large axial stacks between each twin gable with crenellated caps recessed panelled sides to shafts, corbelled Lombard-style at top. 2 storeys. Series of 3 twin South West Archaeology Ltd.

gabled projections with coped gables, cavetto moulded kneelers, fleur-de-lis finials and shaped rafter ends. Double arched entrances to the recesses between Each gable has 3-light stone mullion window with drip moulds above transomed mullion windows of 3 segmental arched lights with crenellated drip moulds. Moulded stone string course to each pair of gables, that to centre runs up as segmental arched hoodmould over central plaque recording erection of almshouses "in loving memory of Thomas Shephard Law and of William Henry Law, His Son. By the sorrowing wife and mother". Small cinquefoil pierced stone inset near apex of each gable. 2 recessed bays have porches with twin pointed arched in chromatic stonework with hoodmoulds, supported on central slender marble column and corbelled out to each side. Segmental arched inner doorways with chamfered and stopped architraves. Low stone balustrade to porches above each pair of arches with crenellated parapet. Tiled lean-to roof to entrance porch at left end, single storey Board Room at right end with pointed arched doorway and 2-light window with central colonette, corbelled hoodmould and decorative lattice work to leaded cames.

LITTLE PILL

98511

House. c.1840. Colourwashed rendered rubble. Slate roof with gable end brick stacks and lions heads to the guttering. Symmetrical central staircase plan. 2 storeys and basement floor at left end. 3 window range of sashes, 8 over 8 panes above 2 similar sashes flanking round-arched doorway with half-glazed panelled door and fanlight. Old plank doors to basement at left gable end. Pointed arched window openings to each gable end with sashes.

MARTIN'S HILL

98493

Farmhouse, one time 2 cottages, now house. C16/C17. Whitewashed rendered, rubble and cob. Thatch roof with gable end brick stack. Probably originally 3-room and through-passage plan with shaft of axial stack demolished, and original plan obscured by later conversion into 2 cottages. 2 storeys. 3 window range of C19 casements of 3-lights to left. Otherwise principally scattered fenestration of 2- light casements. C20 porch has slated monopitch roof. Casement at upper end inserted in blocked doorway. 2-light ovolo-moulded mullion to rear, the rest of which is enclosed in a pantiled outshut. Interior: stop-chamfered beams to 2 rooms at upper end and to fireplace lintel to demolished stack. 1 truss with heavy straight principals over upper end, but no access to roof space.

KING'S COTTAGE

98492

House. Early C19, with end bay added c.1900. Whitewashed rendered rubble and some cob. Thatch roof, hipped with brick stacks at each end, axial brick stack and rubble stack to rear of right-angled gabled rear extension with slated offsets. L- shaped on plan with right-angled kitchen extension to rear left end. Single rooms each side of entrance, originally towards centre, but now displaced to left with addition of slightly projecting right-hand bay. Cottage ornee style. 2 storeys with cellar. 4 window range of mainly C19 centre-hinged casements, of 2-lights except third from left which is of 3-lights. French windows to ground floor plinth level to each side 1/2-glazed panelled door with blind fanlight with stone steps up to each side with 4 newel posts with ball finials, wooden handrail and decorative wrought iron work to the platform. C19 verandah roof with swept up ends to original facade supported on rustic timber posts. Gabled projections to right has 3-light window with individual C20 sashes to each light. Narrow 2 storey projection to rear with half-hipped roof to resemble early porch but with no entrance. Flat roofed C20 extension in brick in the angle of the L-shaped to right and slated gabled roof to C20 porch extension to left. Much of the C19 internal joinery intact including open well staircase with stick balusters and moulded handrail elaborately swept up to square newels.

NEWBRIDGE COTTAGE

98495

House. C18, refurbished and extended in early C19. Colourwashed rendered cob. Slate roofs with gabled ends. Brick stacks at each end with 2 axial stacks (original end stacks). Symmetrical plan with each end bay extension slightly recessed. 2 storeys. 5 window range. All early-mid C19 fenestration of Gothick 2-light casements with Y bars, 6-panes per light to upper storey, 8-panes per light ground floor. 4-panelled central door with ornate wooden porch with pointed arch and latticed tracery to spandrels and sides and lozenge frieze. Similar porch at left gable end. 2 storey outshut virtually continuous to rear, but with small single-storey lean-to with corrugated roof towards right end.

BEARA FARMHOUSE

98479

Farmhouse. C17 with possibly earlier fabric concealed, altered and extended in C19. Painted rendered cob and stone. Slate roof, hipped at left end. Brick stack at right end lateral stack to rear lower end with brick shaft and truncated lateral hall stack to front. 3-room through-passage plan with wing added to front of lower end with rubble stack with brick shaft at the gable end and C19 2-storey gable- ended extension added to rear. 2 storeys. 3-window range of 2-light casements, 6 panes per light. Doorway to left of truncated stack and large 12-paned fixed light reaching to ground level (with French windows) to right. Right-angled extension has 2-light casement, 6-panes per light above 2-light window with 4-panes per light. Dairy outshut with corrugated asbestos roof to angle of C19 extension to rear. Interior altered.

NEWBRIDGE BRIDGE

98494

Road Bridge over the River Taw. 1809. Ascribed to James Green. Ashlar. Triple span with 3 elliptical arches, the central arch flanked by rounded cutwaters and shallow projecting pilaster buttresses rising to parapet height. The parapets curve away slightly to each end.

GATES, GATE PIERS AND TERMINAL PIERS TO NEWBRIDGE ENTRANCE TO TAWSTOCK PARK

437097

Gates, gatepiers and terminal piers. Gatepiers and terminal piers C18, gates C19. Ashlar gatepiers and terminal piers, gates of cast iron. Gatepiers and terminal piers of square section with moulded caps, the gatepiers surmounted by pine cones, the terminal piers by ball finials. Cast iron gates with fleur-de-lys finials to the uprights with trefoil decoration to the soffits of the top rail, and 2 tiers of roundels containing 4 trefoils below the middle rail, 3 roundels to each gate.

GATEPIERS AT WOOD PARKS LODGE ENTRANCE TO TAWSTOCK PARK

437096

Gatepiers. C18. Ashlar. Piers of square section with moulded caps surmounted by stone lions bearing heraldic cartouches. Moulded console brackets to inner face of each pier.

LOWER UPPACOTT FARMHOUSE

436878

Farmhouse. Probably C17 with later alterations. Rendered cob and stone. Asbestos slate roof, hipped at left end, half-hipped to right end. 2 tall lateral rear rendered stacks heating hall and inner room. Essentially 3 room and cross-passage plan with stairway inserted in cross-passage at upper end of hall. Additional winder staircase to front right hand corner of lower end with passage to rear, which may have been the original through-passage with the stairway inserted. 2 storeys. 5 window range including C19 two storey porch. C20 fenestration, 3 light casements. Plank doors at left end and to inner porch doorway. Interior Slightly cambered step-stopped lintel to hall fireplace. Single cross ceiling beam with hollow step-stopped chamfer. Some C18 doors and door surrounds to bedrooms. C18 roof structure largely replaced in C20.

COLLABEAR FARMHOUSE

436866

Farmhouse. Late C16 or early C17 with late C17 addition and late C20 alterations. Rendered cob and stone. Half hipped thatch roof with two front lateral stacks heating hall and inner room with tall rendered shafts, and lateral brick stack to rear of lower end. Essentially three room and through-passage plan, the lower end partitioned to form extra service room at right end, with two adjoining wings, both of 2 storeys, to rear of hall, the upper wing containing stair turret, the lower wing and dairy, the latter added probably in late C17. 2 storeys. 5 window range, mainly early C20 timber casements, 2 lights to upper storey, 3 lights to ground floor, all 6 panes per light. Short buttresses to each side of the right hand hall window. Through-passage doorway with replaced chamfered jambs and lintel and C16 4-centred arched door with cover strips forming 9 panels. Inserted C17 four light chamfered mullion timber window to upper storey at upper end with leaded lights. 3 light timber mullion window to gable end of upper rear wing, and old door with cover strips to right side of lower wing. Interior Lower end has hollow-step stopped moulded fireplace lintel, plank and muntin screens to each side of through-passage, that at the lower end LI planks wide with chamfered muntins with scroll stops on passage side, that between hall and passage 7½ panels wide with chamfered muntins and also scroll-stopped on passage side only. 2 massive chamfered cross ceiling beams to hall with hollow-step stops. Thin chamfered lintel to fireplace which has bread oven and dressed stone jambs. Squint to right hand jamb. Ovolo-moulded doorway between hall and inner room. Inner room ceiling beams and fireplace lintel replaced in C20, but fireplace retains dressed stone jambs. Reset bench with carved bench end and panelled back. Blocked doorway at left gable end. 2 C17 doorways with chamfered surrounds to rear of hall that to left to staircase which has small room under with chamfered door surround, the jambs cut out to admit cider barrels. Staircase retains original timber treads. Blocked 3-light timber mullion window to head of stairs. Twin C17 doorways at head of stairs with chamfered surrounds. Fireplace to chamber over inner room retains herringbone slatework to rear of hearth. Moulded plasterwork cornice to chamber over dairy, the latter retaining timber surround to wall recess probably for holding rush lights. Roof structure replaced over inner room, 4 late C16 or C17 trusses survive over hall and lower end with morticed and tenoned cranked collars and 2 tiers of threaded purlins and ridge purlin.

ARMADA COTTAGE BEGGARS ROOST

98483

Farmhouse, now 3 cottages. Probably early C16, remodelled and extended in C17. C20 alterations. Painted rendered cob and stone. Thatch roof half-hipped at left end. Tall rendered rubble stack with pronounced batter, drip and tapered cap. Axial stone rubble stack (formerly end stack) to right with brick stack at right end. Originally probably a 3-room and through-passage, now cross-passage, formerly open hall, plan, the lower end formerly a barn or shippin now converted to part of dwelling. Inner room possibly rebuilt and extended in late C16/early C17 to form 2 rooms, and 2-storey cottage added in late C17 at right end with a short right-angled projection to front with gabled slate roof forming overall off-centre T-shaped plan. 2 storeys. 6 1/2-window range. C20 fenestration of 2-light casements, 6 panes per light with eyebrow dormers. Hall window built out in line with stack. Cross-passage doorway has moulded timber surround with cranked head. Thatched porch to centre cottage. Chamfered door surround to right-hand end cottage with old 2 plank door. Interior: stop-chamfered beams to principal ground floor rooms except at shippin end. Right end cottage has scroll-stopped chamfered door surround at head of old stairs with original treads. Similar door surround to doorway possibly originally at head of stairs beside axial stack. C17 truss with straight heavy principals over end cottage. Main roof truss removed to Beggars Roost and 2 raised cruck trusses over hall and cross-

passage, the lower end of the cross-passage forming solid cob partition to apex of roof. Access only to roof space over shippon end but exposed roof timbers over hall suggest smoke-blackening may well extend over hall and possibly inner room.

HORSEWILL LAKE FARMHOUSE

98490

Farmhouse. Probably 1678 by date on fireplace lintel, remodelled in early C19. Whitewashed, rendered rubble and cob. Dry slate roofs. Brick stacks at each end and large lateral stack to rear; also brick. 3-room and through-passage plan with right-angled kitchen and dairy extension to rear forming overall T-shaped plan. 2 storeys. 4-window range of C19 sashes, 6 over 6 panes, with original glazing. 2 similar sashes each side of brick porch with hipped slate roof with 1/2-glazed panelled door. 6 panelled inner door with overlight. Window at lower end has sash 6 over 6 panes with 3 panes below to ground level to resemble a French window. Lean-to at each end has slatted window with 5-paned overlight. To rear, first floor sash 6 over 9 panes across the angle of the T-shape. C19 3-light casement to right side of rear extension and two 2-light casements above. Slated outshut to left side. Interior: ovolo-moulded hall fireplace lintel partially exposed and dated 1678. Chamfered beam to kitchen, reused joist to hall ceiling. C19 joinery largely intact including classical style doorcase to rear of through-passage, dog-leg staircase with stick balusters and moulded handrail ramped up to square newel. C17 roof trusses to rear right-angled extension otherwise roof structure C19 when the front range was heightened.

LOWER BABLEIGH

98592

Farmhouse, now house. Late C15/early C16, remodelled in C17 with C19 and C20 alterations. Painted rendered stone rubble and cob. Slate roof partially concealed by added parapet to front range. Brick stack at right end and at gable end of rear projection. T-shaped on plan. The late medieval front range, which has only a single room each side of the through-passage, may well have once extended further to left, the adjoining house now occupying the site. In C17 the room to left, originally the hall was floored over. In late C18 or early C19 the rear right-angled gabled dairy and kitchen extension was added. 2-storeys, 3-window range. C20 fenestration. Gabled slate roof to porch with 1/2-glazed inner door. Ovolo moulded beam to hall. Part of dairy fittings intact. The right-hand through-passage wall forms a solid cob partition to the apex of the roof with no sign of smoke-blackening to the purlins it supports on the right hand side. To the left over the hall a single truss with short very slightly curved feet and cranked collar morticed into the soffits of the principals is thoroughly smoke-blackened as are the 2-tiers of threaded purlins it carries.

BANK BARN APPROX 25M E OF HIGHER BABLEIGH FARMHOUSE

98951

Bank barn. Mid C19. Random stone rubble with gable-ended scantle slate roof. Rectangular on plan. 2-storeys with first floor rear access. 5 basket arched cart entrances with stone voussiors, that to left side obscured by C20 right-angled projection, the central arch with double plank threshing doors above with small slate canopy supported on piers running up through both storeys. Similar pilaster style buttresses between the outer 2 arches on each side. 2 corrugated roofed outshuts to rear.

HIGHER BABLEIGH FARMHOUSE

98590

Farmhouse. C16 or earlier, extended in late C18 with C19/C20 alterations. Whitewashed rendered stone and cob. Scantle slate roofs with gable ends, at 2 different levels, higher at left end. Corrugated iron roof at right end. Brick stack at left gable end and 2 lateral stacks to front, that to left side has offsets. 3-cell through-passage plan extended or rebuilt at lower end. 2-storeys, 5-window range. Horned 20-paned sash at left end above similar hornless sash. 4-paned horned sashes to other 4 openings that at right end has gabled half dormer. Ground floor has 2 lean-to porches flanking left hand lateral stack with hall window built out in line with stack with slated lean-to canopy. 1/2-glazed 2-panelled door to left side porch. 2-storey extension to rear lower end with monopitch roof with rubble stack with offsets and tall brick shaft. Interior not inspected, but early oak panelling said to be cased in.

GREAT FISHERTON FARMHOUSE INCLUDING OUTBUILDING ADJOINING TO SW

98485

Farmhouse. C16/C17 with possibly earlier fabric concealed. Whitewashed rendered facade, stone rubble and some cob. Slate roofs with gable ends. Main range T-shaped on plan with C17 right-angled dairy projecting to rear with additional wing formerly part of dwelling and cider house, but now used for storage projecting at right-angles from the lower front end of the main range. Main range itself formerly 3-room through-passage plan but with front through-passage doorway infilled and doorway moved to enter the hall. Room to right of through-passage sited at upper end appears to have been intended always as a parlour, the room adjoining the hall being the service end. The end was extended by the addition of a further room in the C17 providing access to the wing which has 2 rooms on each floor. Main range has hall stack backing onto former through-passage with brick shaft. Twin diagonally set brick shafts to stack at right end and stone rubble stack at left end with drip and tapered cap. 2 storeys. 4-window range of C19/C20 casements, all 2-light casements except second from left, which is 3-lights. Ground floor has all 3-light casements except for 2-light window inserted in former through-passage doorway. Slate canopy to rear through-passage doorway. 3-light chamfered timber, mullion window to east side of dairy with stone hoodmould. 2-light timber mullion window at lower gable end of main range. The wing appears to be of 2 builds with a straight joint towards the centre. Front left side has loft door above a timber chamfered mullion window formerly of 4-light window with mullions replaced to right of infilled doorway with timber lintel. Right side has pigeon holes with slate landings below eaves level flanking small chamfered mullion window surround with stanchions and wooden shutters above a 4-light timber mullion window with

chamfered surround. To rear there is a 2-light square-headed mullion window above a small timber window of 2 pointed arched lights. Interior: stop-chamfered beams to room at lower end. Fireplace covered in. The rear doorway at this end has an old plank door complete with drawbar. Winder staircast to its right has been removed, but the main winder staircase survives to rear of hall. Hall has 4 ovolo-moulded ceiling beams. C17 ovolo-moulded surround to doorway inserted in through-passage. Parlour has stone chimneypiece with chamfered and stopped surround. Part of a C17 plasterwork strapwork cornice is concealed by late C18 cupboard joinery and possibly more of it survives though covered over. The chamber immediately over the parlour has a similar cornice but with blank shields in foliated surrounds to 3 sides of room with pair of angel wings, one of which has been replaced to the overmantel of the identical chimneypiece. Chamfered and scroll stopped surround to old door with cover strips at head of stairs. Main range has 6 trusses arranged 3-2-1 from upper end with solid wall partitions between the 3 sections. Principals have short curved feet, slightly cranked collars tenoned into soffit mortices to the principals. 2 tiers of purlins, trenched at lower end, threaded at upper end. Diagonally set ridge purlin. Dairy projection has similar roof construction but with straight collar. The entire roof structure appears to be of one date and there is no evidence of smoke-blackening. The wing has a 4-centred arched doorway with chamfered surround to left of rear entrance. Inner end has old timber staircase and chamfered and keel stopped beams. 2 raised cruck trusses with 2 tiers of purlins and slightly cranked collars. The right side has a C17 door surround with jambs hollowed out to admit cider barrels to base of projecting rear stair turret with winder stone stairway. Part of the roof has been replaced over this section, with straight principals to the 3 trusses. Two trusses resting on short timber wall plates formerly with slightly trenched purlins. Small infilled doorway at the gable end with ventilation slit to right.

STABLES AND SHIPPON WITH LOFT OVER APPROX 30M SE OF GREAT FISHERTON FARMHOUSE

98486

Stables and Shippon with loft over. Late C17. Stone rubble and cob with gable ended corrugated iron roof. L-shaped on plan. Left-hand projection has loft door above 2-light window to right of infilled doorway to gable end. Stable door to courtyard side with timber window to right formerly of 3 lights but mullions removed. 2 stable doors to main range flanked by window openings with loft door above. 2 large buttresses to rear, that at lower end has timber mullion window of 2 lights above it. Chamfered window surround to right. Single truss to centre of gabled projection at upper end with short curved feet survives, the other two trusses replaced. Main range has 4 trusses with short curved feet, 2 tiers of threaded purlins, threaded ridge purlin removed; one of the trusses retains its lap-jointed collar.

GREAT WESTACOTT FARMHOUSE INCLUDING ATTACHED SHIPPON WITH LOFT OVER

98487

Farmhouse with attached shippon with loft over. Farmhouse late C15 or early C16 remodelled in C17 when shippon was added. C19 alterations. Whitewashed rendered stone rubble and cob. Slate roof to farmhouse, tiled roof to shippon. Farmhouse has through-passage plan, formerly an open hall house. Lower end is divided into 2 rooms, 1 to rear is heated, dairy to front extending into shippon and loft projection at right angles to front of main range forming overall L-shaped plan. Tall rubble stack at right end of farmhouse with drip, offsets and projecting bread oven : stack set slightly off the ridge at left end with drip and slated weatherings and tapered cap. 2 storeys with single storied right-angled extension to rear : 3-window range of C19 to C20 fenestration. Two 2-light casements to left and a 3-light casement to right, all 3 panes per light. 4-light casement window to hall to right of 6-panelled door, the upper 2 panels glazed with small square window to dairy to left. Shippon with loft over has doors to both storeys in same opening with 2-light window to right with iron stanchions and another square window opening to dairy inserted in former blocked doorway. Interior C17 rear through-passage doorway with old plank door. Run out stops to chamfered beam to heated lower end room with C18 joinery to integral wall cupboard. C17 doorway to dairy with scroll-stopped chamfered durns. Stairs repositioned at lower end of hall formerly in stair turret projection to rear of hall. Run-out stops to chamfered hall beam and cyma recta moulding to the exposed arris of the jetty at lower end of hall. Positioned over this jetty is a closed raised cruck truss with collar tenoned into mortices to the soffits of the blades and carrying 2 tiers of threaded purlins and diagonally set ridge purlin. Smoke-blackening to both sides of the truss but not to the lower side of the lath and plaster partition indicates that the lower end was formerly open to the roof although the remainder of the roof structure over this end has been replaced in C20. This end was floored over first, jettying into the hall which remained open to the roof possibly into the C18. The shippon contains 2 stop-chamfered beams and has 2 C17 roof trusses with straight principals carrying 2 tiers of threaded purlins and ridge purlin with mortices for removed collars.

LITTLE THATCH

436873

Cottage. C18 extended to rear in C20. Rendered stone and cob. Thatch roof with brick stacks to each gable end. Hipped corrugated asbestos roof to rear wing. 2 room, direct entry plan, now with staircase to rear C20 wing forming overall T-shaped plan. 2 storeys. 2 window range. 2 light casements, 6 panes per light to left, 2 panes per light to right. Ground floor has 2 light casement 3 panes per light to left and 6 paned fixed light to right of gabled thatched porch. Plank door, with 2 glazed upper panels. Interior not inspected.

GATEPIERS, FLANKING WALLS AND TERMINAL PIERS APPROX 2M S OF HALL LODGE

98523

Gatepiers, flanking walls and terminal piers. Mid C19. Piers of dressed stone with ashlar dressings, flanking walls of stone rubble with dressed stone plinth and capping. Piers of square section, short flanking wall to left side, curving wall to right side. Piers have moulded ashlar caps, the gatepiers surmounted by large stone balls with fluted bands.

MOUNT SANDFORD

98525

House. C17/C18 refashioned and extended in early C19. Painted stucco, rusticated quoins. Slate roofs with lead flashings. Groups of brick stacks to each range. Complex plan with 2 long parallel ranges with central valleys to roofs of several different heights with 2 principal rooms and facade added in early C19 across the double gables at the west end, and a third parallel shorter range added to rear. 2 storeys. Regency facade of 2 bays with shaped parapet and moulded cornice. Two 2-storey canted bay windows with 2-storey timber verandah and balcony with 2 tiers of slender timber posts with shaped brackets and decorative wrought iron balustrade to balcony. Lead covered balcony roof sweeping up under main roof cornice. 2 over 2-paned sashes with margin glazing bars to canted bays with 4 panes sidelights. North side has low parapet above moulded cornice. 6 window range. Scattered fenestration of 2-, 9- and 16-paned sashes. Projecting porch with parapet, moulded cornice and round arched doorway with impost bands running round side walls. Wide 4-panelled door with overlight and 1/2-glazed inner door of 2 panels with 4 panes above with margin glazing bars. Interior: room to left of entrance hall has dado panelling to all 4 walls with integral cupboards. Boxed in beams in same style. Plaster cornices to principal rooms of early C19 addition. Roof structure appears to be early C19 but whole roof space not accessible.

EAST WHIDDON

98586

Farmhouse, now house. C16 to C17, heightened and reroofed in C20. Painted cob and stone with concrete tiled half-hipped roof. 3-cell through-passage plan but with winder staircase inserted in the passage and with stack demolished to rear heating hall and unusually tall stack of roughly coursed stone with offsets tapered cap and brick shaft at left-hand rear corner heating lower end by fireplace set across the angle. 2-storeys. 4-window range. Unusual late C17 to C18 fenestration, for Devon, of 2-light casements, that at left end replaced, the 3 to right are transomed with diamond leaded lights. Similar fenestration to ground floor with 3-light hall window, small 2-light window at right end and 2-light casement to left of C17 door with moulded cover strips. 2-storey outshut to rear right side and short gable ended outshut to left side. Interior: ovolo moulded beam to hall with rams horn style stops. Some early joinery survives including an old door to one of the bedrooms. No access to roof space.

WHIDDON PARK HOUSE

98594

House, now 2 occupations. C17 remodelled in late C18. Extended in C20. Stone and cob, refaced in Flemish bond brickwork with moulded brick plinth. Rendered slate-hanging to upper storey at left gable end. Slate roof with gable ends. 2 stacks off centre to rear, that to left has tall tapered clay pot, that to right is rendered. Brick stack at right gable end. Probably originally through-passage plan, short right angled extensions have been added at each end to rear, forming rear 3-sided courtyard with shallow projecting sides. Symmetrical facade of 2-storeys. 5-window range of horned tripartite sashes with marginal glazing bars and 2-paned sidelight sashes. Hipped slate roof to left side porch, flat roof to right side porch with inner plank door. 3 ground floor tripartite sashes have cambered brick arches Interior: Some early joinery survives including 2-panelled doors. 2 trusses replaced in C20, the remaining 5 trusses have lap-jointed collars.

BARN APPROX 10M N OF PORTMORE FARMHOUSE

98593

Barn. Probably C17. Stone rubble and cob with brick extension at left end. Corrugated iron roof. Rectangular on plan. Cambered brick arch, partially infilled to front with opposing cart entrance to rear. Situated immediately to each side of the entrances are 2 raised jointed cruck trusses of substantial span with collars morticed into the soffits of the blades which have trenches for former purlins. The remaining trusses have been replaced.

FARMHOUSE NOW USED AS STORE SHED c. 100 METRES NW OF AND ON OPPOSITE SIDE OF ROAD TO HILL FARMHOUSE

98587

Farmhouse, now used for farm storage. Late C15 or early C16, with C17 and C20 alterations. Stone rubble and cob, facade rebuilt in breeze blocks and rendered over. Corrugated iron roof with gable ends. Large stone rubble stack with drip and tapered cap, and rounded bread oven projection with slate canopy. Rectangular on plan, formerly an open hall house which may have extended further south but following insertion of floors and stack in C17 the house was remodelled as 2-cell cottage. 2-storeys. 2-window range of 4-paned fixed lights and similar window with glazing bars removed to right of plank door. Interior Chimneybreast to bread oven side has been partially infilled but large chamfered timber lintel with scroll-stopped chamfers survives. The beams at each end and to the centre also have scroll-stopped chamfers. The replaced roof covering and purlins are carried on heavily smoke-blackened raised cruck truss with slightly cranked collar lap-jointed and pegged to the blades which have trenches for 2-tiers of purlins. The truss was later closed above first floor level with a lath and plaster partition, almost half of which survives. A large first floor opening at the lower gable end has been infilled. Listing NGR: SS5817531228

5 DRINKING TROUGHS AND 2 SHELTERS FOR QUARRY TRAFFIC APPROXIMATELY 15m NORTH WEST OF HILL FARMHOUSE

98583

Drinking troughs and shelters for quarry traffic. C19. Random stone rubble, forming retaining wall to steeply rising bank behind. Built towards brow of hill by roadside on the route connecting Venn quarries to the Barnstaple/South Molton Road. Series of 5 narrow drinking holes staggered down the slope of the hill with 2 deeper niches for shelter at right end. The drinking holes are narrow oblong openings in the retaining wall giving access to channelled stream, the uppermost hole has iron door, the lower

ones have large stone lintels and sills with rounded backs. 2 basket arches to shelter entrances at lower end with rough stone voussoirs. 3 niches at ground level in outer wall of shelter at right end.

BARN WITH ATTACHED ROUND-HOUSE APPROXIMATELY 30 METRES WEST OF STICKLEPATH FARMHOUSE

437037

Barn with attached roundhouse. Early C19. Stone rubble. Slate roof with gable ends to barn, conical slate roof to roundhouse. Barn of 7 bays with roundhouse attached to east side. Opposing entrances to each side of roundhouse, all with double doors except that to the right of roundhouse which has a wide single door with iron grille bars above. All 4 entrances have projecting stone rubble porches with pentice roofs. Roundhouse has massive horizontal winding beam in situ and fine roof structure with narrowly spaced rafters tapering to a point at its rounded end.

ELLERSLIE LOOKOUT TOWER

98722

Lookout tower. Early to mid C19. Stone rubble and brick. Roof removed and replaced by internal corrugated lean-to roof at first floor level. Octagonal tower, built to resemble Gothick folly. Formerly 2 storeys; first floor now removed. Embattled parapet. Tall pointed arched first floor openings on each side, alternatively blind and open on each facet, that to east side has 2-light casements on each floor with inserted doorway on north-west face. Otherwise ground floor openings, including entrance to west side, or each facet all infilled. 3 wrought iron brackets project at first floor level on west side, possibly originally supporting a canopy. The tower overlooks the Taw estuary.

Listing NGR: SS5369332670

UNITED REFORM CHURCH, BICKINGTON ROAD

98723

Nonconformist chapel. 1835 restored 1896. Painted stucco with quoins. Slate roof, hipped to front end, gable end to rear. Rectangular on plan with end entrance lobby. Single storey with 2 storey entrance front. 3 bays, symmetrical. Semi-circular arched windows with moulded sills and arched glazing bars under continuous hoodmoulds. Central round arched doorway with blind fanlight and C20 door. Rectangular plaque on small brackets over doorway. Single opposing round arched windows to each side. Interior: Bowed entrance lobby with 6 panelled doors to each side, the upper 2 panels glazed. Late C19 furnishings with turned balusters to moulded communion handrail and decorative wrought iron rostrum railings. West end gallery does not survive.

Listing NGR: SS5349132476

HILLSIDE, LONGHOPE COTTAGE, BICKINGTON ROAD

98725

Longhope Cottage and Hillside II 2 adjoining cottages, formerly tenement farmhouse. Early C16 fabric, remodelled in late C16/early C17 and divided into two occupations in C20. Rendered stone rubble and cob. Cottage to left has slate roof renewed circa 1980, cottage to right has slate roof to front, corrugated iron roof to rear. Stacks at each gable end, that to right with offsets, and front lateral, former hall stack to Longhope Cottage with tall rendered shaft. Formerly 3-room through-passage open hall house, the through-passage now taken into hall and rear doorway blocked. Partition inserted at lower end of hall to form 2 cottages with doorway inserted to centre of inner room as entrance to right hand cottage. 2 storeys. 3-window range C19/C20 2-light casements, 3 panes per light to right, C20 casements to right. Two 2-light casements 6 panes per light to right, C20 casement to right. Two 2-light casements 6 panes per light flanking C20 flat-roofed porch to left and C20 2-light casement to right of 4-panelled door to Hillside, the upper 2 panels glazed. Two storeys rear outshot to Hillside, the 2-light casements with old bottle glass. Interior: Single wide chamfered hollow stepped stop ceiling beam to room to left of former through-passage. Timber lintel to hall fireplace partially plastered over. C19 joinery and dado matchboarding to Hillside ground floor room with corner cupboard. Access to roof to Longhope Cottage only, with solid cob partition rising to apex of roof between hall and room to left, with two C18/early C19 trusses over hall with X apex and side-pegged collars, but reusing some of the original smoke-blackened purlins. The cob partition and change in first floor levels suggests that the upper end may always have been ceiled, the hall itself originally open to the roof and later floored over.

Listing NGR: SS5339032442

FREMINGTON BICKINGTON ROAD (north side)

The Homestead and Homestead Cottage

Tenement farmhouse, now divided into 2 occupations. C17 with possibly earlier fabric concealed, remodelled and extended at left end in early C19. Rendered stone and cob. Partially tiled, part asbestos slate roof. Rendered front lateral hall stack and axial brick stack to right. Hall and inner room with a rear kitchen wing forming L-shape survive of C17 farmhouse with a single storey outbuilding to right of axial stack also of C17 date now taken in to form part of dwelling. In the early C19 the house was remodelled with Gothick style detailing, and a tall, virtually rectangular 2-storey single bay extension with cellar added at higher left end, set back slightly from the main range. Main range 2 storeys, former outbuilding single storey with attic storey, C19 addition 2 storeys with cellar. 3-window range of C19 2-light casements, 8 panes per light with gabled dormers above 3 similar windows but with Gothick pointed arch glazing bars to the top panes, the left hand window inserted in former cross-passage doorway. Single hornless 12 paned sashes on each floor to C19 extension at left end. To the base of its gable wall is a reset inverted timber lintel dated 1704, the date flanking a carved initialled heart. Interior: C17 roof structure largely intact over earlier range, with heavy principals to 2 trusses over hall and inner room and lighter single truss over former outbuilding formerly with trenched purlins and lap-jointed collar. Some early joinery with integral cupboard survives to hall which has C17

ceiling beams. Hall/cross-passage partition removed, probably in the C19. C19 moulded plaster cornice to principal rooms in C19 extension. Pair of Gothick doors, 3 panels high to rear kitchen wing, brought from the nearby Belmont Lodge - demolished in 1970s.

Listing NGR: SS5339732464

APRIL COTTAGE, SUNNYMEAD, NORTH LANE

98748

FREMINGTON NORTH LANE, Bickington SS 53 SW 2/45 Sunnymead and April Cottage II 2 adjoining cottages. C17. Rendered stone and cob. Asbestos slate roofs with gable end to right. Lateral rear stack to Sunnymead and front lateral stack with offsets and rendered brick shaft. Single cell cottage to right, 2 cell cottage to left with passageway dividing the two. 2 storeys. 3-window range. C20 2-light casements, 4 panes per light. Small dairy window at left end and 2 similar 2-light casements to each side of 3 doors, the central one to passageway.

Listing NGR: SS5332632564

NORTH FARMHOUSE, NORTH LANE

98747

Farmhouse, now private dwelling. C17, extended at lower end circa 1800. Rendered stone and cob. Slate roof, with higher ridge to right hand side and gable ends. 2 rear lateral stacks heating former hall and service end with off-set, and brick shaft to hall stack. Brick stacks at right gable end and set off the ridge at break in roof levels. Former 3-room and through-passage plan. In C19 the through-passage was blocked off to form a pantry to the rear, and lobby entry to front. A new entrance and staircase hall was introduced into the inner room end which was entirely rebuilt and the old hall divided into 2 rooms. 2 storeys. 5-window range, all hornless C19 16-paned sashes mostly with original glass, except at left end which has a 2-light casement, 2 panes per light, heightened above with a window of 3 tall panes. C20 leanto with slate roof at left end. Plank door to former through-passage with slate leanto canopy. C20 porch to right with slate leanto roof enclosing smaller Gothick porch, one wall of which remains with small Gothick pointed arched window. 2 hornless 16-paned sashes to left and single sash to right. Interior: former kitchen to left of through-passage has a scroll-stopped fireplace lintel and bread oven with iron door made by J D Youing of Barnstaple. Moulded bressumer above former hall fireplace, 2 panelled door with original hinges to kitchen doorway. Integral cupboard with old joinery and hinges to hall. The rebuilt lower end has staircase of circa 1800 with moulded plasterwork ceiling cornice, which is repeated in the inner room and chamber over. Roof structure of 3 phases with 2, probably late C17, trusses over hall, 4 C19 trusses over upper kitchen end and 2 late C18/early C19 trusses over rebuilt inner room end, all with straight principals and no sign of smoke-blackening.

Listing NGR: SS5329432624

PENHILL HOUSE

98749

FREMINGTON PENHILL SS 53 SW 2/35 Penhill House II House. C17 origins, entirely remodelled and extended early C19. Stuccoed stone rubble with some cob. Half-hipped slate roof with clay ridge tiles made by Fishleys (of Fremington). 3 brick stacks set off the ridge to rear. Symmetrical early C19 facade conceals apparently remodelled C17 farmhouse plan of 3 rooms and through passage, the latter now forming entrance hall with staircase to rear with former lower end to right and hall to left remodelled as 2 principal ground floor rooms, the former lateral stack heating the hall now enclosed by the building out of the rear wall to incorporate service rooms. The inner room at left end was refashioned to resemble a single bay wing with embattled parapet and to complete the symmetrical appearance a similar flank wall was added at right end concealing a single storey service room with monopitch roof. At the left end there is a kitchen wing set back slightly from and at right angles to the main range. 2 storeys with garrets. 5 window range, symmetrical, the single end bays forming wings with embattled parapets, that to left with 12-paned sash over door with glazing bars, that to right with blind window over similar doors. Central Tuscan porch with entablature and 6-panelled door with plain fanlight over and 24-paned sash above flanked by 2-storey canted bay windows added in late C19 or early C20 with 16-paned sashes and 12-paned side sashes over French windows with 12-paned side sashes. Interior: C19 fittings and joinery largely intact including geometrical staircase with wreathed handrail, some 2-panelled doors to service rooms with H-L hinges, and unusual 6-panelled doors off the entrance hall with small quatrefoils to the corner of each panel and quatrefoils to the head of the jambs of the reeded architraves. Marble fireplace surrounds to 2 principal ground floor rooms. Dairy fittings intact.

Listing NGR: SS5220232960

LIMEKILN c.10m NORTH OF THE DISUSED RAILWAY TRACK ON THE WEST BANK OF THE ENTRY TO FREMINGTON PILL

98720

FREMINGTON SS 53 SW 2/10 Limekiln circa 10 metres north of the disused railway track on the west bank of the entry to Fremington Pill Estuary II Limekiln. C19. Stone rubble with interior brick lining. Square on plan with 2 massive buttresses to front. Access to brick lined well with firing holes around base by rear passage with entrance to left side. The limekiln is built into the bank of Fremington Pill Estuary and is the best preserved of the three limekilns on this west bank.

Listing NGR: SS5134933199

FREMINGTON MILL BUILDING, MILL ROAD

98745

Fremington Mill Building 6.7.76 II Mill building. Mid C19, extended in late C19. Stone rubble with brick dressings. Pantiled roof to range to left, corrugated asbestos to right hand range. Adjoining gable ended ranges, that to left added in late C19 to the

original range containing the mill machinery. 2 storeys to each range. Right-hand range front gable end has stone steps to plank door with 2-light window above long window to ground floor left with iron stanchions. Left hand range has weatherboarded front gable with double doors, loft door above with hoist bar over 2 cambered arched windows to left side and inserted double doors. Cast iron overshot wheel to rear gable end of left hand range with all machinery intact, including single pair of stones. The original flour mill has been used as a saw mill and waste paper factory in this century.
Listing NGR: SS5121332234

FREMINGTON FREMINGTON

2/37 Home Farmhouse

GV II

98742

Farmhouse. Circa 1840-50. Rendered stone rubble. Slate roof to front, corrugated asbestos roof to rear. Tall axial brick stack and stack at left end. 3-room plan with entrance hall between left and centre rooms and kitchen wing at rear of right-hand end forming overall L-shaped plan. 2 storeys. Regular 4-window range, all hornless 16-paned sashes. Cambered arched doorway to left of centre with 4-panelled door. C20 French window to right and two 16-paned hornless sashes to each side. Leanto pantiled porch roof at right end. C19 internal joinery largely intact.

Listing NGR: SS5116032223

BANK BARN WITH GRANARY ATTACHED APPROXIMATELY 10 METRES SOUTH OF HOME FARMHOUSE

98743

FREMINGTON FREMINGTON SS 53 SW 2/38 Bank barn with granary attached approximately 10 metres south of GV Home Farmhouse II Bank Barn with granary attached. Mid C19. Barn of stone rubble with scantle slate roof with gable ends. Granary of light scantling timber framing with brick infill. Barn built into bank with first floor access to rear, virtually rectangular on plan with shippon below, left end breaking forward slightly. Granary built as lean-to at right gable end. Barn has winnowing door over cambered relieving arch to plank door flanked by window openings. Buttress at right end. Granary to right has plank door with opening to right, and is raised on moulded granite staddle stones. Double plank doors to rear of barn.

HOUSE TO THE REAR OF FREMINGTON MILL, MILL ROAD

98746

House to the rear of Fremington Mill II House. Probably late C17, altered and refenestrated in C20. Rendered stone and cob. Thatch roof with gable ends. Brick shafts to rubble stacks at each end and ridge stack. 3-room plan, the lower end probably converted from former outbuilding. 2 storeys. 3-window range. C20 fenestration. 2 buttresses to front. Slated roofs to 2-storey outshut to rear of lower end.

Listing NGR: SS5120032217

WESTAWAY COTTAGE, SCHOOL ROAD

98751

II Cottage, formerly small tenement farmhouse, late C17 or early C18, extended in C20. Rendered stone and cob. Thatch roof with gable ends. Rendered stack at left gable end, axial rendered stack. Small 3-room plan with stack backing onto former passage, the front doorway now blocked and lower partition removed, the lower end converted from dairy to bathroom and staircase. 2-storeyed C20 wing, also with thatch roof, added to rear at left end, forming overall L-shaped plan. 2 storeys. 5-window range. C20 fenestration. Interior altered, but roof structure over main range retains a closed late C17 early C18 truss with trenched purlins and straight heavy principals. No sign of smoke-blackening.

Listing NGR: SS5129032275

FREMINGTON HIGHER ROAD, Fremington

No. 11 The Cottage

98744

House, possibly at one time 2 cottages. Late C17/early C18 with C20 alterations. Rendered cob and stone. Thatch roof with gable end to left with brick stack and rendered stone stack at right end with tapered cap. 2 cell house with central wide through-passage containing staircase, but original staircase removed 1985 beside stack at right end. 2 storeys. 3-window range C19/C20 2-light casements 6 panes per light. C20 porch with thatch roof. Buttress at left end. Slate roof to former dairy outshut to rear. Scroll-stopped chamfered beam and fireplace lintel to room to right end. Roof structure replaced in C20.

Listing NGR: SS5118832386

1-5, CHURCH HILL

98726

FREMINGTON CHURCH HILL, Fremington SS 53 SW 2/18 Nos. 1-5 (consec) II Row of cottages. Probably C17 origins to nos. 3-5, nos. 1-2 probably early C19. Stone rubble and cob. Asbestos slate roof to nos. 1 and 2, tiled roofs to nos. 3 and 4, corrugated iron roof to no. 5. Ridge brick stacks between nos. 1 and 2 and nos. 3 and 4, lateral rear stack to no. 3 with clay pot and gable end stack to no. 5 with brick shaft. Original plans obscured by later alterations, all principally 2-room cottages, single room deep except no. 3 which has 3 rooms and through-passage. 2 storeys. No.1 at left end has C20 windows over plank door to left and blind window on each floor to right of 2-light casement, 8 panes per light on each floor. No.2 has virtually symmetrical facade with 2-light horizontal sliding sashes to first floor, 3 panes per light to left, 6 panes per light to right flanking blind

window above 4 panelled door with 2-light casement, 6 panes per light to left and 2-light casement, 3 panes per light to right. No. 3 has 3-window range, all 2- light casements, 4 panes per light except for small 4-paned window to left of plank door. No. 4 has 2-window range of 2-light casements, 4 panes per light on each floor to left, 3 panes per light above 6 panes per light to right of 4 panelled door. No. 5 have irregular fenestration. Two 2-light casements, 2 panes per light to left and 4 panes per light above plank door with ground floor C20 15-paned windows to right. Interiors not inspected.

Listing NGR: SS5121332456

FREMINGTON FREMINGTON

98741

House. Early C17, extended to rear in C20. Rendered stone and cob. Asbestos slate roof. Stack at left gable end and axial rubble stack with tapered cap. 3-room former through-passage plan, the rear doorway now blocked, with the hall stack backing onto the passage. C20 2-storey extension to rear left end forming overall L-shaped plan. 2 storeys. 3-window range C20 3-light casements, those to right have diamond leaded panes. Ground floor has gabled porch with slate roof. 6-panelled door, the upper panels glazed. 2-light window to right, 2 panes per light and a 3-light casements, 4 panes per light, one 2-light casement 6 panes per light and a 2-light window 2 panes per light to left. Interior: Plank and muntin screen between hall and inner room, 6 panels wide, the muntins and headrail chamfered on hall side, with doorway at right end with renewed timber surround. Ceiling beams renewed, some original joists. Single raised cruck truss forming closed partition over hall/inner room, with some renewed timber. Trenched purlins and ridge purlin. No sign of smoke-blackening. Remaining roof structure replaced in C20.

Listing NGR: SS5143132391

THE NEW INN, SCHOOL ROAD

98750

The New Inn II Public house. Early C19, extended in late C19. Stone rubble, rendered upper storey. Asbestos slate roof, hipped at right end, with wooden eaves cornice. Formerly symmetrical, double pile plan with central entrance, now blocked, to main (north) front and to right (west) side which has curving end bays. In the late C19 an additional bay was added to left end of main front. 2 storeys. 4-window range to main (north) front. 16-paned hornless sashes on each floor, the openings on each floor at right hand end and doorway infilled. Ground floor windows have rough stone voussoirs. The right (west) side has 16-paned sash over slated gabled roof to porch with rustic timber posts and 4-panelled inner door, flanked by curving tripartite sashes to the end bays, 12-paned with 4-paned sliding sidelight sashes.

Listing NGR: SS5133432432

CHURCH HILL War Memorial

508326

A granite Celtic cross atop an elongated shaft, which stands on a tapered rectangular plinth elevated on a stone base. The names of those lost during the First World War appear on the south face of the plinth below the inscription: 'IN PROUD AND GRATEFUL MEMORY OF / THE MEN OF THIS PARISH WHO GAVE / THEIR LIVES IN THE GREAT WAR / 1914-1918 ', and below this the inscription 'THEIR NAME LIVETH FOR EVERMORE'; the east face carries the names of the fallen of the Second World War. The war memorial stands in a prominent position within the village of Fremington, adjacent to the Church of St Peter and Fremington Manor (both listed Grade II*).

HILLTOP COTTAGES, 1 AND 2, YELLAND ROAD

98572

Nos. 1 and 2 Hilltop Cottages II Tenement farmhouse, now 2 cottages. Probably C17 with C20 alterations. Rendered stone and cob. Thatch roof with gable end brick shafts to rubble stacks and tall rear lateral hall stack. Originally 3-room cross-passage plan, now divided into 2 occupations. Right-hand cottage 2 storeys, cottage to left has had first floor removed and ground floor raised to form single storey. 3-window range to right. C19/early C20 2-light casements 2 panes per light flanking single 4-paned window. C20 fenestration to ground floor. Lean-to roof to former porch at left end with blocked doorway. Lean-to C20 extension at left end, concrete tiled roof to rear outshut. Interior: left-hand cottage entirely altered. Right-hand cottage interior not inspected.

Listing NGR: SS5103532451

ROOKABEARE COTTAGE

Rookabeare Cottage II Cottage. Late C18 or early C19 with C20 alterations. Rendered stone and cob. Thatch roof with gable end stacks. Internal partitions changed, now 2-cell cottage. 2 storeys. 2-window range, 2-light casements, 4 panes per light. Three 2-light casements, 6 panes per light to ground floor with plank door, with lower eaves height to central bay which breaks forward slightly. Tiled C20 outshot to rear. Interior altered.

Listing NGR: SS5217130844

HIGHER ROOKABEARE FARMHOUSE

Higher Rookabeare Farmhouse II Farmhouse. Probably C16 origins, the lower end rebuilt in early C17. Rendered stone rubble and some cob to left side, through-passage and lower end unusually rebuilt with early C17 handmade bricks, now painted. Slate roof with gable ends. Truncated lateral front hall stack and diagonally set brick stack at right end. 3-room and through-passage plan, with hall and small dairy at higher end to left, and lower end rebuilt as parlour in C17. 2 storeys. 4-window range of C20 2-light casements, 8 panes per light. 2-light dairy window to left end and two 3-light casements flanking plank door to through-passage doorway. Small single storey late C19 brick kitchen extension to rear of hall. Interior: Largely altered in C19 and roof

structure replaced in C20, but parlour and hall have scroll-stopped chamfered ceiling beams and parlour retains C17 plasterwork overmantel with moulded top and bottom rails, strapwork surround with initials GP to left and WP to right of central plaque with shield and achievement, said to be the insignia of the Company of Spanish Merchants. Listing NGR: SS5244830574

ORCHARD FARMHOUSE

Orchard Farmhouse II Farmhouse. Mid to late C16 with C20 alterations. Rendered stone and cob. Slate roof with gable end. Brick stacks to each gable end and front lateral hall stack with offsets and brick shaft. 3 room and through-passage plan with 2 storey wing at right angles to rear of hall incorporating stair turret and former salting house. C20 dairy to rear of lower end with corrugated iron leanto roof. 2 storeys. 4-window range. C19/C20 fenestration. 2-light casements 4 panes per light except at right end which is 6 panes per light. Horizontal sliding sash at left end, 4 panes per light, otherwise C20 fenestration to ground floor. C20 brick porch with slate roof. 4 panelled door, the upper panels glazed. Interior: hall ceiling beam plastered over. Chamfered door surround with scroll- stopped durns at head of stairs to room over salting house. C17 decorative plasterwork cornice to gable end wall and opposing wall to chamber over parlour. Moulded plasterwork cornice to chamber over hall. 3 mid to late C16 trusses over hall and parlour with straight principals, threaded purlins and ridge purlin and thin morticed and tenoned straight collar. The truss over the hall is slightly smoke-blackened. Truss over lower end replaced in early C20 when a secondary staircase for farm servants was introduced to give separate access to this end chamber from the through-passage. Listing NGR: SS4988830022

EAST BARTON INC FRONT GARDEN WALLS & GATEPIERS

98754

Barton, including front garden walls and gatepiers. Some late medieval and early C17 fabric to the east wing, the main range rebuilt in late C17. White painted brick, Flemish bond, some stone rubble to east wing. Slate roofs with gable ends, Roman tiles to rear of east wing with C19 carved bargeboard at its front gable end. Axial brick stack to main range, and 2 lateral brick stacks with tall shafts to west wing, that to rear is particularly impressive with offsets, Original plan uncertain because of C17 rebuilding. The main central range was probably the hall and lower end of the medieval house, and the right-hand (east) end a cross-wing at the higher end which was possibly a parlour, but this has been partially demolished behind so that it is now only attached at the right-hand corner. The main central range was rebuilt in late C17 retaining its approximate original plan; it has a large right-hand room which was probably the position of the hall, a central stair hall, probably in the passage position, and the large left-hand room was the kitchen with an end stack, now the massive lateral stack on the left-hand side. Probably at the same time in the C17 a smaller third room was added to the front of the left-hand (west) lower room. The services were later accommodated in the C19 in a wing at the left of the lower (west end). The overall plan is U-shaped on three sides of a front courtyard with the service wing extending to the left. 2 storeys and attic storey. 5 bays including projecting gable end of west wing. Brick plat-band. Main range on each floor has 12-paned sashes to each side of blind windows to right and doorways to left, the upper doorway with no external access has door of 9 panes with 2-panelled base, that to ground floor has 6-panelled door, the upper 4 panels glazed. Canopy to porch supported on tapering octagonal timber posts. Courtyard inner face of west wing has two 12-paned sashes above 2 doorways, plank door to left, that to right with door of 9 panes over 2-panelled base, the plat-band carried over the relieving arches as a continuous hoodmould. 12-paned sashes to each side with slightly cambered heads. Inner face of east wing has pentice slate roof with plank door towards left end. Interior: fine dog-leg staircase to main range rising to attic storey with thick turned balusters, moulded handrail and square newels. 3-panelled doors off landings to principal rooms. Long chamfered lintel to west wing fireplace. Roof structure largely intact with 6 C17 raised cruck trusses to the west wing with 2 tiers of threaded purlins but no ridge purlin and morticed and tenoned straight collar. 2 further trusses to main range, plastered over but apparently of a similar type with curved feet but no collars. The structure is of an impressively wide span and of a late date for this type of construction. The east wing has a single raised cruck truss surviving with arch bracing to the morticed and tenoned collar, forming a closed partition to the north gable end of the wing with a large fragment of early C17 decorative plasterwork on its inner face forming a geometrical ribbed pattern of triple interlaced lozenges. On the east wall are some late medieval blind quatrefoil panels reset here in the late C20 alterations, and the front courtyard walls of stone rubble with centrally-placed ivy-clad gatepiers of square section contain some fragments of medieval stonework. The house was a principal seat of the Pollard family and is of considerable interest for its unusually early brickwork in this region. Listing NGR: SS5129527649

STABLE BLOCK 30M SW OF EAST BARTON

98755

Stable block. Mid C19. Stone rubble with brick dressings. Slate roof with gable ends L-shaped on plan. Stables with loft over main range has symmetrical distribution of openings with loft opening accessible by external staircase above doorway with window openings to each side with cambered brick arches. Projecting gable end of wing at right end has loft door over 3 window openings. Stone crest with weathered shield mounted above loft door. Listing NGR: SS5126827614

OLD COACH HOUSE SE OF EAST BARTON FARM

98756

Coach House, now used as garage and storage shed. Late C18. Stone rubble to gable ends, unrendered cob on rubble plinth to side walls. Corrugated asbestos roof. Rectangular on plan. Single storey. Stepped front gable parapet with stone cappings. Blind roundel above segmental pointed arched coach entrance with stone voussoirs. The coach-house is sited over a well at its south-west corner. Listing NGR: SS5129227552

BARN 70M SW OF EAST BARTON

98757

Barn. Late C18. Stone rubble with brick dressings. Slate roof with gable ends. Long rectangle on plan. Single storey. Front gable has castellated parapet with central crocketed pinnacle above pitching doorway with timber lintel. Cambered brick arch to double doorway on south side. Rear gable end rebuilt with weatherboarding and breeze blocks. Listing NGR: SS5125627555

LETHBRIDGE FARMHOUSE

436740

Farmhouse, now private dwelling. C17 with possibly earlier origins. Rendered stone rubble and cob. Slate roof. Tall front lateral rendered hall stack with pronounced set-offs and projecting bread oven with slate canopy to right side. Cross-passage containing staircase with hall and inner room to left, the lower end 2 storeys. 3-window range. Late C20 fenestration. Plank door to cross-passage doorway to right end. Interior not inspected.

Listing NGR: SS5195727388

CROSSPARK FARMHOUSE

98753

Tenement farmhouse. 1622. Rendered stone rubble and cob. Asbestos slate roof with gable end to main range. Roman tiled roof to single storey kitchen range at left end. Tall front lateral rendered hall stack with offsets and brick shaft. Small C20 lateral front brick stack heating lower end. Hall and lower end in 2-room plan to main range with stair turret to rear of hall. Direct entry to hall, a matchboarded partition forming cross-passage having been removed in late C20. The single storey kitchen/scullery extension beyond and to the left of the hall appears to be a C19 addition, completing the 3-room plan. 2 storeys to main range, single storey kitchen extension. 2 window range C20 2-light casements. Ground floor has slate canopies extending to left and right of hall stack, that to left continuous over hall window with C20 2-light casement, 2-panes per light and former doorway to kitchen extension now infilled and casement window inserted. That to right forms lean-to roof to stone rubble porch with semicircular-headed brick arch. C19 plank inner door. Buttress at right end, the depth of the plinth at this lower end reflecting the steepness of the slope across which the house is built. Interior: step-stopped ovolo-moulded fireplace lintel to hall is carved HL 1622. Winder staircase to rear of hall to V-shaped arrangement of 2 C17 chamfered door surrounds with old plank doors to 2 chambers over lower end and lower part of hall, with a further C17 chamfered door surround to third chamber with access via the middle chamber. Chamber over lower end has moulded plasterwork cornice to 3 walls, with small plasterwork floriated roundels above to each end. A damaged, but largely intact plasterwork ceiling also survives over the principal chamber, concealed by a protective false ceiling underneath introduced in the C20. The solid partition to the lower end of the hall rises to the apex of the roof, with no access to the roof structure over the lower end. Over the hall is a single C17 truss with lap-jointed collar, threaded purlins and ridge purlin with the majority of rafters intact. No sign of smoke-blackening. The compact size of this farmhouse, with the majority of original features intact, makes it a particularly interesting single phase survival. Small 2-room plan houses of early C17 are very uncommon in Devon. Listing

NGR: SS5176027404

KENNACOTT FARMHOUSE, NEWTON TRACEY

436661

Farmhouse. C17, remodelled and extended in early C19. Rendered stone and cob. Slate roofs with gable end brick stacks to front range and gable end brick stack and lateral brick stack to west side, enclosed in continuous outshut. The C17 range probably originally 3-room plan but inner room demolished and replaced by C19 symmetrical 2-room central staircase plan at right angles to the C17 range which then became the rear service wing. 2 storeys. C19 facade has 3-window range. Early C20 2-light casements, 4 panes per light, above two 7-light casements 6 panes per light flanking flat-roofed timber porch with 4 panelled door, the upper panels glazed. Lean-to at right end. Rear wing has C19 casements of 3 lights to left and 4 lights to right on each floor of 4-panelled door with slate lean-to roof. Gothick pointed arched doorway at gable end. Interior: C17 range contains fragment of moulded plaster cornice to hall. Fine C19 integral lavatory seat with highly decorative bowl and original flushing mechanism off principal chamber. C19 range undergoing extensive interior alterations at time of survey (June 1985) but retains dog-leg staircase with moulded handrail and turned balusters, and moulded cornice to room to left of entrance hall. 4 C19 trusses to front range with pegged lap-jointed collars and 2 tiers of trencled purlins and diagonally set ridge purlin. Roof timbers to C17 range appear to have been replaced in C20. Listing NGR: SS5324726147

STABLES, CART SHED & CIDER MILL

436686

Stables, cart shed and cider mill House. Circa 1850. Stone rubble with stone dressings. Slate roof with gable ends. Long integral range, rectangular on plan. Stables and cider mill house with lofts over, cart shed single storey. Symmetrical arrangement of 4 units with cart shed at right end, the left end unit housing the cider mill. All openings have cambered dressed stone arches and slate sills. 2 left hand units each have 2 windows over plank door flanked by 2 smaller window openings. 2 central units have plank doors each with a small and large window opening to right. Wide cart entrance at right end with 2 small openings over. Listing NGR: SS5326926167

GRANARY APPROXIMATELY 15 METRES EAST OF KENNACOTT FARMHOUSE

436687

Granary. C19. Rendered timber framed facade with stone rubble gable and rear walls. Scantle slate roof with gable ends and clay ridge tiles. Small granary, rectangular on plan, built into bank with storage space under. Opposing plank doors on each side,

that to north side flanked by 2 small rectangular window openings. The granary is supported on this side by a pier of square section to centre, creating niches to each side for cart and storage space. The granary forms a good group with the stables with loft over and barn around a cobbled courtyard. Listing NGR: SS5327626129

STABLES WITH LOFT OVER - APPROXIMATELY 30 METRES SOUTH- EAST OF KENNACOTT FARMHOUSE
436701

Stables with loft over. Early C19. Stone rubble and some cob. Half-hipped corrugated iron roof. Rectangular on plan. 2 storeys. 2 wide openings at each end rising through both storeys, with both sets of double doors removed at left end and replaced with horizontal boarding to the upper storey, double plank doors to both storeys at right end. The stables form a good group with granary and barn around a cobbled courtyard. Included for group value. Listing NGR: SS5329226108

WESTACOTT HOUSE AND BARN ATTACHED
98609

Westacott House and Barn attached GV II

Farmhouse with barn attached. House probably C16 remodelled in late C17 when the barn was added. House extended in late C18/early C19. Colour painted rendered stone and cob. Slate roofs, hipped at left end, roof level raised towards right end. Barn is stone-fronted, cob to rear. Slate roof with gable end. Overall L- shaped plan with barn extending at right angles to front right side of farmhouse. Farmhouse originally 3-cell plan, with hall and upper end heated by rear lateral stacks both with brick shafts. Ridge stack with brick shaft formerly at lower gable end now enclosed by C18/C19 extensions with further brick stack at left end and small 2-storied extension to rear of this addition. House has 2-storeys, 5- window range. C20 fenestration. Barn has slated canopy with projecting piers to full height each side of wide threshing door of 2 leaves. with opposing doors to rear. Double plank doors to right. Buttress to full height at right end. Plank door to left end near the angle of the farmhouse with ovolo mullion timber window of 2-lights to right. 3-light C19 window above. 2-light chamfered timber mullion window to rear. Interior: ovolo moulded timber lintel to chimneypiece at upper end of farmhouse, formerly with plasterwork overmantel said to have been the Acland Crest and dated 1690. 3 raised cruck trusses survive over hall and lower end, 1 with cranked collar tenoned into soffit mortices to principals. No sign of smoke-blackening. 2 tiers of threaded purlins and diagonally set ridge purlin. Straight principals to 2 trusses over right hand end, with superimposed C17 roof structure above these of 2 trusses with lap-jointed collars.

Listing NGR: SS5859232850

GOODLEIGH

Great Lilly Farmhouse

98557

Farmhouse, C17 core with C18 alterations and C19 extension. C17 core rubble with some cob, right-hand range of small shale rubble with some brick, and C19 brick extension in flemish bond. Slate roofs with gable ends. Stacks with diagonally set twin brick shafts at each gable end of right-hand range, C19 brick stack at gable end of C19 extension and off-centre brick stack at juncture of C17 core and C19 extension. C17 core has through-passage, and right-angled gable-ended dairy extension to rear of hall. The hall was subdivided probably when the lower end to right of through-passage was altered in C18, the latter forming a symmetrical range with single rooms flanking wide central staircase set at right angles to the C17 core and projecting south to form a cross-wing. The original upper end of C17 core has been rebuilt and extended in brick in C19. 2-storeys with basement to front portion of right-hand range. South front has 6-window range, 2 sashes to left side, 6 over 6-panes, left hand sash without horns above 4-panelled door with glazed top panel to rear of through-passage to left and French windows with timber lintel to right of C17 chamfered mullion window of 3-lights. The brick range to right has 3 of the 4 first floor openings with cambered brick arches infilled with brick, sash to left side with marginal glazing bars. 4 similar openings to ground floor with second from left infilled, the remainder have C20 casements. Inner face of projecting right-hand range at left end has 2 sashes, that to left 6 over 6-panes without horns, that to right with marginal glazing bars above 2-light casement, 3-panes per light and plank door to basement. Gable end of right-hand range has sashes on each floor to right of stack above 2-light basement window with chamfered surround. West face of C18 range has C20 fenestration apart from C19 sash 6 over 6-panes with sidelight sashes to left side. Blocked basement door at right end. North side to right of dairy projection has C17 ovolo moulded through-passage doorframe with scroll stops. C19 plank door with slated canopy above. Double horned sashes each side and to first floor left side, and C17 three-light ovolo mullioned window over right side sash. C17 four-light ovolo mullion windows over right side sash. C17 1-light ovolo mullion window to right side of dairy projection and gable end sash over 6-paned fixed light. Left side has a 2-light ovolo mullion window originally 4-lights now with two 2-light casements inserted, above 3 light ovolo-mullion window. Slate canopy to plank door to rear left side of main range with external stone steps to loft plank door to left. Interior: 3 ovolo-moulded door surrounds with scroll stops, the 2 nearest to main through-passage doorway and one at head of main staircase with moulded handrail and thick pillar turned balusters between newels of the same shape. Stair hall has tongued and grooved plank and muntin wainscotting to full 2-storey height with moulded middle rail to both sides. 4-panelled doors to each chamber off stair landing. C18 integral cupboard in room sub-divided from hall with 6-panelled door the top panels shaped to semi-circular head with keyed arch to moulded wooden surround. Ancient plank door with moulded cover strips to main kitchen. Impressively large dairy with slate slabstone fittings intact. Four C19 king-post trusses over C19 extension, but unusual coupled rafter roof structure with 13 couples to dairy extension, 11 over part of C17 core and 30 over right-hand range all with side-pegged collars. This roof may replace a C17 roof with light trusses and threaded purlins, a fragment of which survives over C17 core.

Listing NGR: SS5845833410

SUMMER HOUSE AND TERRACE 80 METRES NORTH OF ROBOROUGH HOUSE

98246

GV II Rustic timber summerhouse. Late C19 with wheat-reed thatched conical roof supported on uprights of tree branches with bark. 3 bays at front open and back infilled with halved branch ribs and infill forming fanned vaulting pattern supported on little rustic branch brackets. Around back wall is bench on rustic timber posts and shaped central table on central post. Summerhouse set on front of a terrace with retaining wall rounded in plan in shale rubble with four-centred arch opening and narrow slits either side in the form of a ruin. Brick-vaulted and lined inside. One of various elements forming a sylvan landscaped garden to Roborough House.

Listing NGR: SS5673635065

FOLLY APPROXIMATELY 100 METRES NORTH OF ROBOROUGH HOUSE

98247

Folly, late C19, in form of Gothic castle ruin. Rubble stone. Small partially constructed battlemented tower with round arched window and low crenellated curtain wall to south and east. One of various elements forming a sylvan landscaped garden to Roborough House.

Listing NGR: SS5670335100

WESTAWAY COTTAGE, A39

98245

Large house, now house and cottage. C18 core, restyled and much enlarged in late C19. Rendered brick with stone porch of coursed ashlar and reused stone jambs to window openings and reused 4 centred moulded arched doorway. Remains of C17 farmhouse of cob running parallel to rear and joined to main block by a C20 single-storey brick extension. To the west another right-angled extension from rear of main block, of rubble and brick, completes the irregular but essentially 2-storey courtyard plan with extended east wing. Slate roofs throughout, those to front have C19 crested ridge tiles, delicate patterned lead guttering over slightly coved eaves cornice, and decorated rainwater heads. Brick stacks to rear, stone to front with moulded caps and small niches or ledges on the sides holding small stone or painted figurines. Except where stated, all facade openings are cavetto-moulded mullion and transom windows with octagonal and diamond leaded glazing patterns and have hood moulds with stopped ends, carved with shields on ground floor, plain above. To right, a gable ended projection capped with ball finial and weather vane has pair of leaded 2-light mullion and transom window below. To left, recessed portion has pair of 2-light windows on each floor, then range breaks forward again with partially exposed hipped roof to right and gable end to left. Single light windows flanking 2-light window, that to right without a hood mould; over 2-light window. Projecting 2-storey gable-end porch to right. Blind foliated panel over 3-light window with initials H and B in each of the hoodmould stops above central sundial bearing inscription "This Porch was erected in 1888 with Materials taken from an Ancient Manor House in the Village of Berrynarbor Part of which is in Ruins". Beneath weathered string course are two shields heavily moulded-reused 4 centred arch and grotesque heads as label stops. Right side of porch reused square-headed window with lozenge-leaded lights above reused quatrefoil window with lead glazing bars. Left side has a similar window at first floor level above 3 small irregularly set projecting stone panels with small crocketed finials in top panel, foliated quatrefoil to bottom left and 2 cusped arches in tall guilloche-patterned surround to right side all reused. Inside porch to right is small panel depicting hunting scene, and on left a 1634 datestone with shaped stone inset below. Pairs of corbels bear initials D and R over inner porch and H and R to each side of carved stone panel over entrance doorway which has hollow-chamfered jambs and 4-centred arch. 2 carved bosses on chamfered joists above. Cobbled courtyard to rear has sash with glazing bars with 2 inserted sashes to right above 20-panel sash in outshut on south side. Original south face of farmhouse has 2-light casements with 3-light casements over to each side of connecting C20 extension. North side has single light casement to left and small square eaves window over 2 light casement to right of buttress than 6-panel casement to right of brick stack. 3-light above 2-light casement at east end. Panelling in rooms to left and right of main porch, said to come from Heanton Court. Room to right also has twin oval plaster ceilings. Interior not inspected.

Listing NGR: SS5615634769

MILESTONE AT SS 561 345 AT CORNER OF YOUINGS DRIVE, WESTAWAY PLAIN

485852

Milestone. Probably 1879. Dressed granite with rounded top. Incised inscription 1 BARUM. Benchmark below. (Exeter Papers in Industrial Archaeology: Bone M: Barnstaple's Industrial Archaeology: Exeter University: 1973-: 24, 29).

TOLLGATE COTTAGE INCLUDING SHORT BOUNDARY WALL TO LEFT

485594

Toll house, now an ordinary dwelling. Probably 1841. Solid roughcast walls. Hipped slated roof; centre projection with a flat felted roof. 2 rendered chimneys, symmetrically placed at each end of ridge. One storey. Front consists of a centre projection with doorway flanked by a window in each of its canted sides; this in turn flanked by a window at either side. Half-glazed door; probably C20. Windows have pointed arches and contain barred sashes: 12 panes below, interlacing bars forming Gothic arches above. INTERIOR not inspected. SUBSIDIARY FEATURES: short stretch of roughcast boundary wall to left, rising just short of eaves level; has a small pitched slate roof and is probably made of cob. At its right-hand end is a plank door.

Listing NGR: SS5741533338

MILESTONE AT SS 5735 3331, GOODLEIGH ROAD

485593

Milestone. Probably 1879. Short piece of dressed granite with rounded top. Incised inscription 1 BARUM.

Listing NGR: SS5735033312

GORWELL HOUSE, GOODLEIGH ROAD

485591

House. c1825. For the owner of the Derby Lace Works. Stuccoed mass wall construction; natural slate roof concealed behind parapet; stacks with rendered shaft. Overall L-plan. Main block 2 rooms wide and one room deep with a central entrance passage containing the stair; rear left service wing, partly in separate ownership. 2 storeys. Symmetrical 5-bay front. Parapet above deeply-moulded cornice. Windows with floating cornices on small brackets. Steps up to 7-bay Bathstone Ionic loggia with entablature with moulded cornice and paired columns at either end and to the central doorway, returning for 4 bays at either end. Doorcase with paired pilasters; 2-leaf front door with glazing bars and margin panes. 4 ground-floor French windows with glazing bars and margin panes with external sliding louvred shutters. First-floor windows 2-pane sashes with margin panes and housing for missing shutters. The left return retains some probably original 12-pane sash windows. INTERIOR: very intact; includes joinery and turned baluster staircase and good plaster friezes and cornices; original chimneypieces. First floor said to have Gothic plaster vaulting.

Listing NGR: SS5727233491

IVY LODGE

485592

Lodge, later farmhouse and now private house. Probably c1806 with substantial late C19 additions. Stone rubble. Slated roofs entirely concealed by parapets, except in late C19 farm building to right. Red brick chimneys at rear. 2 storeys. The original lodge takes the form of a Gothic gatehouse, its slightly recessed centre with a wide carriage-gate having a moulded, almost 4-centred arch; the latter is unusual in that the sides are straight. Within the opening are cast-iron gates hanging from open-work gateposts, all of them decorated with quatrefoils and trefoils. Inside, the arch has ribbed vault and at either side is a moulded doorway with pointed arch and studded panelled door. At rear, 4-centred arch matching that at the front. To left of the front arch is a slit window and to right a small wood casement. In the upper storey are 3 slits in the form of crosses, the ends of the arms developed as small circles. Tall battlemented parapet on top, front and back. To left is a square tower, apparently added in late C19 along with substantial living accommodation at rear. Front is battlemented to match the gatehouse. 2-storeyed canted bay window also battlemented; sashes throughout, those in centre lights with margin-panes. Long plain former farm building to right; a single wood casement window with glazing bars at left-hand end of upper storey. HISTORICAL NOTE: the lodge is said to have belonged to Yeotown House, built by RN Incledon in 1806. Drawing of Yeotown House, but not the lodge, in North Devon Athenaeum. Listing NGR: SS5688333321

RAVELIN MANOR HOUSE AND LITTLE RAVELIN (FORMERLY LISTED AS: CONSTITUTION HILL RAVELIN MANOR)

485806

Large house, now subdivided. Probably c1893. By Alexander Lauder of Barnstaple. Red brick and terracotta. Patterned tiled roof with pierced crested ridge-tiles; hipped and decorated with terracotta finials. Patterned round terracotta chimneys in early Tudor style. Stair hall with 2 principal rooms to left and one to rear. Reached from an entrance passage with large service wing to right. EXTERIOR: eclectic Domestic Revival style. 2 storeys. Mixture of Gothic and Tudor styles, 3-window entrance front with large projecting chimney at each end. Doorway flanked by buttresses with Gothic niches containing high-relief male and female figures. Frieze of naked male figures holding swags above. Chimney-breasts decorated with terracotta flowers. Windows segmental-headed; sashes with margin-panes. Other 3 sides similar in character: 2 canted bay windows to left, 1 to rear. INTERIOR: open-well wood staircase with turned balusters and newels, the latter with pendants; ribbed, barrel-vaulted wood ceiling. On walls of compartment large low-relief cement panels by Lauder depicting scenes from 'A Midsummer Night's Dream'. In N wall a white terracotta Gothic chimneypiece with heavily-moulded ogee arch and flanking niches; cast-iron grate with patterned coloured tiled surround. In W wall a large stone mullioned-and-transomed window with coloured leaded glass, including circular panels depicting birds and flowers. The 3 main ground-floor rooms have moulded beamed wooden ceilings. SE and NE rooms have ornate wooden surrounds and cast-iron grates. The 4 first-floor rooms (including that over entrance passage) have ribbed wooden barrel-vaulted ceilings and remarkable coloured glazed pottery chimneypieces by Lauder. That in the S room decorated with frogs; tiled hearth with birds; cast-iron basket grate. That in SE room has vines with bunches of grapes; cast-iron grate with surround of patterned tiles probably reused from hearth. That in NE room has round-arched flanking recesses containing female figures; frieze with bat, owl, frog, cat, and lizard; cast-iron basket grate. That in north room decorated with vines, bunches of grapes and lizards; cast-iron basket grate. HISTORICAL NOTE: the house is not shown on the 25-inch Ordnance Survey map of 1890 (surveyed in 1887-8), but is on the 1904 edition. On 9.6.1892 A Lauder applied for consent to erect villa residence in Sowden Lane. It is first referred to by name (then simply Ravelin) in Kelly's Directory for 1897, when Alexander Lauder was already in occupation. The 1893 edition shows him at Bridge Buildings in The Square and does not mention Ravelin, although there is a local tradition that the latter was built for somebody else originally, perhaps under another name. Lauder is notable on 2 counts: the Arts and Crafts architect, William Lethaby, was first articulated to him; as the co-founder of the Devon Art Pottery at Pottington in 1876. The chimneypieces, stair panels and chimneys at Ravelin are outstanding examples of its work.

Listing NGR: SS5675433104

BRADIFORD HOUSE

98242

Country house. C18 fabric to rear but refenestrated and 3 sides recased mid C19 in classical style, painted stucco and stone. A high parapet conceals hipped slate roof with lead ridges and hips, and brick stacks. Double depth plan to front demarcated with Tuscan columns recessed at the four corners and a continuous plain deep eaves cornice. 2 wings project at right angles to rear forming 3 sides and stable block as fourth side of courtyard plan. The recasing consists of east, south and west fronts. South front has 3 window range of segmental arched windows with moulded architraves and arched hood moulds with voluted consoles at each end. Central window has low balustraded balcony supported on Tuscan pilasters flanking plain sash window. To each side are two canted bay windows with entablatures and low parapet supported on Tuscan columns in each of the four angles. East front has mid C18 porte cochere to canopy supported on 2 clusters of 4 Tuscan pilasters to each side of round-arched doorway with plain fanlight and double panelled door. To each side are a pair of sashes with one central and two flanking Tuscan pilasters supporting plain entablature and balustraded balconies. Above and to each side of single segmental-arched window are two pairs of double windows with segmental arched heads and connecting arched hood moulds with weathered mouldings in tyre junctures. All windows on these 3 fronts openings have timber sashes, each sash plated as intended and moulded architraves. To the right and breaking back slightly is the plainer facade of the C18 rear wing with 2 light casements to right end timber sash to left above 2 timber sashes, all with glazing bars. At the extreme right this block meets the coped gable end of the stable block which has a single sash with glazing bars above a 2-light casement. West facade has 3 window range, 2 blocked and sash to left over 3 similar openings with sashes to each side of blocked window. C20 extension to left in wood. Courtyard on south side has sash over French windows to left of tall round-arched stair window. East side has 3 large sashes with glazing bars over 2 French windows to each side of C20 porch. On west, 2 sashes with glazing bars over sash to left of door. Interior: Front room to left of entrance porch has foliated plaster centrepiece to ceiling with enriched cornice frieze extending into canted bays.

Listing NGR: SS5497734683

TUSHILL FARMHOUSE

98243

Farmhouse, largely late C18/early C19 but undoubtedly incorporates earlier fabric. Rendered rubble and cob with slate roof with ridge cresting. Axial and gable end brick stacks. 2 storeys 5 window range of timber sashes with glazing bars, 3 panes and 6 panes early C18, 6 panelled door, the middle panels small with 2 timber sashes to left, 8 panes per sash, and French window at left gable end, and single timber sash, 8 panes per sash, to right. Timber sashes at first floor above have 4 panes above 8 panes. Outshut running length of house to rear incorporates tall round-arched stair window. C20 brick extension to left not included in the listed description. Interior not inspected.

Listing NGR: SS5510435410

BARN, 20 METRES NORTH EAST OF TUTSHILL FARMHOUSE

98244

Large Barn, C18 cob with some stone and breeze block patching. Corrugated asbestos roof. Half-hipped at all three ends of T-shaped plan of one build. The roof principals appear to be intact. South side has large double plank door with heavy timber lintel and corrugated asbestos canopy. Small ventilation slit to left and square loft opening with timber lintel in projecting bay to right. 2 small ventilators and timber plank doors left and right in east wall. Corrugated iron leanto shed on east side not included in the listed description. Interior not inspected.

Listing NGR: SS5512035445

EYECATCHER APPROX 600 METRES SOUTH OF UPCOTT HOUSE (FORMERLY LISTED - AS FOLLY AT UPCOTT)

98249

Eyecatcher to be seen from Upcott House q.v. Circa 1800. Sham Gothic ruin, stone rubble on rubble plinth. Large central opening with segmental brick arch with moulded impost and remains of brick features above. Blind loop patters of two roundels to each side of central quatrefoil. Taller flanking walls resembling towers break forward slightly, each with a pair of blocked roundels above and below large blind quatrefoil. 3 brick crenellations to left, one remaining to right. Low rubble wall curves away on west side.

Listing NGR: SS5439234507

UPCOTT HOUSE

98248

Country house. Mid C18 (dated rainwater head 1752) remodelled mid C19. Rendered brick painted with hipped slate roof and stone quoins. 2 storeys. Courtyard service wings to rear converted to holiday flats. 2-3-2 bays with C29 wing of 2 bays to left added in some style. Three centre bays pedimented with probably later Venetian window in attic storey above tall round headed blank niches between single central and 2 flanking sashes. 2 bays of sashes to either side of later porte cochere with canopy supported on 2 pairs of Doric columns. Large square-headed doorway with plain fanlight and double ½ glazed doors. Side bays each have 2 sashes on each floor and added wing to left has 2 sides over sash and French window. All sashes appear to be timber with glazing bars, 6 panes per light in reveals with C20 inserted outer protective frames with top wing ventilators. Plain deep eaves cornice surmounted by 6 vases at the angles. Left end has 2 timber sashes on each floor with glazing bars and small square window near top left side. East side had 4 timber sashes on each floor to left, then 3 sashes over courtyard entrance with sash to left and cambered arch window opening with 3 light casement to right. Block to right has a tripartite window on each floor with cambered heads and timber sashes with glazing bars. Courtyard on west side has 3 sashes with cambered heads over 2 similar openings to left. 4 pilasters on east and west-sides flank north arcade of 4 Doric columns and

apartments over having range of 4 timber sashes with glazing bars. Central wooden bell turret, with weathervane. Large plain moulded panelling and heavy moulded cornice with bolection chimney-piece, chimney breast breaks forward and is panelled. In front room on east side C18 staircase open well, 3 balusters per tread and moulded hand rail ramped up to square newel. Shaped tread ends and fielded panelled below dado but much of interior restored after C20 fire. Upcott House is included, despite the refenestration of the entrance front, as the original sashes appear to remain behind the outer secondary window-frames.

Listing NGR: SS5421835363

POST OFFICE, ASHFORD

98260

House, C16/C17. Colourwashed cob and stone rubble with painted window surrounds. Slate roof with gable end. 3 cell cross-passage plan with axial brick stack backing onto cross-passage and brick stack at upper gable end and on rear wall at lower end. 2 storeys. Staircases at back of cross passage and at front upper end. Right-angled single storey projection with gable-ended pantiled roof at lower end with late C19 porch to cross-passage in the angle with pantiled lean-to roof and timber segmental arch and brackets. 3-window range of sashes (2/2) one 3 light casement (12 panes each light) at upper end and tripartite sash (2/2) to hall. No interior features of note visible but said to be concealed wooden panelling in hall. Original roof trusses appear to be intact.

Listing NGR: SS5327735378

ASHFORD HOUSE

98260

Country House c1840. Colourwashed stone under hipped slate roof with deep cornice. Double depth plan with 2 right-angled extensions to rear flanking large round-arched stair window. Symmetrical facade. 2 storeys. 3 bays with panelled quoin pilasters. Brick stacks with 4 pots at each gable end. 3 timber sashes 8 panes per sash over central doorway with rounded decorative fanlight and pilasters flanking panelled door. 2 timber sashes each side with large panes. 2 panes above 4 panes. Slated verandah roof with cornice returned at ends runs length of facade and is supported on slender iron columns.

Listing NGR: SS5265835024

STRAND HOUSE

98261

House, probably C17 core but front portion heavily remodelled in C19. Whitewashed cob and rubble with some brick and gable-ended slate roofs to T-shaped plan. Brick stack at east gable end and 3 further brick stacks. South facade has 3 window range on each floor of timber sashes with glazing bars and shutters. Right-angled projection to south has plain gable end bargeboards and single sash over tall 2-light casement both with glazing bars. Lean-to greenhouse in the angle. On north side, 2 first floor timber sashes with glazing bars with 24 holed projecting wooden dovetail suspended from eaves level to left over C20 door and round-window. Gable-ended projection on east face has two 3-light wooden casements with grill bars over plank door with 2 glazed upper panels to left of 3-light casement. Interior not inspected but said to be much altered in late C20.

Listing NGR: SS5255834832

BRADIFORD BRIDGE, BRADIFORD

485533

GVII

Bridge across Bradiford Water. Probably C18 or earlier, widened early C19. Stone rubble with copings of dressed local stone; red brick string courses. Bridge has 3 segmental arches each side with part of a 4th visible at the south-east end of the upstream side. Downstream arches have rough voussoirs; upstream ones have well-cut voussoirs of dressed stone with 3 low cutwaters between the arches. Brick string course above the arches on both sides. Stone-rubble parapets with rounded, well-worn coping-stones. Set into the upstream parapet just above the pavement is a small stone plaque incised with an illegible inscription.

Listing NGR: SS5505434293

MILESTONE IMMEDIATELY NORTH WEST OF BRADIFORD BRIDGE AT SS 5505 3430, BRADIFORD

485534

GVII

Milestone. Early C19. Dressed granite with rounded top. Incised with inscription 1 BARUM.

Listing NGR: SS5505234302

FRONT GARDEN WALL AND RAILINGS TO CEDAR COTTAGE, BRADIFORD

485535

Low stone rubble wall with rendered chamfered top. On it stand ornate mid/late C19 cast-iron railings with linked circles below and intertwined vines with bunches of grapes above. (Cedar Cottage not included.)

TAPELEY PARK

1695, GV II*

An early C20 formal terraced garden designed by Sir John Belcher and mid C19 pleasure grounds and lake, set within parkland of C18 origin. HISTORIC DEVELOPMENT The estate at Tapeley is of medieval origin, having been owned by the de Tappleghe family, coming by the early C14 to the regionally powerful Giffard family. The present house and landscape were developed

from the early C18 when Commodore William Cleveland acquired the estate from the Giffards in 1702. Cleveland, one of Queen Anne's naval commanders, is said to have observed an existing substantial farmhouse on the site from the Torridge estuary, which it dominates (CL 1988). William Cleveland's son, John, served as Secretary to the Admiralty from 1751 to 1763, and the C18 park appears to have been developed either at this time, or by his son, John Cleveland II, who was MP for Barnstaple in the late C18. No documentary evidence has been traced relating to the development of the C18 landscape, but a series of four paintings by William Tomkins (c 1770) shows park or pleasure grounds north-west of the house with gravel walks, scattered trees and a painted wooden seat to take advantage of fine views of Appledore, Instow, Bideford and the Torridge estuary. Augustus Cleveland inherited the property in the early C19 and was responsible for developing the lake and woodland garden in the valley north of the house in the 1840s (inscription on monument). Augustus Cleveland's son, Archibald, died aged twenty-one at Inkerman (1854), and in 1855 the estate passed to William Christie, who was married to the Cleveland heiress. In 1894 Lady Rosamond Christie commissioned Sir John Belcher to remodel the house and lay out formal terraced gardens to the south. Following the death of Augustus Christie in 1930 and Lady Rosamond in 1936, Tapeley passed to John Christie, who since 1920 also owned the Glyndebourne Estate, Sussex (qv). During the Second World War the house was used by Lady Astor to house children bombed-out in her Plymouth constituency, and from 1946 to 1955 it was used as a home for the Invalid Children's Aid Association. For two years the house was used as an hotel, before reverting to a private residence which it remains today (1998).

GARDENS AND PLEASURE GROUNDS The formal and informal gardens lie to the north, east and south of the house, with a large lawn to the west which is separated from the park by a stone ha-ha, below which runs the service drive. Some 15m north-east of the house the C18 brick dairy (listed grade II), possibly constructed as an orangery, is a two-storey brick building under a hipped slate roof with a central carriageway leading north to a service court. South of the dairy a lawn c 30m wide extends below the east facade, with a deep herbaceous border backed by a west-facing planted wall along its east side. Above this wall a bank is planted with mixed shrubs and trees, through which a series of walks lead south-east into the shrubbery in which the late C18 icehouse (listed grade II) is situated c 100m east-south-east of the house. The late C18 or early C19 Shell House (listed grade II) stands c 150m east of the house at the eastern end of the shrubbery garden. An unusual structure of circular plan and built from rubble stone with a monopitch slate roof, two gothic-arched doors and two small diamond-shaped windows, the interior is lined with calcified limestone and shells. The building retains limited views south and south-west over falling ground to the park. Some 30m below the Shell House a semicircular stone-walled niche appears to have been built as a seat with views west down the valley. A gravel walk flanked to the south by mature pines extends west from the Shell House c 50m to a circular beech hedge-enclosed area with random stone paving and narrow semicircular beds. The circular enclosure terminates a long flight of stone steps, constructed c 1918, which descend c 50m to the formal terraces south of the house and are articulated by landings. Belcher's terraced garden of 1894 to 1916 comprises three deep terraces descending from the carriage court south of the house, linked by axial brick steps (all listed grade II) aligned on the porch. Entered from the carriage court through low wrought-iron gates between piers surmounted by low obelisks, brick steps descend to the first terrace which is largely laid to lawn, with a south-facing rockery border below the stone and brick-coped retaining wall to the north and a fuchsia hedge to the south. At the east end of the terrace the early C20 Tool House (listed grade II) by Orphoot is constructed in stone rubble and brick with a Dutch gable, below which is a seat recess. Further brick steps flanked at the bottom by Irish yews descend to the second terrace planted with a south-facing mixed border. West of the second terrace an early C20 tunnel of ilex oak descends to an intermediate brick-paved terrace on which stands The Toot (listed grade II), an early C20 summerhouse flanked by Irish yews to the west of the third terrace. This small, rectangular, rubble-stone building under an ogee hipped slate roof with ball finial has a tripartite open front with a central arch supported on columns, while the brick-floored interior has a timber bench seat and a window in the west wall allowing a view west down a wooded valley. The third terrace is enclosed to east and south by clipped beech hedges and is largely laid to lawn with perimeter mixed borders. A centrally placed early C20 stone baluster sundial (listed grade II), a pair of monolithic granite columns carved with entwined dragons (listed grade II) c 5m east of The Toot and a symmetrical arrangement of Chusan palms survive from an elaborate early C20 formal scheme. Wrought-iron gates hung from tall, square, rubble-stone piers with ball finials (listed grade II) are axially placed on the south boundary and allow views into the park beyond. The gates are flanked by a series of ten low yew topiary 'urns', while at the east end of the terrace a semicircular pool contains a lead urn on a stone pedestal (removed 1998). Behind the pool axially placed brick steps ascend to an arched gateway containing a wrought-iron gate, which leads to a small early C20 brick and timber glasshouse set into the bank at the west end of the shrubbery garden. West of the formal terraces the Wild Garden is an area of mature trees and evergreen shrubs falling south towards a stream, which has been developed in the late C20 as a children's play area. Beyond this lies the late C20 Agro-Forest Garden, developed using permaculture techniques. In a valley c 100m north of the house lie pleasure grounds laid out in the mid C19. A gravel path descends from the north-east corner of the west lawn through mature deciduous trees underplanted with evergreen shrubbery and ornamental subjects to reach the lake c 200m north of the house. Secondary walks or carriage drives run east and west along the valley through woodland, gradually descending to meet further drives at the same level as the lake, creating a circuit. A sluice feeds a pool east of the lake, which in turn feeds the lake from which it is separated by a dam carrying a drive to the north bank. On the north bank c 250m north of the house, a mid C19 statue commemorates the creation of the lake and pleasure ground, and the death of Archibald Cleveland. The north and south banks are planted with mature Thuja and other specimen trees and evergreen shrubs. **PARK** Lying to the east, south and west of the house, the park occupies undulating land which rises to ridges to the south and west, with a wooded valley falling south-west from the house where the park merges with mature pines and woodland north of the drive. South-east and south of the house the park remains pasture with scattered trees which merge with woodland c 400m south-west of the house, while c 500m south of the house boundary planting, including groups of mature pines, stands on the skyline. Parkland west of the house remains pasture with mature and young trees, and is separated from the west lawn by a ha-ha and service drive, while to the north and west it falls steeply to Tapeley Wood. Some 500m west-north-west of the house a rubble-stone plinth with battered walls and projecting corner buttresses (listed grade II) supported a mid C19 granite obelisk built to commemorate Archibald Cleveland (destroyed by lightning in 1933). The corner buttresses retain stone cradles formerly

supporting cannons. There are wide views north-west, west and south-west from the west park and the site of the obelisk. **KITCHEN GARDEN** Some 150m south-east of the house, the kitchen garden is enclosed by C18 walls c 3m high, those to the north, south and west being of buttressed rubble stone with pantile coping, that to the east of brick with brick coping (listed grade II). An C18 brick and thatch tool shed (the Tool House, listed grade II) adjoins the garden at the north-east corner to which it is connected by a plank door, while an early C20 prefabricated glasshouse with curved concrete ribs rising from a brick base (listed grade II) stands against the north wall, with brick and concrete frames to the south. The garden remains (1998) in cultivation and is laid out with cruciform rolled gravel paths, kerbed beds and a central, circular, stone-edged dipping pool. Mature fruit trees survive, together with wall-trained fruits including a mature fig adjacent to the Tool House. A range of brick sheds and offices stand against the outer face of the north wall, and late C19 brick kennels and stable shelter (listed grade II) remain c 20m north-west of the kitchen garden. A further garden area south of the kitchen garden contains a late C20 swimming pool. Archival items Christie family papers including accounts and building plans (B170 add/36), (North Devon Record Office)/National Grid Reference: SS 47681 28999

YOULSTON PARK

1697, GVII

An C18 park, with an early C19 carriage drive and pleasure grounds. **HISTORIC DEVELOPMENT** In 1086 land in the parish of Shinwell was held by Gilbert and Robert of Beaumont. By the early C12, Robeline de Beaumont had his chief dwelling at Youlston (Risdon 1640), and by the early C15 there was a substantial dwelling on the site of the present house. Youlston passed by marriage to John Chichester of Raleigh, Devon in 1490, and during the C16 and C17 the Chichesters consolidated their position as one of the leading families in Devon, serving as Members of Parliament and supporting the Crown in the Civil War. Another branch of the family was established at neighbouring Arlington Court (qv) in the early C16. Sir John Chichester of Youlston (d 1680) was created a baronet in 1641. Youlston remained a secondary estate until Sir Arthur Chichester, third baronet, sold Raleigh in 1690. Sir Arthur (d 1718) rebuilt much of the house at Youlston (Cherry and Pevsner 1989). Donn's Map of Devon (1765) shows that the present park around the house was established by the mid C18, perhaps as part of Sir Arthur's early C18 improvements. Sir John, fifth baronet, who succeeded in 1740, made further improvements. From his succession in 1784 the sixth baronet, a man of literary tastes, spent much time in London (CL 1961). At his death in 1808 the property passed to a cousin, and changes were made to both the house and pleasure grounds in the early C19. The park remained stocked with deer in 1822 (Lysons), and in the early C19 a picturesque carriage drive was developed through a valley to the south-west of the house. This feature is similar to the contemporary Woolley Drive at Arlington Court which joins the A39 Lynton road c 2km north of Youlston Park. Sir Arthur, the eighth baronet, succeeded in 1842 but suffered financial difficulties which led to his bankruptcy c 1870. As a result much of the park was let from 1879. Sir Arthur married Lady Rosalie Chichester, widow of his distant cousin Sir Bruce Chichester of Arlington Court, in 1883. Admiral Sir Edward Chichester succeeded as ninth baronet in 1898, and was followed in 1907 by his son, Captain Sir Edward Chichester. The property was sold in 1920 to J C Fanshawe-Royle, and subsequently in 1953 to Major Cavan. Youlston has passed through several hands in the mid C20, and today (1999) remains in private occupation. **GARDENS AND PLEASURE GROUNDS** Lying principally to the north and west of the house, the pleasure grounds are separated from the park by metal estate fencing (sale particulars), and comprise mixed ornamental planting and lawns around two lakes which lie c 300m north-west of the house. Nothing is known about the gardens associated with the medieval house, or Sir Arthur Chichester's late C17 remodelling. The lakes are of artificial construction, being retained by dams to the west, and appear to have lain at the head of a series of at least three further ponds in the valley to the west of the site. These further ponds would have been overlooked by the early C19 west carriage drive. Pleasure grounds conforming approximately to those which survive today are shown on the 1804 OS Drawing, but the Tithe map (1838) suggests that the mid C19 pleasure grounds extended further south to include Park Plantation c 150m south-west of the house. The mid C19 pleasure grounds also included a greenhouse east of the house, and kennels to the north of the house in an area of dense shrubbery. An early C19 square, timber-framed game larder (listed grade II) survives c 10m north of the house, adjacent to the site of the early C19 kennels. By the late C19 the greenhouse had been removed, and new kennels constructed c 400m north-west of the house at the edge of the pleasure grounds. The pleasure grounds today have a late C18 or early C19 character with mixed deciduous trees and C19 conifers, and areas of shrubbery to the north and north-west of the house which relate to those shown on the Tithe map (1838). **PARK** Lying to the east and south of the house and pleasure grounds, the park today (1999) remains pasture with scattered deciduous trees. Boundary plantations on high ground to the south and south-east screen the hamlet of Shirwell Cross. The park is shown on Donn's Map of Devon (1765) with boundaries approximating to those which survive today (1999). The 1804 OS Drawing and 1st edition 1" map (1809) show more extensive parkland planting, with plantations screening the Lynton road on the east boundary. By 1838 the Tithe map shows fenced boundary plantations to the north, east and south of the park. These were considerably reduced by 1889 (OS 1st edition 6"), with the north and north-east boundary plantations and Park Plantation south of the pleasure grounds being felled. This process may have been connected with Sir Arthur Chichester's bankruptcy c 1870. The parkland and plantations remain today (1999) substantially as shown on the late C19 OS maps. The present park appears to have replaced a detached deer park, now known as Youlston Old Park, which is situated c 2km south-east of the house, and c 0.5km south of Shirwell, beyond the site boundary. Occupying high ground to the west of the River Yeo, the Old Park was divided, with the Little Park forming a smaller, northern compartment. It is uncertain when the Old Park was disparked, but it appears as agricultural land on the Tithe map (1838). The Old Park is not included within the area here registered. **KITCHEN GARDEN** Lying c 190m north-north-west of the house, the walled kitchen gardens were established in their present form by 1838 (Tithe map). Surrounded by rubble-stone walls c 3m high, the kitchen gardens are divided into two compartments, with a smaller area lying to the east, and a larger garden to the west with a late C19 glasshouse against the inner face of its north wall. A further area of garden or orchard lay to the west of the kitchen gardens in the late C19, but areas of garden shown to the south of the walled gardens in 1838 (Tithe map) do not survive. National Grid Reference: SS 58712 37274

CASTLE HILL

1015, GI

An early C18 formal landscape with structures and water features laid out by Earl Clinton around a mansion designed by Lord Burlington, altered to a more natural form and extended in the mid C18 by Matthew, Lord Fortescue. Further C19 developments include early C19 structures and pleasure grounds around the house and extensive late C19 ornamental planting across the estate.

HISTORIC DEVELOPMENT

Martin Fortescue, eldest son of Chief Justice Sir John Fortescue, acquired an estate at Filleigh through marriage in 1454. A house on the site of the present mansion was associated with a detached deer park to the north-east, and the medieval parish church stood immediately west of the house, surrounded by modest gardens and orchards and confined by roads to the south, north and north-west (Colvin and Moggridge 1991). Sir Hugh Fortescue (created Lord Clinton in 1721 and Earl of Clinton and Lord Fortescue in 1746), a leading Whig politician, inherited Castle Hill in 1719. A programme of improvement, with a concentrated period of activity in the early 1730s coinciding with his resignation from political office, included the remodelling of both house and grounds. A new Palladian mansion was designed by Lord Burlington (1694-1753) with advice from the ninth Earl of Pembroke (1693-1749). The extent of Earl Clinton's landscape is recorded on field surveys (1763 and 1765), and views by John Wootton (c 1735-40) and John Lange (1741). Bishop Pococke visiting in 1764 described the landscape created by 'the late Lord Clinton'. A close associate of Lord Burlington, Lord Pembroke and Lord Cobham, Clinton's half-sister was married to Lord Lyttleton of Hagley, Worcestershire (qv), and it has been suggested that the Sham Castle at Castle Hill is related to Sanderson Miller's Castle at Hagley (Cherry and Pevsner 1989). Like Stowe, Buckinghamshire (qv), Earl Clinton's landscape comprised a central north/south vista passing from the gothic Sham Castle on the hill behind the house to a Triumphal Arch on the southern horizon; it also included a viewing Platform or terrace below the south facade of the house, and a cruciform lake. A series of landscape buildings, including significant early examples of Gothic Revival, were built from the early 1720s and engravings of them illustrated Dr James Fortescue's Essays (1759). The design of the Palladian buildings may be attributed to Lord Burlington, but elsewhere Earl Clinton appears to have been his owner designer (Colvin and Moggridge 1991). In 1751 the estate was inherited by Earl Clinton's half-brother, Matthew, Lord Fortescue. From 1767 with the assistance of his agent, Hilliard, he undertook a series of alterations including the construction of the Holwell Temple (1770-2) and an associated lake south-east of the house, balancing Earl Clinton's south-west vista to Filleigh church. The cruciform lake south of the house was naturalised into a serpentine river, and the formal lines of the planting east and west softened c 1771 as shown on a Field Map (1790). Lord Fortescue died in 1785, leaving the estate to his son, created Earl Fortescue in 1789. From 1785 until his death in 1841, the first Earl consolidated and expanded the early C18 park to include the formerly detached Deer Park east of the house through a land exchange. Between 1820 and 1840 the Tithe map (1838) shows that plantations were extended into adjoining agricultural land, and a series of ornamental drives through the woodland created. From the mid C19, under the second and third Earls Fortescue, agricultural land was improved and many of the mature woodlands replanted. The house and south terraces were extensively altered by Edward Blore in 1842-3, and William Butterfield provided designs for estate buildings c 1870. The mid and late C19 landscape is reflected on both parish (1859; 1880) and OS maps (1886; 1903). In 1934 the mansion was partly destroyed by fire and was subsequently rebuilt (1935-8) to designs by Lord Gerald Wellesley. The mature C18 and C19 landscape suffered serious storm damage in 1990, which has been followed by an extensive programme of restoration to both the landscape and its structures. Castle Hill remains (1999) private property.

DESCRIPTION

LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Castle Hill is situated c 3km north-west of the town of South Molton and 0.5km north-east of the village of Filleigh. The site is crossed south of the house by a minor road, formerly the A361, which runs from South Molton to Barnstaple, while the North Devon Link Road follows the line of the mid C19 railway c 1km north of the house. The c 1550ha site, which comprises some 20ha of gardens and pleasure grounds, 225ha of parkland, and a further c 1300ha of agricultural land and ornamental plantations, is generally enclosed by traditional hedges and banks. The River Bray flows in a north/south valley c 0.5km east of the house, while a tributary stream flows in a shallow west/east valley south of the house, with the land rising to Oxford Down west of the house, and north to the Castle. South of the former A361 the land rises to a wooded ridge which forms the horizon from the house and park. The early C18 formal plan from which the later landscape has evolved is evident in a complex series of inter-related vistas, particularly to the south, east and west of the house, while from the Sham Castle there are extensive views in all directions.

ENTRANCES AND APPROACHES The site is approached from a minor road to the south, at a point c 0.5km east of Filleigh church. The road was diverted to its present course c 1730 by Lord Clinton, having formerly run c 400m north across the park close to the Platform and terraces south of the house. The road is enclosed by C19 ornamental cast-iron railings (listed grade II), while the entrance is flanked by mid C19 gate piers of rusticated stone surmounted by wreathed ball finials, which support cast-iron gates with spear finials, and which are flanked by short sections of similar railings (all listed grade II). North-west of the entrance stands Meadow Park Lodge, designed by Blore in 1845 (listed grade II). From Meadow Park Lodge the tarmac drive passes c 150m north-north-east through parkland enclosed by metal estate fencing to Black Bridge, a mid C18 rubble double-span stone bridge (listed grade II). The drive continues c 150m north approximately following the line of Earl Clinton's early C18 east drive, before reaching Blore's stables (1843, listed grade II*) east of the house and a carriage court to the north enclosed by a steep rock face ascended by mid C19 steps leading to the north shrubbery. A further drive following the line of the pre-1719 North Molton road extends from the Castle east and north-east c 250m to Shrubby Lodge, a red-brick and stone-banded two-storey lodge by Butterfield (1872, extended late C20) which adjoins a mid C19 gateway flanked by brick piers with stone coping and wreathed ball finials. Beyond Shrubby Lodge the drive continues c 300m north-east, partly through an avenue of limes, to reach Park Lane which separates the park from the Deer Park. A service and agricultural drive c 130m south of the house built in 1843 below the terraces follows the line of the turnpike diverted c 1730.

PRINCIPAL BUILDING Castle Hill House (listed grade II*) stands on a level platform cut into the south-facing slope of the hill on which stands the Sham Castle from which it takes its name. A late Tudor house was rebuilt in 1684, this structure forming the core of the present central block. In the early C18 Hugh, Lord Clinton consulted Lord Burlington and the ninth Earl of Pembroke on the remodelling of the house, and a contract of 1728-9 with Roger Morris survives for the refacing of the house. The north or entrance front is reached via a monumental arch leading through Blore's mid C19 stables which lie behind the east wing. A further arch leads to a service court behind the west wing which formerly contained the domestic offices. Lord Gerald Wellesley's rebuilding following the fire of 1934 returned the exterior of the house to its early C18 proportions.

GARDENS AND PLEASURE GROUNDS The formal and informal gardens and pleasure grounds lie to the south, west and north of the house. To the south C19 formal gardens with circular fountain pools lie in the recesses east and west of the central block, and axially placed stone steps descend to a series of four formal grass terraces separated by grass banks which survive from Earl Clinton's early C18 Platform. The upper terrace comprises a lawn conforming in width to the central block of the house, with a centrally placed carved stone urn and pedestal (dated 1831, listed grade II) set in a circular flower bed, and enclosed to the south, east and west by low balustrades (partly re-cast in concrete) with urns surmounting the principal uprights (listed grade II). A wide opening to the south is flanked by a pair of C18 lead lions (listed grade II) framing the principal vista. The axis is continued through the three lower terraces by pairs of Irish yew and two pairs of C18 lead sphinxes set on high stone plinths (listed grade II). The design of these ornaments has been linked to those at Chiswick, London (qv) and has been attributed to Cheere (Cherry and Pevsner 1989). The lowest terrace forms a broad gravel walk terminated east and west by C19 carved stone seats and enclosed to the south by balustrades ornamented with stone and lead urns (listed grade II). The balustrades break forward echoing the central block of the house, and formed part of Blore's mid C19 alteration to the terraces (Colvin and Moggridge 1991). Gravel walks extend west and north-west following the east bank of the Filleigh Brook in the valley west of the house, leading some 260m north-west to a group of three early C18 structures, the Sybil's Cave, the Satyr's Temple (listed grade II) and the Ugly Bridge (listed grade II) which serves to connect them across a serpentine 'river' and cascade. The Sybil's Cave is built into the west-facing valley side, with two rustic stone arched entrances leading to an inner chamber; the Ugly Bridge is similarly rustic in style, while the Satyr's Temple has a Doric pedimented facade originally flanked by a pair of rustic stone blind arches, now partly decayed. This group of structures on the Filleigh Brook formed part of Earl Clinton's early C18 landscape, together with a Chinese Temple (now gone) which stood c 30m north-east on the site of a relocated C18 lead figure of Pan. A network of walks, including the former Dark Lane, traverses the west- and north-west-facing slopes of Darklane Wood, which in the C20 has been extensively planted with ornamental shrubs. The Sunset Temple (listed grade II) stands in an elevated position c 230m north-north-west of the house. Dated 1831 (restored late C20), the simple pedimented structure affords wide views north-west to the coast and Lundy. The early C18 Sham Castle (listed grade II) on the hilltop c 270m north of the house stands on a raised mound with a rubble-stone, buttressed retaining wall at the north-east extremity of the pleasure grounds. Approached from the north through a stone gothic arched gateway, the rubble-stone Sham Castle is a symmetrical structure comprising a castellated central block with corner turrets, flanked by lower walls terminating in castellated turrets. Now roofless, the Sham Castle originally contained a panelled room and furniture (Batey and Lambert 1990), and gothic windows in the south, west and east facades focus on significant vistas through the ornamental landscape. The Castle mound allows wide views in all directions, and a series of miniature cannons ornament the southern retaining wall. Gravel walks return along the east side of Darklane Wood with views east across parkland. Some 180m north-north-west of the house stands an C18 lead bust of Bacchus mounted on a stone pedestal as a herm (listed grade II), while within the woodland c 200m north-west of the house is a cross on a stepped base (listed grade II), probably of C15 origin re-set in this position in 1833 (inscription). North of the house the pleasure grounds comprise C19 and C20 shrubbery, and adjacent to the steps leading down the rock face into the carriage court, a C19 rockery. The Sunrise Temple (listed grade II) some 30m north-east of the house is dated 1831 and comprises an open-fronted structure supported on two fluted timber Corinthian columns. It stands adjacent to the site of the early C18 Menagerie.

PARK The park lies to the north-east, east, south and west of the house. The Deer Park c 550m north-east of the house represents the detached C16 or C17 park which was expanded by Earl Clinton from 1719. Separated from the grounds around the house by Park Lane, the Deer Park is entered through an C18 gateway comprising red-brick piers with stone dressings originally surmounted by ball finials (missing 1998), supporting simple wrought-iron gates. Flanking brick walls have stone quoins and corner ball finials (one missing 1998). Immediately north of the gateway is Park Gate Cottage, originally a thatched cottage orné but now tiled, built for the first Earl Fortescue in 1815. The Deer Park includes a roughly conical hill west of the River Bray which is crowned by a small conifer plantation, while boundary planting to the north and on the slope above the River Bray appears to survive from the mid C18 (Field Map, 1763). An avenue of Scots pine running north-west from the Park Gate parallel to the Park's west boundary follows the course of an C18 avenue (ibid). Earthwork remains of a park pale, deer course and stand survive in the Deer Park, together with the site of a lodge (Colvin and Moggridge 1991). Some 320m north-east of Park Gate the early or mid C18 Deer Park Bridge, a triple-arched stone structure with a rustic stone parapet carries a former carriage drive across the Bray. The Deer Park was extended in 1785(7 onto the east bank of the Bray, and is closed to the east by Brembridge Wood. A drive east of the Bray leads past the site of Earl Clinton's Hermitage (partly rebuilt, late C20) c 1.1km north-east of Park Gate to Embercombe Lodge. The mid C19 rubble-stone piers of a railway viaduct now support a viaduct for the late C20 North Devon Link Road. The park east, south and west of the house is generally meadow with scattered broadleaf trees, and includes land south of the minor road, formerly the A361. Some 200m south of the house a canalised stream is the remnant of Earl Clinton's cruciform lake which was reformed into a more natural 'river' in the mid C18 by Matthew, Lord Fortescue. To the west a chain of ponds leads south-west c 1.2km from the house to Spa Pond and Spa House in Spa Wood. The Spa House (listed grade II) originated as one of Earl Clinton's early C18 eyecatchers. A Palladian structure with a central tower, it originally housed a basin for a chalybeate spring, but is now a private residence. The principal southern vista from the house extends c 1km to the early C18 Triumphal Arch (listed grade II, restored c 1960), a triple-arched structure based on the Arch of Constantine which stands on the horizon framed by woodland and at the head of an avenue which extends c

650m south from the former A361. The Long Walk Drive extends south-east from Filleigh to the Triumphal Arch and Temple Wood, where some 1.5km south-east of the house, the remains of the Holwell Temple (1770) stand on a steep wooded slope above the River Bray. Matthew, Lord Fortescue's south-east eyecatcher, the Temple overlooked a sheet of water which incorporated an artificial port with ships' masts formed from shredded trees. This lake was removed in the early C19, while the Temple, intended as a banqueting house, is said to have remained incomplete (Colvin and Moggridge 1991). Ruined by fire in the mid C20, substantial remains survive including large brick-vaulted cellars which form the podium for the structure. Some 200m south-east of the Temple, the remains of the early C18 Sham Village survive in woodland. Conceived by Earl Clinton as a ruined village with a false church tower, the structures were rendered habitable c 1790 but fell into decay in the mid C20. West of the house the park rises to Oxford Down, a high ridge with ornamental plantation on its southern slopes. The remains of Earl Clinton's early C18 gothic Kennels survive c 350m west of the house. Studd Drive which runs west through the park approximately follows the line of the former Turnpike removed c 1730 and leads to the Barnstaple Lodge c 900m west of the house.

KITCHEN GARDEN Some 30m south-east of the house, the C18 kitchen garden is enclosed to the north, east and west by buttressed stone-coped brick walls c 3m high. The coping sweeps down at the north-west corner where a gateway is constructed across the angle with brick and stone piers surmounted by stone ball finials which support an C18 wrought-iron gate and scrolled overthrow (all listed grade II). The east and west walls are ornamented with stone ball finials, and ornamental shrubs have been trained against the exterior of the west wall. The interior of the garden is divided by C20 hedges to form tennis courts and ornamental gardens associated with a late C20 single-storey rendered and classically detailed residence which has been constructed at the centre of the southern section of the garden.

OTHER LAND The wider estate was ornamented with a series of mixed plantations and carriage drives in the late C19 and early C20 which are included in the registered site. Interspersing a traditional agricultural landscape, these areas of woodland are a significant feature of the landscape, and in some instances include the reclamation of earlier quarry and clay workings as at Tilery Covert c 1.75km north-west of the house, and Rubble Hills c 1.5km south-east. In land beyond the park significant structures act as eyecatchers. These include Clatworthy House, also known as Menagerie Cottage, c 1km east-south-east of the house, an early C18 Palladian structure with tall first-floor windows aligned to overlook the Deer Park c 500m north-west; and the late C20 Ebrington Tower, a stone tower c 1.5km south-east of the house, erected in memory of the late Viscount Ebrington (killed in action, 1942) by Lady Margaret Fortescue. Significant estate buildings include the mid C19 Filleigh Saw Mill (listed grade II) c 650m east-south-east of the house, and the cob and thatch house Shallowford c 1.2km east-north-east of the house, which was occupied in the early C20 by the author Henry Williamson.

Appendix 3 Supporting Jpegs

Walkover Survey



“Tawstock Castle” viewed from the west; note the incongruous addition and boundary.



View back from “Tawstock Castle” to the site of Tawstock Court, hidden by the woods right of centre; viewed from the north.



View from “Tastock Castle” to the west, showing the location of the closest turbine (indicated); from the east.



View from site of eastern turbine back to the location of Tawstock Court (indicated); from the north-west.



View from site of eastern turbine back to Hollamoor Farm, from the north.



View from site of eastern turbine, looking west, with Hoolamoor Clump on the right; viewed from the east.



View from the north-eastern corner of the field containing the eastern turbine, looking south to Hollamoor Farm; from the north.



Panoramic view from the top of the ridge upon which the three turbines will be located; looking north-west.



Panoramic view from the top of the ridge upon which the three turbines will be located; looking NNW.



Panoramic view from the top of the ridge upon which the three turbines will be located; looking north.



Panoramic view from the top of the ridge upon which the three turbines will be located; looking NNE.



Panoramic view from the top of the ridge upon which the three turbines will be located; looking north-east.



Panoramic view from the top of the ridge upon which the three turbines will be located; looking ENE.



View along the top of the ridge towards the location of the northern turbine, from the east.



View from the site of the northern turbine, looking north.



The site of the northern turbine, viewed from the SSW.



Hollamoor Clump, viewed from the east. The western turbine would be located in the field to the left of the Clump.



The field containing the western turbine, viewed from the north.



The track running down the eastern side of the field containing the second turbine, looking back to the location of Tawstock Court (indicated); viewed from the north-west.



The track running down the eastern side of the field containing the second turbine, looking south to Hollamoor Farm (indicated); viewed from the north.



The field containing the western turbine, viewed from the south-east corner, with Hollamoor Clump on the skyline. The site of the proposed turbine is indicated. Viewed from the south-east.



Panoramic view from the south-west corner of the field containing the western turbine; looking east to the location of Tawstock Court (indicated).



Panoramic view from the south-west corner of the field containing the western turbine; looking ESE.



Panoramic view from the south-west corner of the field containing the western turbine; looking SSE.



Panoramic view from the south-west corner of the field containing the western turbine; looking south.



Panoramic view from the south-west corner of the field containing the western turbine; looking SSW.



Panoramic view from the south-west corner of the field containing the western turbine; looking west.

Hollamore Farm



View from the track north of Hollamore Farm, looking back up to the ridge where the three proposed turbines would stand; the location of the eastern turbine is indicated. Note the local blocking from adjacent shrubs and trees. Viewed from the south.



View from the track north of Hollamoor Farm, looking back up to the ridge where the three proposed turbines would stand; the location of the western turbine is indicated. Note the local blocking from adjacent shrubs and trees. Viewed from the south-west.

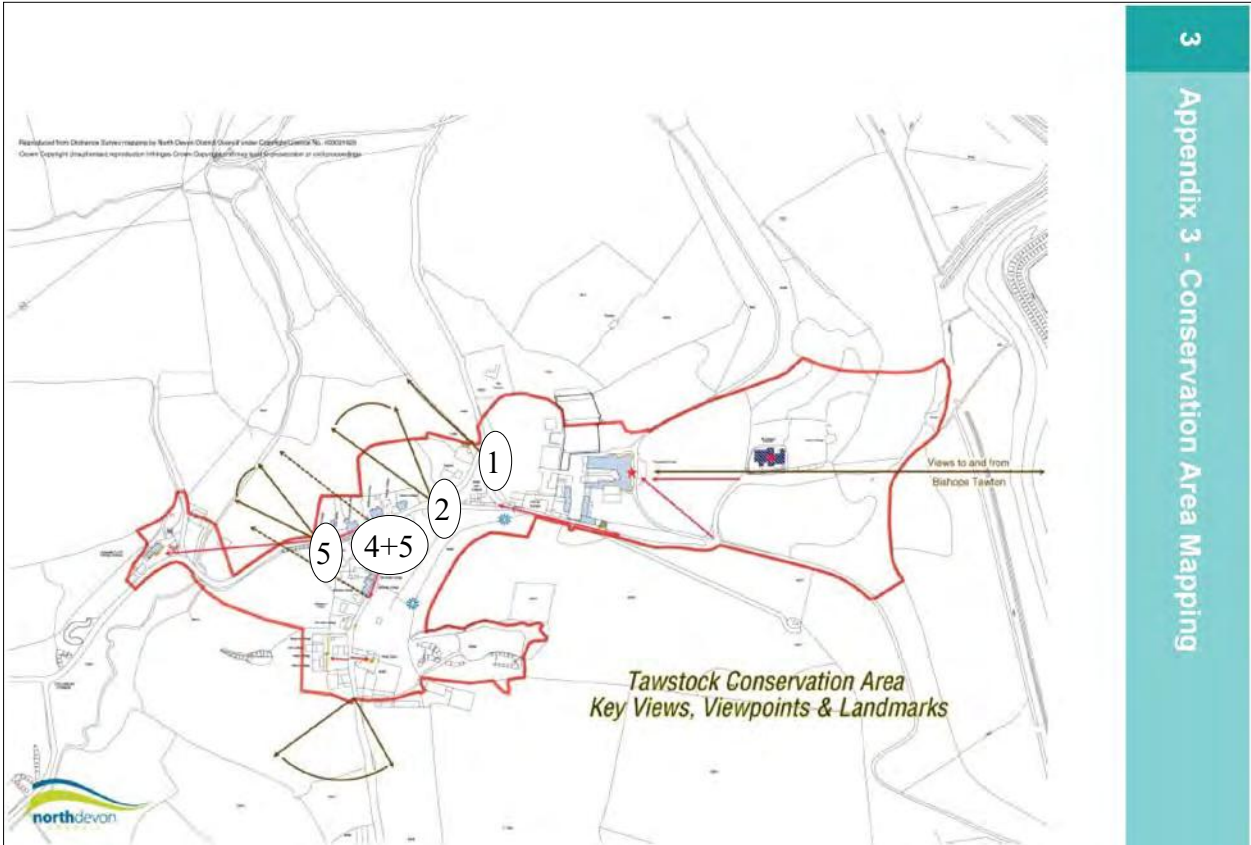


View across the yard at Hollamoor Farm, showing the enclosed nature of the arrangement, now dominated by a garden tree. Viewed from the south.



View of Hollamoor Farm from the south, showing the location of the three proposed turbines.

Tawstock Conservation Area



Map from the February 2013 draft *Tawstock Conservation Area Character Appraisal*, identifying the key views from the village (numbered according to the photographs, below).



Tawstock Conservation Area: Key View 1. Along the avenue heading NNW from the village; the approximate location of the eastern turbine is indicated. Viewed from the SSE.



Tawstock Conservation Area: detail of Key View 1; viewed from the SSE.



Tawstock Conservation Area: detail of Key View 2. This is the gateway between Weyford and Shorts Cottages. The approximate location of the turbines is indicated. Viewed from the south-east.



Tawstock Conservation Area: detail of Key View 3. This is the view between Biddendon Cottage and Triangle Cottage. The approximate location of the turbines is indicated. Viewed from the south-east.



Tawstock Conservation Area: detail of Key View 4. This is the view between The Old Post Office and Biddendon Cottage. Viewed from the south-east.



Tawstock Conservation Area: detail of Key View 5. This is the view past Primrose Cottage. The approximate location of the western turbine is indicated. Viewed from the south-east.



The view from the south-eastern side of Burr ridge Camp; the approximate location of the proposed turbines is indicated. Viewed from the north-east.



The view from below the gardens of Roborough House; the approximate location of the proposed turbines is indicated. Viewed from the north-east.



View from the south-western corner of Stoke Rivers churchyard; the proposed turbines would be located almost 10km in the far distance. Viewed from the north-east.



View from the churchyard at Goodleigh, over the roofs of the village, towards the location of the proposed turbines; despite the results of the ZTV, local blocking from the topography is almost complete. Viewed from the north-east.



View back to Goodleigh from the south, showing the Church and the village tucked away into a fold in the hills. Viewed from the south.



View from above Acland Barton, looking back to the location of the proposed turbines (indicated); viewed from the ENE.



General view of the site from above Landkey; the location of the proposed turbines is indicated. Viewed from the ENE.



View across the DMV at Welcome Farm to the location of the proposed turbines; viewed from the ENE.



Barrow south of Haycroft, showing the mound, and also local blocking by the tall hedgebanks that line the edges of the field; from the south-west.



View of Alverdiscott Church and village setting, looking north and east; from the south-west.



View of East Barton gated entrance into the wooded and shrubby enclosure; from the west.



View of the outbuildings to the west of East Barton, which have now been converted to houses; from the south-west.



View of Horwood church tower from the north side, showing how it would have views out the churchyard otherwise framed by hedgebanks; from the north-west.



Views west within Castle Hill park, showing the wooded western fringes that will shield the rest of the park from any views to the turbines for this central section; from the east.



Umberleigh House, note the garden wall to the north that will block or significantly impede views to the proposed turbines; from the west.



Fishleigh Barton Farmhouse, showing it set amongst its barns; from the north-east, taken from the A377.



Coddan Hill, taken from just outside Tawstock, showing the open top of the hill where the barrow is to be found and therefore the likely intervisibility between the turbines and the barrow; from the west.



Woodpark entrance into the Tawstock Park estate, showing it shielded by trees with no outward views; from the south-east.



Biddendon Cottage in Tawstock, with views behind to the trees and high ground where the turbines will appear; from the south.



View down the narrow street in Tawstock that contains Bloomfield, Jennings and Omega cottages; some views can be expected from the rear of the cottages. Viewed from the south-east.



View down the road through the village of Tawstock, showing the Old Post Office cottage; from the east.



View of the pair of Listed entrance gates into the Tawstock Court group of Listed buildings; from the west.



The lodge, part of the Tawstock group of outbuildings and service buildings, providing a sepcific function at one entrance to the park; from the south-east.



View to the garden walls and one of the summer houses at Tawstock Court, within the formal gardens; from the south.



View down the Listed garden walls and kitchen garden walls at Tawstock Court; from the east.



One of the main ranges of tall service buildings at Tawstock Court that partly shields the main building; from the south-west.



View past the impressive gatehouse to Tawstock Court, looking towards the location of the proposed turbines; from the south-east.



Tawstock Court, set on the east-facing slope, shielded by the woodlands to the north; from the south-west.



Tawstock church, set down the slope and shielded by the main house and parkland woods to the north and west; from the south-east.



View from Tawstock Court across to Bishops Tawton; from the west.



View of Primrose Cottage in Tawstock village; from the south-west.



View towards the turbine location from the north-western edge of Tawstock village, showing clear views; from the south-east.



View of Tawstock school shielded by trees from views to the turbines; from the east.



View of Tawstock holywell, showing it is shielded by trees from views to the turbines; from the south-east.



Corffee Little Corfee, showing the grand house and also some local blocking from the trees and garden planting; from the north-west.



Non-Conformist chapel at Templeton; from the south-west.



View across the fields from the Chapel to the location of the proposed turbines; from the south-west.



View of Eastcombe House rising above the other structures around it, with clear views; from the south-west.



View of Shorts Cottage within Tawstock village, showing views over the valley to the rear; from the south-west.



View of Martins Hill and Kings Cottage set into the west-facing slopes, across the valley, showing some local blocking from the hedges and trees in their gardens but also some views across to Tawstock and the general location of the turbines; from the north-west.



View across the valley to Horsewill Lake Farmhouse and Babeleigh hamlet; from the south-west.



View of the Newbridge across the Taw, within the valley; from the east.



View of Newbridge Cottage; from the west.



View across the valley towards Tawstock from Beara Farm; from the south-east.



View of Great Fisherton Farmhouse and barns, set on the shallow slopes, leading to the water meadows by the river; from the north-west.



View of the gate piers and entrance to Hall; from the north-west.



View up and across towards Tawstock from just below the entrance to Hall; from the south-east.



View of the Elms in Bishops Tawton; from the south-west.



View of the Three Pigeons in Bishops Tawton; from the north.



View of the Chichester Arms in Bishops Tawton; from the south-west.



View of one of the rows of Listed cottages in Bishops Tawton and a view of the parish church and spire; from the south-east.



View of the almshouses in Bishops Tawton; from the north-west.



View of Little Pill House in Bishops Tawton; from the north.



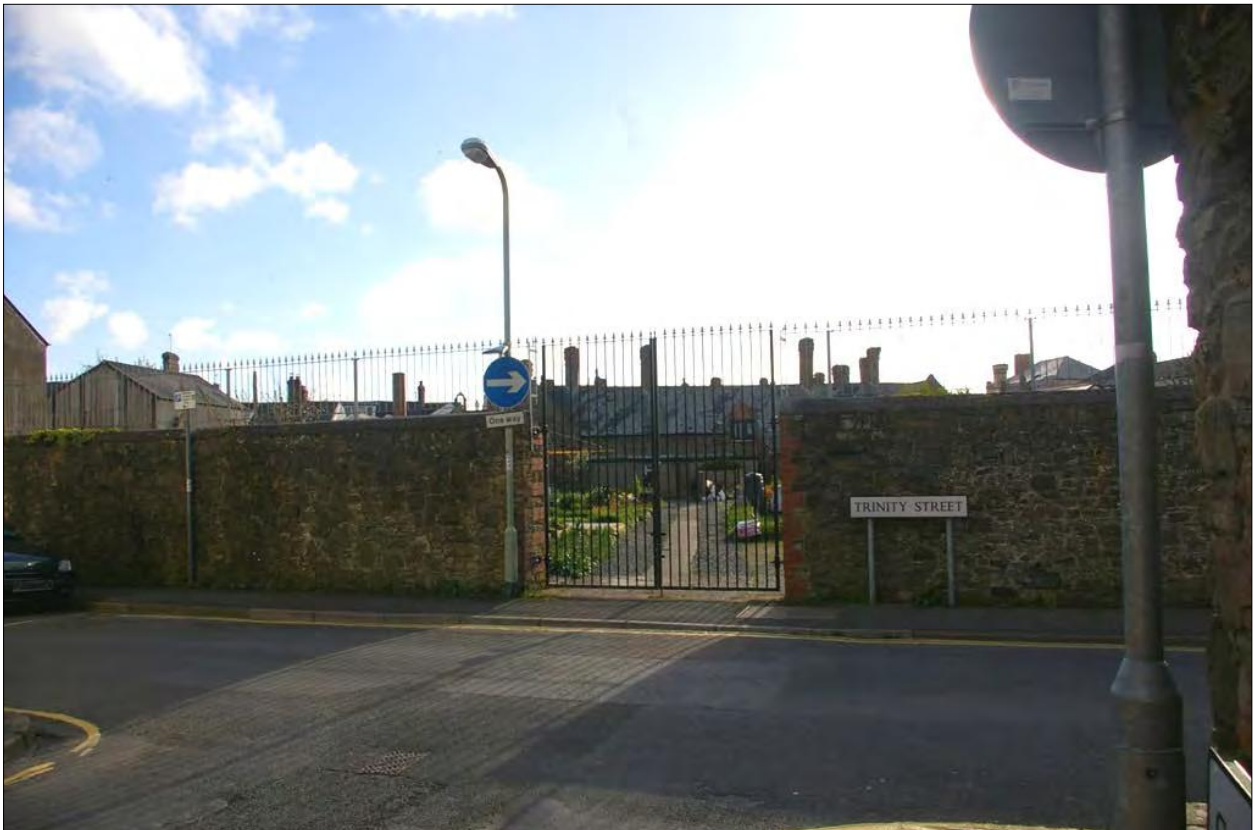
View up the main street within the Newport district of Barnstaple, showing the local blocking between the buildings; from the north-west.



View up the lower end of Newport road, in Newport; from the north.



View of one of the sets of almshouses in Barnstaple, showing the local blocking down the narrow streets to the various heritage assets; from the south-east.



View to the back of another set of the almshouses showing their enclosed and gated rear gardens, and local blocking factors; from the north-east.



View up Litchdon Street to the Penrose Almshouses; from the south-east.



View across to the longbridge in Barnstaple, showing its setting within the town; from the south-east.



View of the Pannier Market along the High Street in Barnstaple; from the north-west.



View across Queens Walk along the riverside in Barnstaple; from the north.



View of some of the many Listed buildings in Barnstaple (including the Three Tuns Inn); from the north.



View along Queens Walk towards the turbines location, which will rise above the bridge and the river; from the north.



View of Castle mound in Barnstaple; from the east.



View up the main street in Pilton, Pilton Street; from the south.



View down Pilton street showing views out to high ground and countryside beyond Barsntaple; from the north.



View down Bull Hill, showing Grade I Listed Bull House; from the east.



View within Bellaire, showing the Listed buildings and particularly Bellaire House, with views blocked by walls and trees in the gardens; from the north-east.



View of Fremington Manor House and entrance gates; from the south-east.



View of Fremington Church; from the south-west.



View of one of the Listed buildings in Fremington, showing the later 20th century developments which now surround them.



View of Home Farmhouse and other Listed cottages, including Old Cottage in Fremington; from the north-west.



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