

LAND at BEARA FARM CHULMLEIGH DEVON

Results of a Historic Visual Impact Assessment



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Land at Beara Farm, Chulmleigh

Land at Beara Farm, Chulmleigh, Devon

Results of a Historic Visual Impact Assessment,

For

Lucy Boulton

of

Mosscliff Environmental (the Agent)

By



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Summary

This report presents the results of an archaeological evaluation and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Beara Farm, Chulmleigh, Devon, in advance of the construction of a single 50Kw wind turbine.

The proposed turbine would be located in a field belonging to the farmstead at Beara, itself part of the Manor of Chulmleigh. This location is near the summit of a broad, plateau-like hill dissected by steep-sided narrow valleys. The large-scale plateau-like landform should serve to diminish the visual scale of the development. 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. The presence of a new, modern and visually intrusive vertical element in the landscape would impinge in a minor way on some of these heritage assets, with a more pronounced impact on the farm at Beara and the barrow cemetery on the adjacent Horridge Moor.

*With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**. The impact of the development on the buried archaeological resource will be **permanent/irreversible**.*

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Mr Mark Eastwood (the Client) for access
Lucy Boulton of Mosscliff Environmental (The Agent)
The Staff of the Devon Historic Environment Service

1.0 Introduction

Location:	Beara Farm
Parish:	Chulmleigh
County:	Devon
NGR:	SS 70281.17057

1.1 Project Background

This report presents the results of a historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Beara Farm, Chulmleigh, Devon (Figure 1). The work was commissioned by Lucy Boulton of Mosscliff Environmental (the Agent) on behalf of Mr Mark Eastwood (the Client) in order to identify any heritage assets in the wider area that might be affected by the installation of a single 50Kw wind turbine (36.4m to hub, 46m to tip).

1.2 Topographical and Geological Background

The proposed turbine would be located in a field c.230m west-south-west of Beara Farm (see Figure 1). It would stand on the north-east facing slope of a valley north-east of Chulmleigh at approximately 180m AOD.

The soils of this area are the well-drained fine loamy soils of the Neath Association (SSEW 1983); these overlie the sandstones of the Crackington Formation (BGS 2014).

1.3 Historical Background

The parish of Chulmleigh is situated in the Hundred of Witheridge and the Deanery of Chulmleigh. Beara Farm was held by Richard Preston MP, and formed part of the Manor of Chulmleigh. The Old English place-name element *Bearu* refers to woodland, and is usually interpreted as *grove*.

The field containing the proposed turbine is classified as a *modern enclosure adapting medieval fields*, on the Devon Historic Landscape Characterisation. On the tithe map for Chulmleigh the modern field is shown subdivided into three smaller and more irregular parcels. These are listed as being part of Beara Farm, which was leased by John Staddon; they were called Higher Orchard, Sappy Field and Furze Close. In the 1711 survey of the Manor, these fields were called New Close, New Park and Middle Park.

1.4 Archaeological Background

The area around Beara Farm contains a number of medieval farmsteads (Cadbury, Bunson) and a scatter of Prehistoric barrows, mostly located on Horridge Moor. There are nine barrows located on the Moor or in the adjacent field, with some other references to mounds or cropmarks in the wider area (e.g. MDV53634).

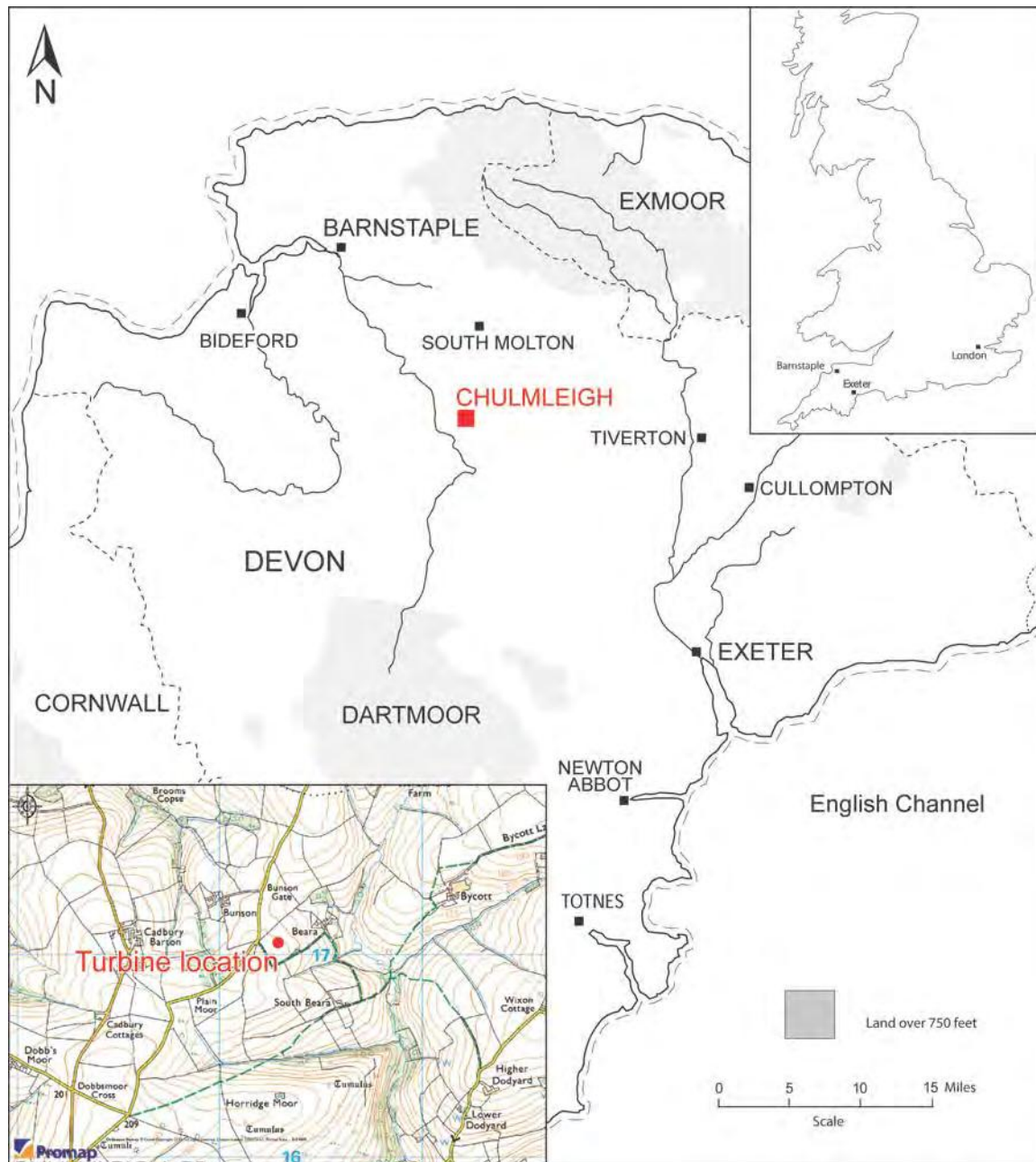


Figure 1: Site location (the approximate location of the proposed turbine is indicated).

1.5 Methodology

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

2.0 Visual Impact Assessment

2.1 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.*

2.2 Likely Impacts of the Proposed Development

2.2.1 Types and Scale of Impact

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

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

2.2.2 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.

2.2.3 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.

2.3 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 likely magnitude of effect, 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 1 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

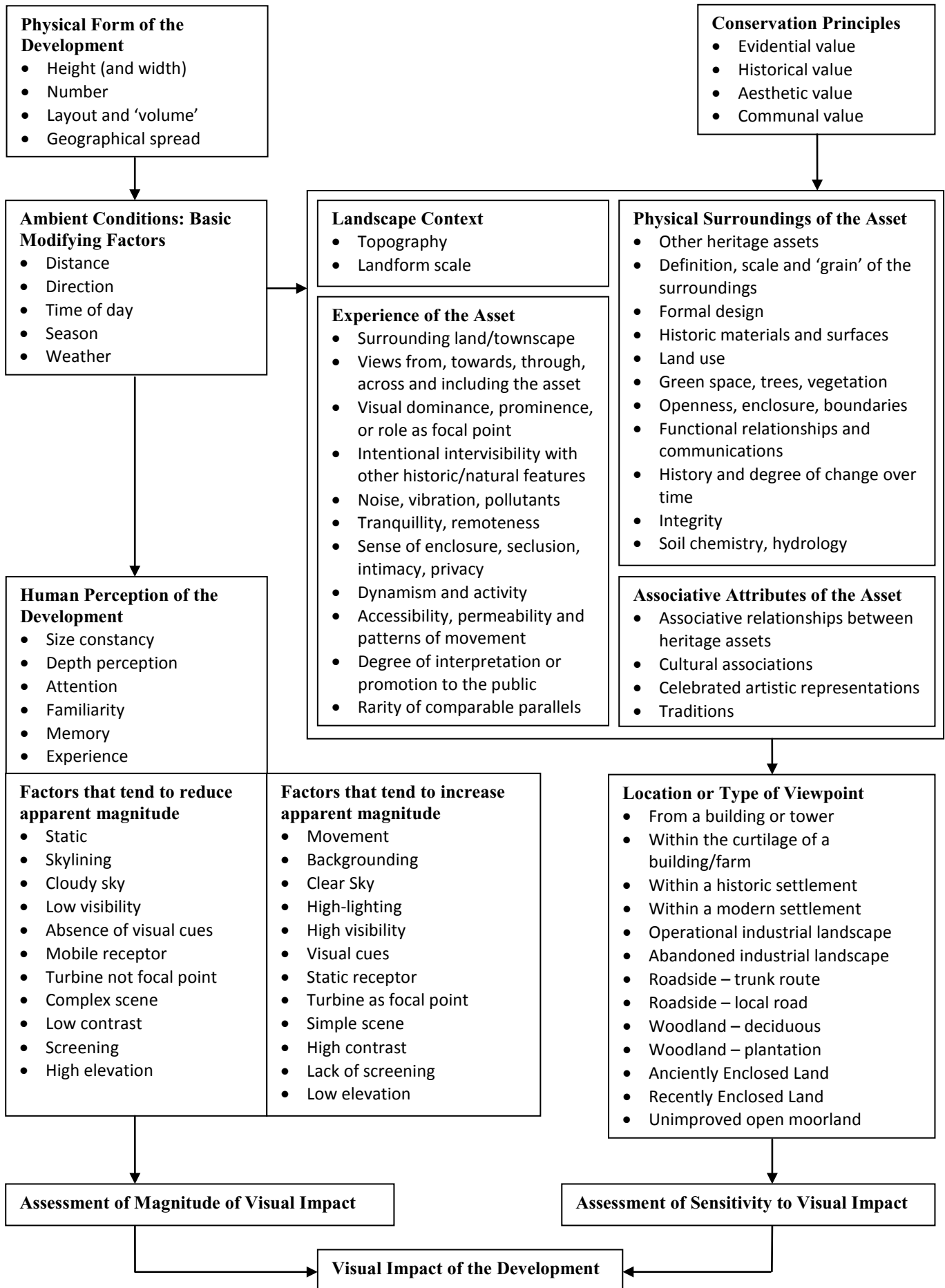


Table 1: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

2.3.1 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When turbines are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed wind turbine is to be located within the landscape context of a given heritage asset. Likewise, where the proposed turbine would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

2.3.2 The Sinclair-Thomas Matrix

The Sinclair-Thomas Matrix was developed in order to predict the likely visual impact of windfarms in the wider landscape. This work took place in the late 1990s and remains virtually the only guidance on the subject. It was used, 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.

Land at Beara Farm, Chulmleigh

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.

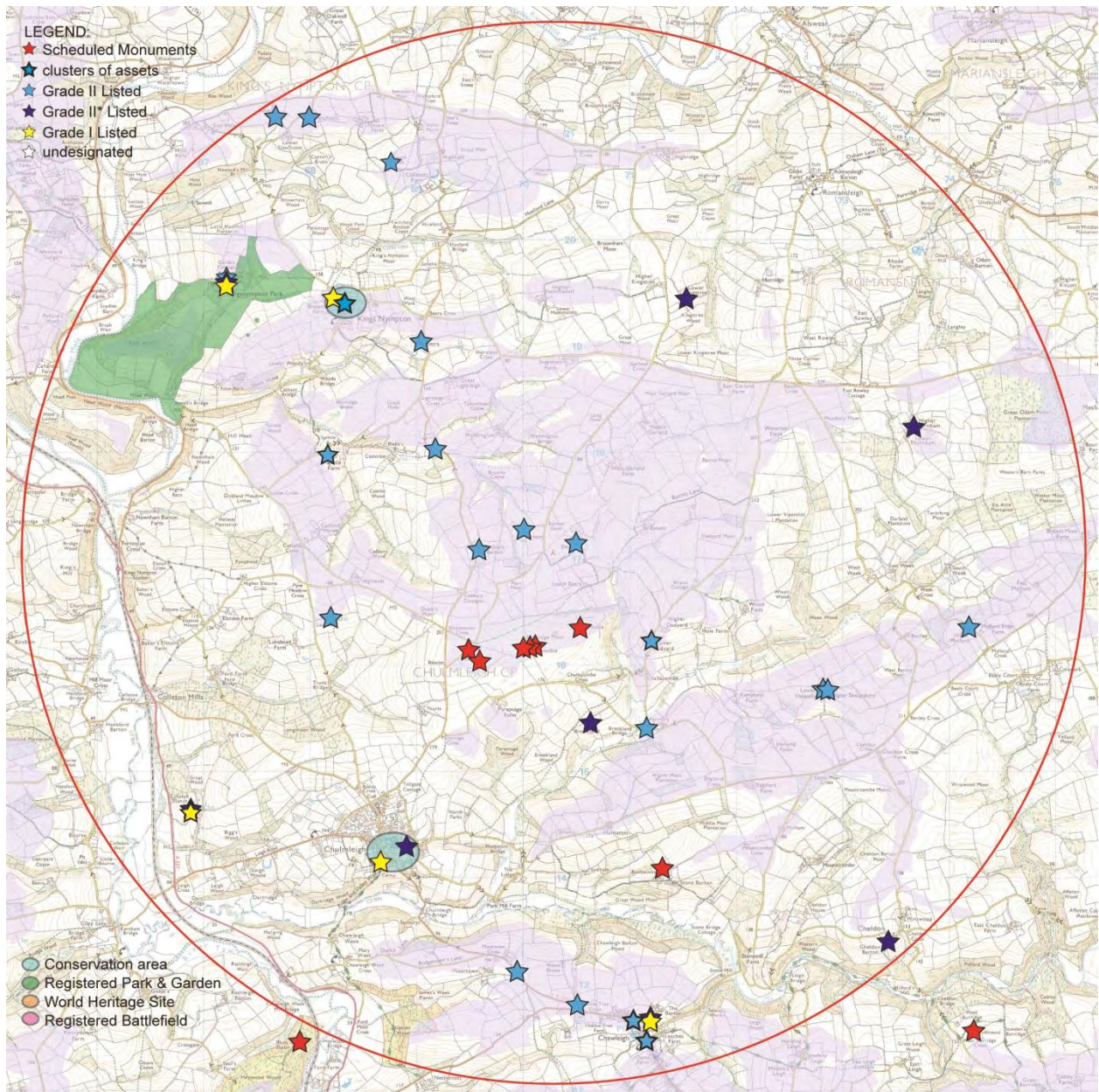


Figure 2: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine: within 5km (based on a ZTV supplied by Mosscliff Environmental Energy).

2.4 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this rolling landscape will be patchy, although coverage within 2km will be fairly comprehensive. Beyond 2km, coverage is limited to exposed ridgelines and hilltops; the greater part of the south-west quadrant, including the historic settlement of Chulmleigh, will not enjoy intervisibility at all. The ZTV was mapped to a total distance of 6km from the turbine site by Mosscliff Environmental; the figures presented here are based on that ZTV. The visibility of the proposed turbine will diminish with distance, and may be locally blocked by intervening buildings within settlements by individual trees, hedgebanks, woodlands and natural topography, particularly to the south and north. Theoretical visibility has been assessed as the visibility to the blade tip (46.5m). Up to 5km Listed Buildings (of all grades) were considered; at 5-7km only Grade II* and Grade I Listed Buildings, Scheduled Monuments and Registered Parks and Gardens and Registered Battlefields were considered.

Land at Beara Farm, Chulmleigh

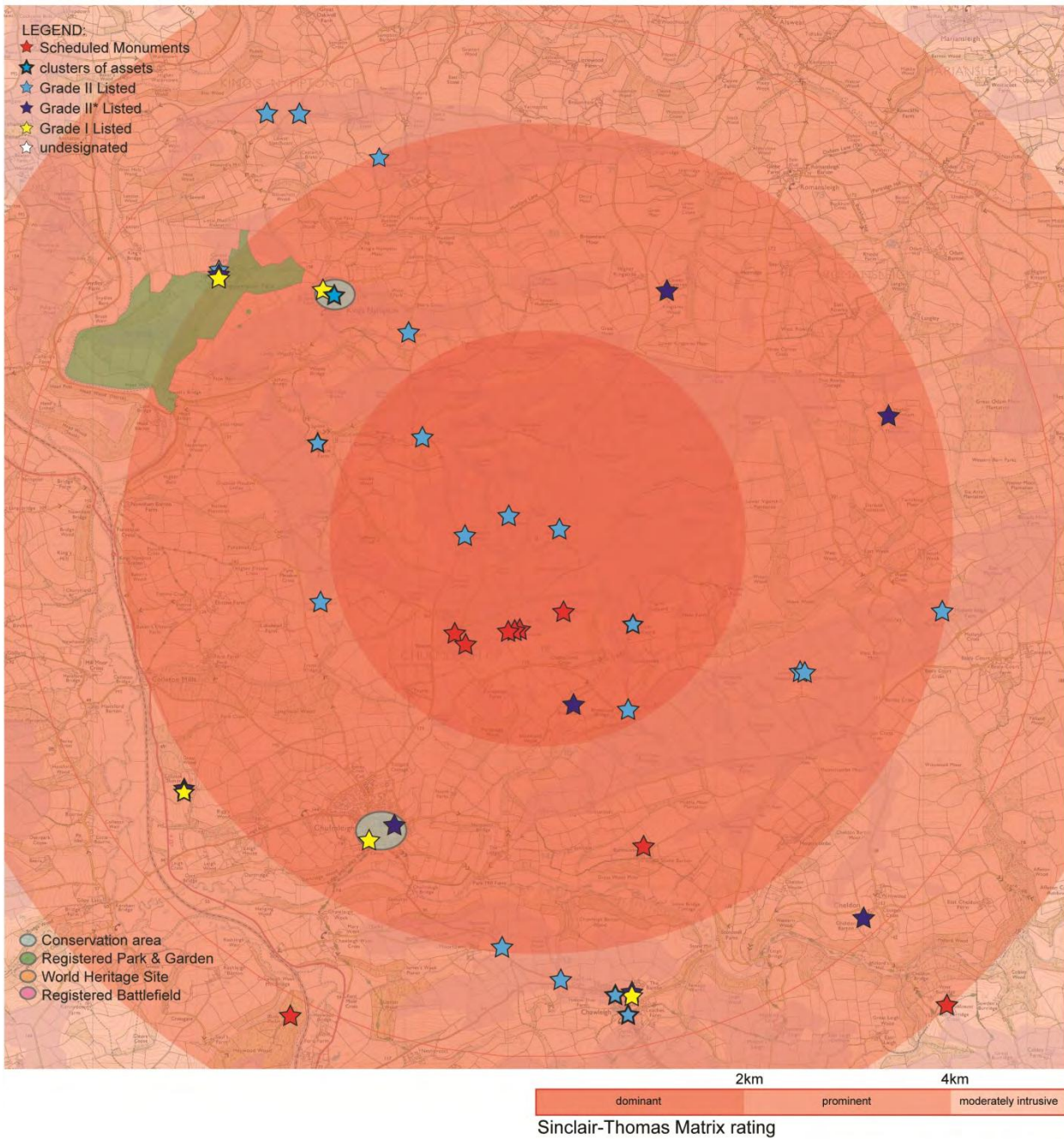


Figure 3: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 5km (based on a ZTV supplied by Mosscliff Environmental Ltd.), related to the Sinclair-Thomas Matrix.

2.5 Field Verification of ZTV

On the whole, the ZTV was found to be a fair reflection of the likely visibility of the proposed wind turbine, with the caveat that it is difficult to adjudge impact on sites when only the hub or blade tips may or may not be visible. Intervisibility was confirmed for a number of heritage assets; mostly those directly to the south, but local screening factors prevented other assets from being visible from the site.

2.6 Impact by Class of Monument/Structure

2.6.1 Farmhouse and Farm Buildings

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

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Beara Farmhouse; medium significance, Grade II Listed; condition: unknown, not visible from the public bridgeway. Distance to the turbine c.230m. A much-altered 17th century farmhouse, with outbuildings to the south-west and south-east. The farm is tucked down near the base of the valley, slightly terraced into the slope, with some tall hedgebanks and mature trees providing local blocking to the west. The proposed turbine would stand immediately to the west, and would probably be visible from the farmyard, but its location and the trees and buildings around it lend a sense of intimacy to the site. The farm has views down the valley to the south, and views to the site would inevitably contain the proposed turbine. Impact: **negative/moderate**.
- Bunson Farmhouse; medium significance, Grade II Listed; condition: unknown, accessed via a private track. Distance to the turbine c.400m. A remodelled 17th century farmhouse, located within a farmyard, but not crowded by agricultural buildings. Situated at the head of a valley on a north-west facing slope. Relatively open to the south and north. The proposed turbine would lie within the landscape context of this asset, and would be highly visible. Views to the farmhouse from the north would be framed by the turbine. Impact: **negative/unknown**, probably negative/moderate.
- Brooklands Farmhouse; high significance, Grade II* Listed; condition: unknown, located some distance from the public road. Distance to the turbine: c.1.7km. Tucked under a steep south-east facing slope above the valley. It does not fall within the ZTV, though some views to the site from the south might feature the proposed turbine in the background. Impact: **negative/unknown**, probably neutral.

Sinclair-Thomas Matrix Zone B: Prominent

- Higher Thornham Farmhouse and attached outbuildings; high significance, Grade II* Listed; condition: unknown, not visible from the public road. Distance to turbine: c.3.5km. A well-preserved 16th century structure with former open hall. This farm stands on the west-facing slopes of a narrow valley, the farmhouse appears to face south across the farmyard. The farmhouse and buildings lie within hedged enclosures, with a long copse of trees and a forestry plantation to the east and east-south-east; these elements would probably provide local blocking. The proposed turbine would be located outside the landscape context of this asset, but may be visible over the lip of the western side of this valley. Impact: **negative/unknown** but probably neutral.
- Lower Kingstree Farmhouse; high significance, Grade II* Listed; condition: unknown, located some distance from the public road. Distance to turbine: c.2.7km. Accessed via a private track, this farm is located on an east-facing slope in a narrow valley. The proposed turbine would be located outside the landscape context of this asset, and would not be visible over the higher ground to the south-east. Impact: technically **negative/unknown** but neutral.
- South Ash Farmhouse, Barn, Shippon; medium significance, Grade II Listed; condition: unknown, located down a private drive. Distance to the turbine c.4km. No longer in agricultural use. Located in a slight coombe in a west-facing slope above a valley, and probably shielded from the proposed turbine by the terrain. The proposed turbine would be located outside the landscape context of this asset. Impact: **neutral**.
- Beara Farmhouse; medium significance, Grade II Listed; condition: good (renovated). Distance to the turbine c.2.4km. No longer in agricultural use. Located near the head of a narrow valley south of Kings Nympton, on a south-facing slope. The farm lies just outside the ZTV. The proposed turbine would be located outside the landscape context of this asset, which looks across and down its valley, and some local blocking will be provided by hedge trees; the farm is viewed from the south and south-west, so the turbine would not appear in the background. Impact: **neutral**.
- Spittle Farmhouse, Outbuildings; medium significance, Grade II Listed; condition: fair. Distance to the turbine c.2.3km. 17th century farmhouse and outbuildings. Located in a shallow valley, the farm lies just outside the ZTV on an east-facing slope. The proposed turbine would be located outside the landscape context of this asset; the farm would be shielded by the terrain, though the turbine might frame some views from the north-west. Impact: **neutral**.
- Leytown Farmhouse; medium significance, Grade II Listed; condition: unknown, located down a private track. Distance to the turbine c.2.2km. 18th century farmhouse. Located on the upper north slopes of a steep valley, the farm lies just outside the ZTV on a south-facing slope. The proposed turbine would be located outside the landscape context of this asset; the farm would be shielded by the terrain, though the turbine might frame some views from the west. Impact: **neutral**.
- West Molland Farmhouse; medium significance, Grade II Listed; condition: unknown, not visible from the public road. Distance to the turbine c.4km. 18th century farmhouse. Located on the upper south slopes of a wide valley, on a north-facing slope. The farm buildings are partly converted, so the agricultural function has been lost. Some local blocking from the woodland to the west. The proposed turbine would be located outside the landscape context of this asset, and the farm is viewed in its landscape from the north and north-west. Impact: **neutral**.
- Lower and Higher Sheepsbyre Farmhouses; medium significance, Grade II Listed; condition: unknown, accessed via long private tracks. Distance to the turbine c.2.9km. Located on the upper south slopes of a wide valley, on a narrow ridge projecting into the valley. The two farmhouses are early post-medieval in date and retain relatively well-preserved farm outbuildings. Both farmhouses face south across a narrow coombe. The proposed turbine

would be located outside the landscape context of this asset, though the turbine might appear in some views to these structures from the south-east and south. Impact: **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Hollowtree Farmhouse and Outbuilding; medium significance; Grade II Listed; condition: good. Distance to turbine: c.4.3km. Located adjacent to the public road, this farmhouse is now a private residence and divorced from its original agricultural function. Views to the north across the wide flat hilltop are clearly possible, but the proposed turbine would lie outside the landscape context of this asset, and while it might frame some views, the effect would be limited. Impact: **neutral**.
- Lake Farmhouse; medium significance, Grade II Listed; condition: unknown, located some distance from the public road. 17th century in date but comprehensively remodelled in the 19th century. Distance to turbine: c.4.8km. Accessed via a private track, this farm is located in a slight coombe on a south-facing slope in a narrow valley. The proposed turbine would be located outside the landscape context of this asset, though it might be visible over the higher ground to the south. Views to the farm would be from the south, which would not be framed by the turbine. Impact: **negative/unknown** but probably neutral.
- Sletchcott Farmhouse; medium significance, Grade II Listed; condition: unknown, located some distance from the public road. Distance to turbine: c.4.7km. An early 16th century possible direct-entry hall house, much altered, and probably no longer a working farm. Located adjacent to the parish road, this farm is located on a slight ridge on a south-facing slope in a narrow valley. The buildings are located within an enclosure defined by tall hedgebanks with mature hedge shrubs. The proposed turbine would be located outside the landscape context of this asset, though it might be visible over the higher ground to the south. Impact: **negative/unknown** but probably neutral.

2.6.2 Lesser Gentry Seats

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

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

Sinclair-Thomas Matrix Zone B: Prominent

- Kings Nympton Park; high to very high significance; Grade I Listed with multiple Grade II assets located within a Registered Park and Garden; condition: unknown, private property. An 18th century country house, with principal elevations to east and west. The house is associated with an adjacent GII Home Farm and GII* Laundry. The house falls just outside the ZTV, although Home Farm falls just within. The proposed turbine would be located outside the landscape context of these assets, which lies within its valley and to the south-west. The house and buildings are private property, but from aerial photographs and the public roads the immediate vicinity of the house and farm appear to be well-wooded, which is likely to restrict views out from the asset. Furthermore, some of the hedgebanks to the

south-east contain mature trees and these may provide further screening. Views to the site are restricted, presumably intentionally, by the terrain and tree planting, and would not be framed by the proposed turbine. Impact: **negative/unknown**, probably neutral.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Colleton Manor; high significance; Grade I Listed with Grade II* assets; condition: unknown, private property. The house and gardens are located on a gentle west-facing slope, with mature trees in and around the curtilage of the property, with plantation trees to the north. The proposed turbine would not be located within the landscape context of these assets, and the site does not fall within the ZTV. Nonetheless, the turbine may appear in views to the site from the south-west. Impact: **negative/minor**.

2.6.3 Listed cottages and structures within Historic Settlements

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

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Ham Cottage; medium significance, Grade II Listed; condition: good. Distance to turbine c.1.5km. A small thatched cottage located in the base of a valley and immediately adjacent to a parish road. This heritage asset is on the borders of the ZTV, and the slope opposite is planted with conifers. The proposed turbine would be located outside the immediate landscape context of this asset, and there is a significant element of local blocking involved. Impact: **neutral**.
- Lower Dodyard, Barn; medium significance, Grade II Listed; condition: good (renovated). Distance to turbine c.1.8km. 17th century house and 18th century barn. Located on a narrow spur projecting into the valley to the south and adjacent to the parish road. The house faces south-west, with clear views to the south-west and west. The proposed turbine would be

located within the landscape context of the cottage, and frame views to the north-west. It would also appear in views to the asset from the south and south-east. Impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Chulmleigh; high significance; multiple Grade II structures and Conservation Area; condition: varies. Distance to turbine c.3.1km. A small historic town containing multiple Listed historic structures. Chulmleigh does not fall within the ZTV, and the proposed turbine would be located outside the wider landscape context of these assets. Impact: **neutral**.
- Kings Nympton; high significance; multiple Grade II structures and Conservation Area; condition: varies. Distance to turbine: c.3km. A small historic village with very tightly-packed historic houses with some more modern buildings on the outskirts. Located in a prominent hilltop location, with many mature garden trees. Kings Nympton falls within the ZTV, but the proposed turbine would lie beyond the landscape context of this village. The historic structures provide fairly comprehensive local blocking to one another, and the highly restricted lines-of-sight give the village a sense of intimacy that belies its topographical location. The proposed turbine would not diminish this sense of place, nor would it intrude in views out from the village to any great extent. Externally, the village is actually quite well concealed by its garden trees. The effect of the turbine on this group of assets is likely to be minimal. Impact: **neutral to negative/minor**.
- Little Shanty Cottage; medium significance, Grade II Listed; condition: good. Distance to turbine c.4km. A small 18th century thatched cob cottage located immediately adjacent to the parish road, possibly a tollhouse. The small garden has tall Leylandii hedge trees to east and west, but may retain views to north. The proposed turbine would be located outside the immediate landscape context of this asset, which retains a close association with the road as either a tollhouse, or possibly a squatter cottage. Impact: **neutral**.
- Farrier's Cottage; medium significance, Grade II Listed; condition: good. Distance to turbine c.1.9km. A small thatched cottage located close to the base of a steep-sided valley next to a parish road. The building stands among trees, with very restricted views up to the site of the proposed turbine. The proposed turbine would be located outside the landscape context of this asset, which is a relatively small, well-defined valley lent a sense of intimacy by mature trees/woodland here. Impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Chawleigh: Chawleigh Barton, Byre and Cartshed; Jubilee Hall, Chawleigh Village School and Old School House; Leaches Farmhouse, Pigsties; no.1 and 2 Blackwalls Lane; Bank Cottage; Southcote Cottage; Myrtle Cottage; Shooters Cottage; medium significance; all Grade II Listed; condition: varies. Distance to turbine: c.4.5km. The bulk of the Listed structures in the village are clustered to the west, south and south-east of the church, where they provide local blocking to one another. The ground rises to the north, where local blocking is provided by the low hedgebanks and some hedge trees. The proposed turbine would be located outside the immediate landscape context of these assets, and views to and from the settlement are unlikely to be framed by the proposed turbine. Impact: **neutral**.

2.6.4 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

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St James, Kings Nympton; high significance; Grade I Listed; condition: good. Distance to turbine c.3.9km. Located within the settlement of Kings Nympton, and surrounded on three sides by other historic structures. The churchyard contains a number of Listed (GII) tombs/gravestones. The immediate landscape context of the church is defined by its settlement and by the semi-mature trees within the churchyard; these fold around the building and provide comprehensive local blocking. The church spire is low, but the settlement is located in an elevated location; it is a skyline landmark, visible for some miles to the north-west, west and south-west, but not a very prominent one. This spire, amid the trees of the settlement, functioned as an eyecatcher within the wider designed landscape associated with Kings Nympton Park. However, given the distances involved the settlement is likely to provide comprehensive local blocking to views from within the park (see below). The proposed turbine may compete for landscape primacy when viewed from the west, as both the church and the proposed turbine lie within the same landscape context. Impact (body of the church and churchyard): **neutral**; impact (tower as a skyline landmark): **negative/minor**.
- Church of St Mary Magdalene, Chulmleigh; high significance; Grade I Listed; condition: good. Distance to turbine: c.3.3km. Located within the historic settlement of Chulmleigh.

This heritage asset does not fall within the ZTV, nor would the proposed turbine lie within the landscape context of the town. The turbine may appear in the background when Chulmleigh is viewed from the south, and the church tower is a prominent local landmark. However, the impact would otherwise be limited. Impact: (body of the church): **neutral**; impact (tower as a skyline landmark): **negative/minor**.

- Church of St Mary, Cheldon; high significance Grade II* Listed; condition: good. Distance to turbine: c.4.8km. A small church with a diminutive tower, set into a slight coombe in the south-facing hillside; there are historic buildings to the south, and trees and tall hedgebanks to the north. The only views out from the churchyard lie to the south-east, and even these are partially screened by tall conifer windbreak trees. This heritage asset does not fall within the ZTV, nor would the proposed turbine lie within its landscape context. The church is not a prominent feature in this landscape. Impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of St James, Chawleigh; high significance; Grade I Listed; condition: good. Distance to turbine: c.4.5km. Church with tower located within the village of Chawleigh. The church is located within a churchyard bounded on three sides by historic buildings, and to the north by mature trees which provide additional screening. The ground rises slightly to the north, further impeding visibility. The proposed turbine does not lie within the landscape context of the church, and the principal setting of the church lies within the village. The tower of the church is not particularly noticeable in the wider landscape, and the proposed turbine would not frame it in most views. Impact: (body of the church and churchyard): **neutral**; impact (tower as a skyline landmark): neutral to **negative/minor**.

Sinclair-Thomas Matrix Zone D: Visible

- Church of St Mary, Mariansleigh; high significance; Grade I Listed; condition: good. Distance to turbine: c.6.5km. Church with tower located within the village of Mariansleigh. The church is located within a churchyard bounded on two sides by historic buildings, and screened to the south-west by hedge trees. The proposed turbine does not lie within the landscape context of the church, and the principal setting of the church lies within the village, which lends the churchyard a sense of intimacy. The tower of the church is not very tall, is not particularly noticeable in the wider landscape, and the proposed turbine would lie outside the landscape context of the church and its associated village. Impact (body of the church and churchyard): **neutral**; impact (tower as a skyline landmark): **neutral**.
- Church of St Peter, Satterleigh; high significance; Grade I Listed; condition: good, though redundant. Distance to turbine: c.6.5km. Church with small timber bell turret, located in a small farming hamlet. The church and churchyard is flanked by the farmhouse of Satterleigh Barton to the south, but the location is actually quite exposed to the south and south-east where the ground falls away into the valley of the River Bray. However, this exposed face of the church is lined with mature horse chestnut trees, which provide local blocking and conceal the church from the south. The proposed turbine does not lie within the landscape context of the church, and the principal setting of the church lies within its farming hamlet. There is no tower, the church is not particularly noticeable in the wider landscape. Impact: **neutral**.
- Church of the Holy Trinity, Burrington; high significance; Grade I Listed; condition: good. Distance to turbine: c.6.4km. A church with tower located in the village of Burrington. The churchyard is bounded by historic buildings to the west, north and east, which provide comprehensive local blocking. The village is located in a prominent hilltop location, though the church itself is sited slightly to the west of the highest point. The proposed turbine does not lie within the landscape context of the village, and the principal setting of the church is with its village. The tower is a skyline landmark, but the turbine would not frame views to this asset. Impact (body of the church and churchyard): **neutral**; impact (tower as a skyline landmark): **neutral to negative/minor**.

2.6.5 Ruined Churches and Pre-Reformation Chapels

Chapels, current, former and ruined

The significance of these Christian sites is very variable. Some chapels were later medieval in date and associated with the homes of the landed gentry; in these instances the chapel will usually lie within the curtilage of other Listed structures and assessed as part of that group. In these instances, the chapel may be elaborate, but it was not the religious and social focus for a parish. Thus the setting is restricted to its immediate surroundings unless it forms part of a wider designed landscape associated with the House. In these instances, the impact on the chapel of a wind turbine would be subsumed within the assessment of the House and its landscape.

Some late medieval chapels were built to address the needs of distant parishioners in large parishes, but remained non-parochial. In these instances, the chapel was subordinate to the parish church, and its architectural pretensions rather more muted. These buildings tend to be simpler and smaller than parish churches, unless they were established in locations that subsequently became populous, whereupon they became parochial and are dealt with elsewhere (above). In most cases, the impact of a wind turbine would be muted.

Some chapels have very early origins, and the location and setting of these chapels is of significance to our understanding of the building, its function, and the development of early Christianity. They could be built in remote coastal or upland locations, and their significance may partly be derived from their relationship with existing Prehistoric or Roman remains. In these instances, the impact of a wind turbine would be severe, as it would be any other intrusive modern element.

Some of these buildings are no longer places of worship: some lie in ruins, others have been turned to other uses. For those that have been converted into dwellings, the original use of the structure has been lost, with a commensurate impact on the significance of the site. For those places that lie in ruins, the impact of a wind turbine can be enhanced, as they may possess the qualities of remoteness and tranquillity. In these instances, the impact of a turbine could be severe.

Sinclair-Thomas Matrix Zone A: Dominant

- Cadbury Barton Chapel; medium significance, Grade II Listed; condition: unknown. Distance to turbine: c.750m. Located within a complex of rubblestone farm buildings at Cadbury Barton and not readily distinguishable from the public road. Local blocking from the other farm buildings, and some screening from trees nearby, are likely to be relevant factors. The immediate landscape context is provided by the farm, and while the proposed turbine would stand within its wider landscape context, is not likely to significantly detract from its setting. Impact: **negative/minor**.

2.6.6 Prehistoric Funerary Monuments

Barrows/barrow cemeteries

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 hedgerows restrict line-of-sight.

Sinclair-Thomas Matrix Zone A: Dominant

- Barrow cemetery on Horridge Moor, comprising 7 Scheduled barrows and other undesignated barrows; high to very high significance (group value); condition: fair or unknown, not on publically accessible land and only two visible from the public road. Distance to turbine: c.700m-1.2km. Two of these barrows lie in a field south-west of the main concentration; the one barrow visible from the public road survives as a low but distinct mound and has clearly been subject to ploughing. Both lie within field enclosures and thus are somewhat divorced from the original open upland setting. Views across to Dartmoor clearly form part of the rationale for the selection of this location. The other barrows are located on Horridge Moor; the term 'moor' is something of a misnomer as only a relatively small area remains unenclosed, and most of the moor is semi-improved pasture with gorse and bracken down the valley sides. The Moor forms a distinct ridge orientated east-west with deep valleys to the north-east, east and south-east. The designated and undesignated barrows form a linear group running down the spine of this ridge. The list entry indicates the barrows survive as upstanding mounds 0.6-1.1m high and 15-20m in diameter; however, they are not very prominent features in the wider landscape and some difficulty was experienced in viewing them from locations with public access. Nonetheless they form a small but distinct group in a landscape otherwise lacking such features, a significance that is enhanced by the concentration of assets within a well-defined topographical location. Indeed, from the bridleway that runs across the northern part of the moor there is a sense of theatre in the location which other barrow groups in the wider area, because they are located on broad interfluvial ridges, lack. The proposed turbine would be located within the landscape context of these assets, at a distance of 0.7-0.8km. It would clearly be an incongruous feature in this otherwise predominantly rural area, although the enclosure of the bulk of this landscape in the 18th century means these assets survive within an enclosed landscape. The Moor is framed to the north by the topography, and is more open to the south and south-west, where the valley opens up; this implies views to Dartmoor were important to the location of these assets; this also means views to the location of the assets from the south will be framed by the turbine in the background. Overall, this is an important, if not particularly prominent, group of barrows that survive within a well-defined and immediately comprehensible topographical location. Impact: **negative/moderate**. If the barrows were better preserved and/or more visually prominent, and if the principal view from the site did not face south to Dartmoor, the assessment would be negative/substantial.

Sinclair-Thomas Matrix Zone D: Visible

- Barrow cemetery on Meshaw Moor, comprising 8 Scheduled barrows and other undesignated barrows; high to very high significance (group value); condition: fair or unknown, not on publically accessible land though some visible from the public road. Distance to turbine: c.6.5km. This group of barrows survives within enclosed farmland adjacent to Middle Burrow Farm; the barrows are fairly prominent (up to 1m high), but fall within a landscape now bounded by hedgerows. Between the assets and the proposed turbine location there are shelterbelts/woodland trees that are likely to provide comprehensive local blocking. The proposed turbine would lie outside the landscape context of these heritage assets, and the original unenclosed upland context of these monuments has been lost. Impact: **neutral**.

2.6.7 Prehistoric Settlements and Rounds

Enclosures, 'rounds', hut circles

Rounds are a relatively common form of enclosed settlement in Cornwall and, to a lesser extent, in Devon, where they are often referred to as hillslope enclosures. 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.

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.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Burridge Camp; high significance; Scheduled Monument; condition: fair. Distance to turbine: c.6km. A univallate enclosure located on the north-facing slopes of a valley; the banks of the enclosure are topped with mature trees, and subject to erosion from livestock. Views to the north are largely blocked by the trees surrounding the adjacent farmstead and a forestry plantation. The proposed turbine would lie outside the landscape context of this asset, and views between the two would be very restricted; views to the asset within its landscape are largely from the north, which the turbine could not influence. Impact: **neutral**.

2.6.8 Medieval Fortifications

Castles, motte & baileys, fortified manor houses,

Castles are large masonry or timber structures with associated earthenworks that were built during the medieval period (c.1050-1500). These structures were built with defense 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.

- Stone Barton Castle; high significance; Scheduled Monument; condition: fair. Distance to turbine: c.3.1km. The earthworks of an otherwise undocumented masonry castle, located on a narrow spur projecting into the valley of the Little Dart, east of Chulmleigh. The proposed turbine would lie outside the landscape context of this asset, which is shielded by the ridge to the north and does not fall within the ZTV. The remains of the castle are not very visually prominent, but views to the castle from the south may feature the proposed turbine in the background. Impact: **negative/minor**.
- Heywood Castle; high significance; Scheduled Monument; condition: unknown. Distance to turbine: c.5.1km. A well-preserved motte and bailey castle, with a second castle (Eggesford Castle) to the south. Located in a strong position on a narrow spur projecting into the valley of the River Taw. It does not fall within the ZTV, and views to the site would not be framed by the proposed wind turbine. The site is surrounded by a forestry plantation, which restricts views to the site from the valley bottom. Impact: **neutral**.

2.6.9 Registered Parks and Gardens

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

Sinclair-Thomas Matrix Zone B: Prominent

- Kings Nympton Park; high significance; Registered Park and Garden GII; condition: unknown, no public access. An extensive area of 115ha. From the environs of the house and buildings eyecatchers were arranged or adopted in the wider landscape: the spire of Kings Nympton Church, two plantations to the south (toptrees) and Snydles Barn to the west. The principal approach is from the south, along the base of a steep-sided valley, with a secondary approach from the east. The proposed turbine would be visible from some parts of the wider parkland, but views within the park and to the park would not be framed by the turbine. The ZTV indicates it may be possible to see the proposed turbine across the toptrees, but this was impossible to verify. Impact **negative/unknown**, but probably **negative/minor**.

2.6.10 Historic Landscape

General Landscape Character

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

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

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

- The proposed turbine would be erected within the *secluded valleys* Landscape Character Area, on the edge of the *farmed lowland moorland and Culm grassland* LCA (Land Use Consultants 2010). The *farmed lowland moorland* LCA is characterised as a gently undulating plateau landform dominated by pastoral farming and affording long views, with scattered medieval farmsteads and a history of post-medieval enclosure. One of its special qualities is listed as *high levels of tranquillity and remoteness*. The *secluded valleys* LCA is characterised as deeply incised river valleys, often wooded, with irregular fieldsystems and scattered settlement. One of its special qualities is listed as its *unspoilt, secluded and secretive character*. Land Use Consultants (2011) have accorded these areas in neighbouring Torridge District moderate and moderate-high sensitivity to wind turbine developments.

From a historic landscape perspective, it would clearly be an intrusive new element in this largely pastoral and complex landscape. However, cumulative impact does not, in this area, appear to be an issue. Overall, the impact on the character of this historic landscape is likely to be **negative/minor** to **negative/moderate**.

- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

2.7 Summary of the Evidence

ID	UID	Name	NGR	Assessment
SAM	28612	Barrow 280m NW Beacon Cross, Horridge Moor	SS6949116135	Negative/moderate
SAM	28613	Barrow 330m NW Beacon Cross, Horridge Moor	SS6958916039	
SAM	28664	3 Barrows and ringditch, Horridge Moor	SS6991916173	
	28630		SS6999916163	
	28629		SS7012916176	
SAM	28628	2 Barrows, Horridge Moor	SS7054916369	
SAM	30322	Stone Barton Castle	SS7131614112	Negative/minor
SAM	28641	Heywood Castle, motte & bailey	SS6792712482	Neutral
SAM	28617	Burridge Camp	SS7422112574	Neutral
SAM	30319	Barrow cemetery at Middle Burrow Farm	SS7679217368	Neutral
	30319		SS7692017421	
	30316		SS7613217529	
	30319		SS7704317703	
	30319		SS7709817692	
	30319		SS7722917701	
	30319		SS7728217665	
GI	97300	Kings Nympton Park	SS6728119549	Negative/unknown
GI	97322	Church of St James, Kings Nympton;	SS6821919456	Neutral and Negative/minor
GII	97325	Gate piers and gates;	SS6832619434	
GII	multiple	10 memorials/headstones	multiple	
GI	97184	Colleton Manor;	SS6688014674	Negative/minor
	97185	Gatehouse	SS6686614645	
GI	97213	Church of St Mary Magdalene, Chumleigh	SS6868114152	Negative/minor
GI	95510	Church of St James, Chawleigh;	SS7120312658	Neutral and Negative/minor
	95511	Lych Gate and adjoining wall	SS7121512638	
GI	97155	Church of the Holy Trinity, Burrington	SS6377216654	Neutral and Negative/minor
GI	445597	Church of St Peter, Satterleigh	SS6681422522	Neutral
GII*	97617	Church of Mary, Mariansleigh	SS7440122050	Neutral
GII*	97301	Laundry at Kings Nympton Park	SS6726719571	Neutral
GII*	97451	Lower Kingstree Farmhouse	SS7148619456	Negative/unknown
GII*	97449	Higher Thornham Farmhouse	SS7360818213	Negative/unknown
GII*	97181	Brooklands Farmhouse	SS7060215443	Negative/unknown
GII*	97233	Congregational Chapel, Chumleigh	SS6890814300	Neutral
GII*	97187	Colleton Manor, Stables;	SS6687514612	Neutral
	97188	Coach House	SS6685214635	
GII*	95514	The Old Hall, Chawleigh	SS7126612618	Neutral
GII*	97208	Church of St Mary, Cheldon	SS7342513404	Neutral
GII	97306	Lake Farmhouse	SS6767421179	Negative/unknown
GII	97310	Sletchcott Farmhouse	SS6798321163	Negative/unknown
GII	97312	South Ash Farmhouse;	SS6874120686	Neutral
	97351	Shippon	SS6875520698	
GII	97303	Kings Nympton Park, Home Farm House;	SS6719719623	Negative/unknown
	97304	Outbuildings;	SS6719019611	
	97302	Garden Walls	SS6738319690	
GII	97316	Kings Nympton: Molehays	SS6819719518	Neutral to Negative/minor

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	97217	Laurel Cottage	SS6821619496	
	97318	Cottage opposite Laurel Cottage;	SS6823119506	
	97319	Glebe Cottage	SS6824219464	
	97320	The Nest	SS6824519448	
	97321	Brewers Cottage	SS6824219428	
	97334	Bigoods	SS6825419396	
	97335	The Old Rectory	SS6830019480	
	97336	Nymet	SS6828819434	
	97337	The Grove Inn	SS6833019412	
	97338	Cottage c.10m east of The Firs	SS6837019418	
	97339	Sunnyside	SS6837519422	
	97340	East Wells	SS6840919350	
	97341	Reeds and Hammets	SS6846719352	
	97342	Old Inn House	SS6834019324	
	97343	Sunnyview	SS6834319309	
	97344	Huxleigh Mayville	SS6828419415	
	97345	Cougie Green	SS6827919402	
	97346	Rose Cotthyme Square	SS6827219384	
	97347	Rose Cottage	SS6829519344	
	97348	Ladybird Cottage	SS6830719366	
	97349	No. 1 & 2 The Square	SS6831719402	
	352097	K6 Telephone Box	SS6829619398	
GII	97261	Beara Farmhouse [north]	SS6901819049	Neutral
GII	97201	Spittle Farmhouse;	SS6822217989	Neutral
	97202	Outbuildings	SS6821217944	
GII	97295	Ham Cottage	SS6917018024	Neutral
GII	97196	Leytown Farmhouse	SS6819416437	Neutral
GII	97183	Former Chapel at Cadbury Barton	SS6956417085	Negative/minor
GII	97182	Bunson Farmhouse	SS6998217297	Negative/unknown
GII	97179	Beara Farmhouse [south]	SS7051417166	Negative/moderate
GII	97197	Lower Dodyard Farmhouse;	SS7118616252	Negative/minor
	97198	Barn	SS7119016233	
GII	97203	West Molland Farmhouse	SS7414616333	Neutral
GII	97199	Lower Sheepsbyre Farmhouse	SS7281915797	Negative/unknown
GII	97193	Higher Sheepsbyre Farmhouse	SS7286215780	Negative/unknown
GII	97191	Farrier's Cottage	SS7117115423	Neutral
GII	95494	Little Shanty	SS6993813117	Neutral
GII	95491	Hollow Tree Farmhouse;	SS7052712807	Neutral
	95492	Stables	SS7052512794	
GII	95508	Chawleigh: Chawleigh Barton;	SS7129212749	Neutral
	95509	Chawleigh Barton Byre & Cartshed;	SS7125812751	
	95513	Jubilee Hall	SS7119612604	
	95512	Chawleigh Village School and Old School House	SS7119412636	
	95515	Cob Wall near Old School House	SS7124212633	
	95516	Leaches Farmhouse;	SS7127412529	
	95517	Leaches Farmhouse Pigsties	SS7127212508	
	468803	No. 1 & 2 Blackwalls Lane	SS7141812575	
	95518	Bank Cottage	SS7130012246	
	95522	Southcote Cottage	SS7126812212	
	95519	Myrtle Cottage	SS7135812145	
	95521	Shooters Cottage	SS7116412146	
RP&G GII	5178	Kings Nympton Park	SS6688419192	Negative/unknown
-	-	Historic Landscape Character	-	Negative/minor to Negative/moderate

Sinclair-Thomas Matrix colour code:

RED = Dominant Zone; **ORANGE** = Prominent Zone; **YELLOW** = Moderately Intrusive Zone; **GREEN** = Visible.

3.0 Conclusions

3.1 Discussion and Conclusion

The proposed turbine would be installed on land that belonged to the farm at Beara, a farmstead that attached to the Manor of Chulmleigh. The turbine would be located on the broad plateau-like summit of the hill north of Chulmleigh and south-east of Kings Nympton. In this landscape, a tall new vertical element will be highly visible; however, the large-scale plateau-like landform should serve to diminish the visual scale of the development.

There are seven Grade I and nine Grade II* Listed buildings or groups of buildings within 7km of the site, together with a rather greater number of Grade II buildings. There are 18 relevant Scheduled Monuments within 7km, most of which are Bronze Age barrows located in two areas: on the Meshaw Moors to the east, and on Horridge Moor immediately to the south.

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. The landscape context of many of these buildings and monuments is such that they 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 in some way on at least eight of these heritage assets (**negative/minor**), and have a more serious impact on Beara Farmhouse itself and the barrow group on Horridge Moor (**negative/moderate**).

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**. The impact of the development on the buried archaeological resource will be **permanent/irreversible**.

4.0 Bibliography & References

Published Sources:

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- Scottish Natural Heritage** 2006: *Visual Representation of Windfarms: Good Practice Guidance*.
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Websites:

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http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html [accessed 27.04.2014]

Appendix 1

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

Location: Land at Beara Farm
Parish: Chulmleigh
County: Devon
NGR: 270281.117057
Planning Application ref: Pre-application
Proposal: Erection of one 50kW Wind Turbine (Height 46m, Height to Hub 36.4m, Blade Diameter 30m).
Date: 16th 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 Beara Farm, Chulmleigh, 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 development lies in a prominent position in the landscape and within an area of archaeological potential. Prehistoric activity in the vicinity is demonstrated by findspots of flint tools, as well as earthworks suggestive of prehistoric funerary monuments. Approximately 1km to the south, on Horridge Moor, and within the zone of theoretical visibility lies a barrow cemetery. This includes six Scheduled Monuments (Refs: 1015153, 1015154, 1015956, 1015478, 1015468 and 1015469).

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 Visual Impact Assessment (VIA):

- 4.1.1 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.
- 4.1.2 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.
- 4.1.3 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.
- 4.1.4 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 Southwes1-177315.

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

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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

Scheduled Monuments

Barrow 280m NW Beacon Cross, Horridge Moor

UID 28612

This monument includes a bowl barrow situated in a prominent location near the summit of a south east facing ridge overlooking the valley of Huntacott Water. The barrow forms part of a round barrow cemetery which includes at least seven barrows and a ring ditch. This barrow survives as an oval shaped mound measuring 20.1m long north east to south west by 14.1m wide north west to south east and stands up to 0.8m high. The ditch from which material to construct the mound was quarried surrounds the barrow and survives as a buried feature c.3m wide. The north western side of the mound has seen limited damage as a result of a road and ditch being cut through it. Another barrow lying 110m to the south east is the subject of a separate scheduling (SM 28613).

SS6949116135

Barrow 330m NW Beacon Cross, Horridge Moor

28613

This monument includes a bowl barrow situated in a prominent location near the summit of a gentle south east facing ridge overlooking the valley of Huntacott Water. The barrow forms part of a round barrow cemetery which includes at least seven barrows and a ring ditch. This barrow survives as a circular mound with a diameter of 15.6m and is 0.7m high. The ditch from which material to construct the mound was quarried surrounds the barrow and survives as a buried feature c.2m wide. Another barrow lying 110m to the north west is the subject of a separate scheduling (SM 28612).

SS6958916039

3 Barrows and ringditch, Horridge Moor

28664

This monument includes a bowl barrow situated in a prominent location on a south east facing ridge overlooking the valley of the Huntacott Water. The barrow forms part of a round barrow cemetery which includes at least seven mounds and a ring ditch. This barrow survives as a circular mound with a diameter of 16.4m standing up to 0.3m high. The ditch from which material to construct the mound was derived surrounds the barrow and survives as a buried feature c.2m wide. The other barrows forming this cemetery are the subject of separate schedulings.

SS6991916173

28630

This monument includes a bowl barrow and ring ditch situated in a prominent location on a south east facing ridge overlooking the valley of Huntacott Water. These features form part of a round barrow cemetery which includes at least six additional barrows. The barrow survives as a circular mound which measures 21.8m in diameter and 0.6m high. Aerial reconnaissance has revealed the presence of a double ditch surrounding the mound, giving an overall diameter of 30m. These ditches are preserved as buried features. The ring ditch lies 20m to the north west of the barrow and survives as a 15m diameter circular quarry ditch from which material to build a barrow was derived. The central mound is no longer visible. Two other barrows survive to the west and a further three to the east and these are the subject of separate schedulings.

SS6999916163

28629

This monument includes a bowl barrow situated in a prominent location on a south east facing ridge overlooking the valley of the Huntacott Water. The barrow forms part of a round barrow cemetery which includes at least seven mounds and a ring ditch. This barrow survives as a circular mound with a diameter of 16.2m standing up to 0.7m high. The ditch from which material to construct the mound was derived surrounds the barrow and survives as a buried feature c.2m wide. The other barrows forming this cemetery are the subject of separate schedulings.

SS7012916176

2 Barrows, Horridge Moor

28628

This monument includes two bowl barrows on Horridge Moor aligned north east- south west and lying in a prominent location on a south east facing ridge overlooking the valley of Huntacott Water. These two barrows form part of a round barrow cemetery which includes at least seven mounds and a ring ditch. The bowl barrows survive as two mounds immediately adjacent to each other, and both are surrounded by now buried quarry ditches from which material was derived during their construction. The northernmost measures 24.4m in diameter and 1.1m high. A hollow in the centre of the mound suggests early part excavation or robbing. The second mound lies 4m to the south west of the first and survives as a circular mound with a diameter of 17.6m standing up to 0.9m high. The other barrows forming this barrow cemetery are the subject of separate schedulings.

SS7054916369

Stone Barton Castle

30322

This monument includes the earthwork remains of a castle, known as a ringwork, situated on top of a high hill with commanding views between two large river valleys to the north and south. Central to the site is a sub-circular enclosed area which measures 38m from north to south and 34.2m from east to west and is defined by large banks. To the north the banks measure 9.8m wide and are up to 1.4m high when viewed externally. To the north west they measure 5.5m wide and up to 1.7m high externally and 0.7m high internally. Some spreading has occurred to a width of some 2.3m downslope and this material partly overlies another bank. The enclosure curves round to the west where it attains a width of 8m and is 1.3m high externally and 0.8m high internally. Undulations in height and changes in width would seem to indicate the presence of tumble around stony walls. To the south the area forms a largely flattened bank which measures 5.3m wide and 0.1m high internally. To the east, the enclosure bank measures 9.7m wide and 0.6m high. There are some internal features visible within the enclosed area including an elongated bank which runs from the eastern outer bank to the west and peters out. This bank measures 4.5m wide and 0.2m

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high. There is also a sub-circular mound in the north west segment which has a diameter of 6.5m and is 0.2m high. To the north of the enclosure, downslope and partly overlain by it, is a large curving bank. This measures 3.4m wide, 1.8m high downslope and 0.4m high upslope. It curves around the enclosure and veers off in a south easterly direction. To the east of this curving bank is a D-shaped spread of material with a hollowed centre. This measures 8.4m long and 5.4m wide and is 0.6m high. To the south of the curving bank lies a circular enclosure which has an internal diameter of 10.2m. The enclosing banks measure 4.2m wide and up to 0.4m high internally. A rectangular structure lies to the east of this enclosure and south of the curving bank. Aligned in an east-west direction and defined by banks, it measures 16.1m long by 14.3m wide internally. The banks are 3.2m wide and 0.3m to 0.5m high. A further large bank lies 19m to the south of the curving bank. This measures 3.4m wide and 0.5m high and occupies the south eastern quadrant of the site. To the west of the large enclosure is a sub-rectangular feature defined by stony banks which runs parallel to the western field boundary and appears to partly underlie it. This feature measures 13.2m long and 3.2m wide internally and is defined by a 0.7m wide bank standing up to 0.3m high. To the south of the enclosure and partly overlain by material from it, are two banks. The first measures 4.2m wide and is 0.4m high. It runs south towards the field boundary which cuts it at its southernmost extent. The enclosure decreases in height as it trends towards the south. To the east is the second bank. This measures 9.2m wide and 0.6m high. It is aligned NNW-SSE.

SS7131614112

Heywood Castle, motte & bailey

28641

This monument includes a motte and bailey castle known as Heywood Castle which is situated in a commanding location overlooking the valley of the River Taw. The monument survives as a circular motte, rock-cut ditch and crescent shaped bailey with an outer bank. The motte has a diameter of 48.7m and is 7.9m high. On top of the motte is a ring bank which attains a height of up to 4m in places and is up to 2m wide. The central enclosed area has a small linear bank running from north to south within it, which measures 3.5m wide and up to 1.7m high and runs across the top of the mound. The rock-cut ditch which surrounds the foot of the motte is 4m wide and 2m deep. The crescent shaped bailey lies to the north east of the motte, is 60m long by 40m wide and bounded on all sides by a bank which measures up to 1.5m wide and 2m high on average except on the eastern side where it attains a height of some 4m. On the eastern side there is an entrance which measures 2.8m wide. From the entrance and across the ditch there is a causeway which extends to the outer bank. On the northern side of the bailey a more modern entrance has formed which measures 3.5m to 4m wide. From the bailey to the motte on the north eastern side there is the possibility of a bridgeway. An outer bank surrounds the motte and bailey; this measures up to 4m wide and 1.6m high. The monument lies relatively near another contemporary castle which lies a short distance to the south and is the subject of a separate scheduling. The castle is thought to date to the 1130s and 1140s and the fact that two are so close together may reflect civil war antagonism or replacement of one by the other. The timber steps and walkways are excluded from the scheduling, although the ground beneath them is included.

SS6792712482

Burridge Camp

28617

This monument includes an Iron Age slight univallate hillfort situated on a hilltop overlooking the valley of the Little Dart River. The monument survives as an oval enclosure with a single rampart and ditch. There is a triangular extension to the earthwork which runs into neighbouring fields to the north east and evidence for a simple entrance on the south eastern side of the enclosure. Topographically, the whole site slopes down towards the north west. Internally, the enclosure measures 91.5m long from north east to south west and 79.8m wide from north west to south east. There are slight surface undulations within the enclosure. The rampart varies in width from 0.2m in the north west up to 4.4m wide to the south east; on average it attains a width of 2.2m. The internal height of the rampart varies from 0.3m to 1.32m. The external height of the rampart varies from 0.9 to 1.7m. The rampart survives less well to the north west, but this may be a result of the prevailing slope in this direction causing the rampart to be largely preserved as a buried feature. Beyond the rampart lies the outer ditch from which material to construct the rampart was obtained. This varies in width from 3.2m up to 4.7m and in depth from 0.7m to 1.35m. Part of the ditch to the north has been reused as a road and this has produced a hollow way. This measures 4.15m wide and is up to 1.35m deep. The original entrance to the enclosure lies on the south eastern side. Here curving stone banks up to 10m long, 2.2m wide and 0.6m high define the entrance. There is also an entrance to the north west measuring 3.05m wide which has produced a small bank across the ditch, but this is not likely to be the original entrance. Another cuts the rampart to the south east and is 3.55m wide and was used to facilitate entry to the enclosure from the farm. To the north east of the enclosure is a triangular raised earthwork, in part overlain by field boundaries, which continues into two fields beyond the enclosure. This measures 49.2m long by 19.4m wide and is 0.8m to 1m high. A field boundary partly overlies the rampart and ditch on the eastern side of the enclosure. To the NNE there is stony bank running approximately east to west, parallel to the rampart and ditch. This measures 1.2m wide and 0.5m high. It is cut by the track to the west and overlain by a field boundary to the east and may represent an outer rampart.

SS7422112574

Barrow cemetery at Middle Burrow Farm

30319

The monument, which includes seven bowl barrows in six areas of protection, is located on a high upland ridge in an area known as Burrow Moor. Each barrow is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as 2m wide buried features. A possible outlier to this group lies to the west and is the subject of a separate scheduling. The seven barrows vary in diameter between 22.6m and 35.6m, and in height between 0.4m and 1.4m. The barrows are spread over an area of some 600m.

SS7679217368

30319

The monument, which includes seven bowl barrows in six areas of protection, is located on a high upland ridge in an area known as Burrow Moor. Each barrow is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as 2m wide buried features. A possible outlier to this group lies to the west and is the subject of a separate scheduling. The seven barrows vary in diameter between 22.6m and 35.6m, and in height between 0.4m and 1.4m. The barrows are spread over an area of some 600m

SS7692017421

30316

Land at Beara Farm, Chulmleigh

The monument includes a Bronze Age bowl barrow which lies on a high upland ridge to the north east of Mouseberry Cross on Meshaw Moor. It forms an outlier to a round barrow cemetery which lies to the east and is the subject of a separate scheduling. The monument survives as a 2.3m high oval shaped mound which measures 29.5m long from east to west and 27.7m wide from north to south. The surrounding ditch from which material to construct the mound was derived survives mainly as a buried feature, although traces of the ditch are evident. To the west the ditch appears to be 2.2m wide and up to 0.1m deep, to the north it measures up to 4m wide and 0.1m deep and to the east it measures 3.4m wide and 0.1m deep. To the south the mound and ditch have been cut by a field boundary's construction trench. The mound has been slightly flattened on its northern side.

SS7613217529

30319

The monument, which includes seven bowl barrows in six areas of protection, is located on a high upland ridge in an area known as Burrow Moor. Each barrow is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as 2m wide buried features. A possible outlier to this group lies to the west and is the subject of a separate scheduling. The seven barrows vary in diameter between 22.6m and 35.6m, and in height between 0.4m and 1.4m. The barrows are spread over an area of some 600m.

SS7704317703

30319

The monument, which includes seven bowl barrows in six areas of protection, is located on a high upland ridge in an area known as Burrow Moor. Each barrow is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as 2m wide buried features. A possible outlier to this group lies to the west and is the subject of a separate scheduling. The seven barrows vary in diameter between 22.6m and 35.6m, and in height between 0.4m and 1.4m. The barrows are spread over an area of some 600m

SS7709817692

30319

The monument, which includes seven bowl barrows in six areas of protection, is located on a high upland ridge in an area known as Burrow Moor. Each barrow is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as 2m wide buried features. A possible outlier to this group lies to the west and is the subject of a separate scheduling. The seven barrows vary in diameter between 22.6m and 35.6m, and in height between 0.4m and 1.4m. The barrows are spread over an area of some 600m.

SS7722917701

30319

The monument, which includes seven bowl barrows in six areas of protection, is located on a high upland ridge in an area known as Burrow Moor. Each barrow is surrounded by a quarry ditch from which material was derived during its construction. These ditches are no longer visible but survive as 2m wide buried features. A possible outlier to this group lies to the west and is the subject of a separate scheduling. The seven barrows vary in diameter between 22.6m and 35.6m, and in height between 0.4m and 1.4m. The barrows are spread over an area of some 600m.

SS7728217665

Listed Buildings

Kings Nympton Park

97300

Country house. 1746 - 50 by Francis Cartwright for James Buller, with minor C19 additions. Red brick east front in English bond with ashlar dressings, the other elevations are local stone rubble with brick bands and moulded stringcourses, the house was probably originally (or intended to be) stuccoed. Asbestos tile pyramid hipped roof with a leaded finial and weathervane at the apex. The 2 symmetrically situated rendered axial stacks have been rebuilt. A Palladian villa based on Marble Hill (1728) in Twickenham. Plan: double depth almost square plan. On the west entrance front there is the large stairhall at the centre to the left of which is the servant's stair and to the right a parlour. Behind the stairhall a larger hall facing the main east garden front, with a library to the right and parlour to the left. The services and kitchen were in the cellar end the principal rooms were probably on the first floor. In circa mid C19 a portico was added to the main west entrance and in the late C19 a small single storey wing was built on the north side probably as a cloakroom. In the C20 the roof was repaired and modified by carrying it over the blocking course to an eaves gutter. Exterior: 2 storeys, attic and basement, the first floor a piano nobile. The principal east garden front 1:3:1 bays, the centre 3 bays broken forward with a rusticated ashlar ground floor with giant Ionic engaged columns on the first and second floors supporting an entablature with a pulvinated frieze and large pediment containing the Buller arms (the pediment has been rebuilt). A deep ashlar frieze below the first floor windows and a modillion eaves cornice, its blocking course above removed when the roof was repaired. All the original sash windows with thick glazing bars, 9 panes on the ground floor, 12 panes on the first floor and 6 panes on the second floor; the first and second floor outer windows are in moulded stone architraves, the first floor with pulvinated friezes and cornices. The 3 central windows in the rusticated ground floor have very large key-stones and the central opening has the original glazed garden double doors. The left-hand (south) and right-hand (north) elevations are similar to each other, symmetrical bays of original sashes. The outer windows on the north side are blind, the first floor has a brick frieze and moulded stone stringcourses and the window openings have flat arches with projecting keystones. The right-hand (north) elevation has a small late C19 single storey flat roof addition with a moulded cornice and sash windows. The west entrance front has a symmetrical 1:3:1 bay elevation, the centre 3 bays advanced; all original sash windows with thick glazing bars; this elevation is built of stone rubble with bands of red brick, the wide first floor band (frieze) has stone stringcourses; the window openings have flat stone arches with keystones. Central doorway in a rusticated stone Gibb's surround and probably C19 glazed double doors. The large portico is probably also C19; it has Tuscan columns and piers supporting an entablature which breaks forward at the centre with a pediment; the sides of the portico have wrought iron lattice spandrels. The basement area is covered but has light wells over each window and steps down to the side of the main entrance portico; there is a reused C16 window at the bottom of the steps which has 2 4-centred arched lights. Interior: was not inspected but it is apparently virtually unaltered. The entrance hall has a fine stone cantilevered staircase with a wrought iron balustrade and a modillion cornice. The hall has 2 pairs of Tuscan columns. The parlour to the right-hand side of the entrance (south-west) has dado panelling and an original moulded chimney piece. The library is fitted out with original shelves. There is no large first floor saloon but references are made in the building accounts to a cube room which was not carried out. The suite of first floor rooms on the north

Land at Beara Farm, Chulmleigh

side are complete and have chimneypieces, the north-east room was Mr Buller's bedchamber. The second floor bedchambers are also complete and have simple box cornices. What is now the kitchen on the north-east corner of the ground floor was the housekeeper's room next to the back stairs which has an original framed staircase; but the cantilevered stone flight down to the cellar has a later wooden balustrade. The cellars are intact and virtually unaltered; the brick groin vaults are on square piers with stone impost; incorporated into the cellars are 2 C16 moulded stone doorframes, one with carved spandrels; the kitchen has a large fireplace, smoking chamber and bread ovens, each with keylocks to their segmental arches. The former list refers to 'some nice contemporary fireplaces' and many other interior features not described here are most likely to have survived intact. Historical note: Kings Nympton Park was formerly known as New Place; it was the seat of the Bullers who bought it from the Northcotes. The park was first enclosed by Sir Lewis Pollard in the late C15, but the earlier house, situated nearby, no longer exists except for a few fragments reused in the cellar of the present house. Francis Cartwright, the architect, based his design on Roger Morris's Marble Hill (circa 1728), the plan and form of which it closely resembles. A piece of lead taken from the roof during repairs has an outline of a hand and initials and date CK 1747.
SS6728119549

Church of St James, Kings Nympton;

97322

Parish church. C13 west tower, north wall of nave and chancel and possibly some fabric to north transept. The latter was remodelled probably when the south aisle was added in the late C15 or early C16. The south porch is probably early C16. Interior largely remodelled in C18, and apart from some refenestration work, the rebuilding of the east end wall of the chancel and refurbishment of the spire there appears to have been no major later restoration. Unrendered stone rubble with ashlar dressings. Some roughcast rendering to north side. Slate roof with coped gable ends to south aisle and chancel with apex crosses. Fishscale patterned slates to spire. Plan: west tower, nave, chancel, south aisle, south porch and vestry. Probably originally a cruciform plan church, the south transept later extended into an aisle. Exterior: low unbuttressed west tower with small narrow openings to each face, and C19 Perpendicular style west window of 3 lights. Broach spire has 2-light timber lucarnes to each face, ball finial and weathervane. South aisle has battlemented parapet. Principally C19 Perpendicular style 3-light windows at each end and 4 to south side with intermediate buttresses. C18 rainwater heads to each side of porch which has coped gabled slated roof. Slate sundial dated 1846 over Perpendicular pointed arched doorway with ogee-moulded surround. Rich unceiled cross-ribbed wagon roof of small panels, every alternate main rib moulded with carved bosses at the intersections. Moulded timber wall plate supported on stone corbels. Perpendicular pointed arched inner doorway with hollow moulded surround and incorporating section of Celtic cross shaft in step. C18 raised and fielded round-headed door, incorporating reused medieval traceried panels to the uppermost rear ledge. 2 C18 stone headstones to Lane family mounted on south aisle towards west end, and 2 on east side of south porch to Webber family. Ogee moulded surround to priests door below easternmost window. C19 straight-headed Perpendicular style window to south side of chancel, and 3-light pointed arched window to east end of chancel, also C19. Vestry east side Perpendicular straight-headed window of 2 cusped headed lights and Perpendicular style 3-light window to north end of transept, otherwise north side is blind. Interior: south arcade of 5 bays with piers of Pevsner 'A' type and capitals only to the main shafts. Unmoulded C13 pointed tower and transeptal arches. Ceiled Perpendicular wagon roofs to south aisle and nave, the south aisle with trailing leaf decoration to the carved wall plates, the nave with crenellated wall plates and larger, more elaborate carved bosses at the intersections of the ribs. The ceiling is particularly elaborate, panelled and with diagonal ribs. Plain-ceiled wagon roof to north transept. The chancel has unusually a wagon roof plastered in the mid C18 and richly painted with clouds surrounding the sun, moon and a large cross bearing inscriptions. Large C18 reredos with fluted Ionic pilasters flanking the commandment boards and central sunburst painting. C18 communion rails with alternating twisted balusters and columns, and table with turned balusters. C18 tiled altar step. Fine early C16 screen of 8 1/2 bays complete with ribbed coving and 3 bands of ornament to the cornice. Pevsner Type 'A' standard tracery. Blind traceried decoration to the coving except at right end where 1 1/2 bays are enriched with human figures etc. Rood steps from north transept. Virtually complete complement of C18 box pews tiered at the west end, with raised and fielded panels and butterfly hinges. C18 pulpit with raised and fielded panels to the drum and base, and C19 handrail. Timber doorway in north chancel wall with 4-centred head and studded 2-plank door, probably C16. C17 panelling in south aisle at east end, formerly the Pollard Chapel, with strapwork and linenfold decoration. The font, probably C18, has gadrooned lead lined bowl on baluster shaft. Painted Royal Arms dated 1742 over south porch doorway. Glass: shield of painted glass in the easternmost window of the south aisle quartering the arms of Pollard of King Nympton Park. East window of South aisle has window to James and Elizabeth Tanner, dated 1873 and at the chancel east end to Rev. William Nicholson, 1892. Tower window has late C19 glass in poor condition. Monuments. Chancel, north wall: To James Smith d.1667. Slate and alabaster surround with broken pediment, skull to base and pilasters with hour glass motif; and Richard Keats d.1812. North transept has C18 nowy-arched painted verse boards. Nave north side; Samuel Johnson died 1802 and other members of family; Rev. Adam Foskett died 1874, drowned in River Mole aged 29. 2 charity slates to south aisle. Funeral helm at east end of south aisle over arch of end bay.
SS6821919456

There are also 10 listed memorials/headstones in the churchyard.

Gate piers and gates

97325

Gatepiers and gate. Early C19. Gatepiers of stone rubble, gates of wrought iron. Gatepiers have piers of square section with pyramidal caps. Gates have urn finials to the main verticals with spear-headed finials to the uprights. Cambered overthrow with lamp bracket.
SS6832619434

Colleton Manor

97184

House. Medieval origin, remodelled or rebuilt probably in 1612 by Humphrey Bury, altered in circa late C17 or early C18 and again in late C19 and or early C20. Local sedimentary stone dressed and brought to course and with granite dressings. Slate roof with granite coped gable ends with moulded caps and ball finials at the apexes. Gable end, axial and lateral stacks with dressed stone shafts with moulded caps. Plan and development: The existing house is largely the result of a major remodelling if not an entire rebuilding by Humphrey Bury in 1612. The only recognisable features of the Medieval house (apart from the chapel/gate house qv) are the cellar windows at the lower west end, the hall's small rear window and the former passage rear doorway, none of which are certainly insitu. The present house has a large hall at the right hand (east) end heated from a lateral fireplace at the back; the hall is unusually long and narrow which suggests it is on the site of the Medieval house. The screens passage at the left (west) end of the hall has a 2 storey porch at the front. The lower left side partition of the passage was removed to form a wide entrance hall probably is about the late C17 or early C18 and probably coeval with the building of the stair tower behind the entrance hall which rises to a spacious landing on the first floor and up to attics in the roof qv. The stair tower is in the angle with the wide cross-wing at the lower left end. The cross-wing has a cellar, a parlour on the ground floor heated from a lateral stack on the left side,

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two heated bedchambers above and an attic in the roof. The common rafter and tie-beam room structure provides two large attic spaces, one over the cross-wing and the other over the main range with access from the stair tower. In spite of the early character of its gable end stack and its stair turret the kitchen wing at the rear of the higher right hand end is a C19 replacement of an earlier parallel rear range depicted in a C19 engraving. This earlier range must have dated back to the C17 and would explain the C17 doorcase in the back wall of high end of the hall. The present rear wing returns with a later C19 or early C20 single storey service range forming a rear courtyard. The courtyard (now garden) at the front is now open on the left (west) side and on the right side there is a long wing projecting from the higher end of the house; it might be C17 or at least in part C17. The gate house/chapel qv archway is not in line with the screens-passage of the house. In front of the gate house there was probably in C17 another courtyard surrounded by stables and other outbuildings. Exterior: 2 storey and attic with cellar and the left hand cross-wing. Five-bay south front symmetrical but for the long wing to right. Central 2 – storey gabled porch and wide gabled cross-wing to the left. All granite mullion-transom windows with hood moulds and later casements with leaded panes; ground floor left and right of porch 4-light and to left in cross-wing 6-lights all with king mullions; first floor windows are mostly later replacements. Granite roll-moulded porch doorway with segmental, almost round arch and hoodmould with niche above holding arms; moulded timber inner doorframe. Long 2-storey wing to right, the inner west elevation of 5-bays with 3-light mullion windows, only 3 of the left end have original granite frames; the gable end has 4-light window in place of earlier doorway. The right hand (east) gable end of main range has granite 2-light first floor and attic windows. The left hand side of the cross-wing has a lateral stack with set-offs and to left and right late C19 or early C20 2-light windows and earlier cellar windows with 4-centred arch headed lights. The rear north elevation has gabled cross-wing to right with C20 orial and projecting gabled stair tower in its left hand angle; the main range to left has various early windows and a large projecting lateral stack with set-offs and tall shaft with a moulded cap; to the left of stack a 4-light granite mullion window with king mullion and a wooden 4-light moulded-transom window above. To the right of the stack the back doorway of the screen passage has a moulded (cavetto and cyma) 2-centred arch frame with convex stops and hoodmould above to the left a 2-light window with 4-centred heads and above circa late C17 or early C18 2 and 3 light wooden windows. The rear service wing projects to left and has large projecting gable end stack with tall shaft, late C19 casements and pentice for access to single storey service wing which returns to form a courtyard behind the house. Interior: Hall has a fine single rib moulded plaster ceiling; from 3 large pendants ribs radiate into kite-shaped designs and moulded rib panels with floral sprays at the corners. The moulded plaster frieze is dated 1612. The large lateral fireplace has hollow chamfered granite jambs with ball stops, the chamfer continued into a large cambered timber lintel. Doorway at the rear of the high end of the hall has a cyma moulded wooden frame, the stops worn away. The C17 dado panelling in the hall has a carved frieze, Screen at lower end of hall with chamfered stiles and rails and small panels and carved pulvinated frieze above. On the lower left side of the screen is the entrance hall with a 19 moulded plaster cornice and granite fireplace. Behind the entrance hall a staircase in a closed well with late C19 or early C20 balustrade. The parlour (drawing room) has on 2 sides fine early C17 panelling divided by pilasters with strapwork bases and palm leaf carved shafts in pairs with debased Ionic capitals over which are the arms of the Bury family in a strapwork frieze. The ceiling is embossed paper in imitation of plasterwork and the chimneypiece is C19. Tudor arch doorway with double cyma moulding into cellar under parlour; the cellar has 2 large chamfered cross-beams, the stops rotted and unchamfered joists; C18 panelled door at top of cellar stairs. The joinery on first floor is mainly C19 except for the 2 bedchambers in the cross-wing the front room has early C18 fielded panelling and cornice with a fireplace across the corner and the back room has only panelled window reveals and a moulded wooden cornice and both room have C18 fielded 2-panel doors. The large timber column on the landing supporting a beam in the front wall is a later introduction. The joinery and plaster cornice in the front (north east) wing are C19 and so probably is the small Tudor arch fireplace on the ground floor. The kitchen in the rear wing has a large blocked fireplace and in a turret at the side a wide newel staircase. Roof: Unusual for Devon there are C17 common rafter roofs over the main range and cross-wing providing 2 large uninterrupted attic spaces. The large scantling oak rafters have mortice and tenon jointed apexes and are similarly jointed at their feet to the ties, on which there are floorboards; the attics were probably originally plastered. There is no ridge-piece or purlins to prevent racking and the roof depends on the battens for lateral support. There is an opening in the rafters connecting the two attics. The roofs over the front and rear wings at the higher end are nailed softwood structures. Historical Note: Colleton was the seat of the Burys from the late C14 until 1804 when it passed to Capt. Richard Incedon RN, one of whose daughters married the Rev. John Russell, the hunting parson. The chapel(qv) at Colleton was first licenced in 1318 and again in 1402 and 1413.

SS6688014674

Gatehouse

97185

Gatehouse and integral former chapel. Probably C15 remodelled in circa C16 or early C17, minor alterations probably of the early C19 and repaired in C20. Local sedimentary ashlar with hollow chamfered plinth moulding. Slate roof with coped gable ends, the apexes with moulded caps and balls and coved stone eaves cornices. C19 stone stack on rear right hand corner with moulded cap. Plan and development: Small rectangular plan 2-storey building on an east-west axis. On the ground floor the one large room is entered by way of a doorway from the wide archway which passes through the right hand east end of the building to the forecourt of the house. The archway is not in line with the screens passage of the house. There is one large chamber above open to the roof, its access from an external stair turret at the left hand (west) end of the rear (north) wall. There is a doorway (now blocked) from the ground floor room to what must be a small closet under the stairs in the turret. The upper chamber was probably the C15 chapel. The front (south) and back (north) walls appear to have been refaced in ashlar probably in C16 or early C17. The first floor doorway in the east end and the first floor fireplace in the north east corner are later alterations after it ceased to be used as a chapel. The upper part of the west end wall has been rebuilt in C20. Exterior: South front has archway through to right with wide wave and-cyma moulding, hoodmould and C20 studded door. To left a small single light ground floor window with cavetto moulded frame and hoodmould. Larger 3-light window on first floor without a hoodmould. The north elevation facing the house has a round archway to the left with a broad wave moulding, pyramid stops and a hoodmould; small ground floor window similar to that on the front and first floor window as on front but 4 lights. To the right on the corner the main roof is carrier down over a rectangular stair turret with a small window light at high level in the front wall and a doorway on its left hand inner return. The doorway has a wave moulded Tudor arch rebated on the outside for the door, the left end of the hoodmould sunk into the front wall of the main building. The door opening is slightly tapered and above the arch a carved frieze of knots and flower motifs; the door is C20. The west end wall has a diagonal buttress with set offs partly buried in the wall of the coachhouse to the south west; the west gable has been rebuilt and rendered. The east end wall a circa C19 round arch doorway on the first floor approached by a flight of steps. The doorway, inside the archway, to the ground floor room had a rounded arch with a wave moulding and pyramid stops and an old plank door with studs. The ceiling over the carriageway has large closely-spaced unchamfered joists. Interior: The ground floor room ceiling has deeply chamfered intersecting beams forming 9 compartments with unchamfered joists. There is a narrow space between this ceiling and the west end wall. The blocked doorway to the closet/cellar under the newel stairs has a chamfered triangular almost Tudor arch and pyramid stops. Inside the stair turret stone winder stairs to first floor doorway which has a wooden round arch frame with a cyma moulding; the doorway has been blocked. The first floor is open to the fine 4-bay Medieval roof; the five arch-braced trusses have curved feet (raised crucks) and rest on large chamfered sole-plate strings. The arch braces are chamfered, the collars cranked and the 3 ties of purlins and diagonal ridge-piece are threaded through the principals. The original common-rafters appear to have been

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replaced. There is a circa late C19 fireplace in the north east corner of the first floor. Historical note: Colleton was the seat of the Burys from the late C14 and a chapel was first licenced in 1381 and again in 1402 and 1413 but the existing building might have been built later in C15
SS6686614645

Church of St Mary Magdalene, Chumleigh

97213

Parish church. None of the fabric appears to predate the late C15, with apparently few later alterations until the restoration of 1878-9 by Ashworth. Unrendered stone rubble with ashlar dressings. West tower of dressed stone with granite dressings. Slate roof with coped gable ends and apex crosses. Plan: west tower, nave chancel, north and south aisles and south porch. Exterior: Impressive west tower of 4 stages with setback buttresses, crocketed pinnacles to each of the set-offs, embattled parapet with large pinnacles each surmounted by a weathervane. 3 light pointed arched bell openings to each face with slate louvres. 2 light pointed arched granite window to second stage on south side. Fine granite west straight-headed doorway, with heavily moulded pointed arched surround, quatrefoil and mouchette traceried spandrels and large decorative label stops to the hoodmould. Large 4 light west window with pointed arched granite surround, the mullions replaced in C19. Blind quatrefoil tracery to the sill. Blocked west window to south aisle. 4 principally C19 Perpendicular style 3-light windows to south aisle, 2 to centre with human head corbels, and similar 3-light window at east end. C15 south porch with embattled parapet, diagonal buttresses, blind quatrefoil traceried panels to the front and canopied niche above ogee hollow moulded doorway. C19 roof structure. Above the inner doorway is a probably Norman square stone with a figure of the Crucifixus in a roundel. Small C19 priests doorway with shouldered head in the angle of south aisle and chancel. C19 2-light pointed arched window on south side and large Perpendicular style 5-light east window to east end of chancel, both with human head corbels. C19 vestry on north side has polygonal chimney pot with crenellated cap to gable end stack. Four 3-light C19 Perpendicular style windows to north aisle and small C15 pointed arched north doorway with ogee hollow moulded surround and cushion stops. Interior: Continuous north and south arcades of 5 bays with piers of Pevsner 'A' type with capitals only to the main shafts. Original ceiled wagon-roofs throughout, the panels in the chancel smaller than the nave and aisles with carved bosses at the intersections of the ribs and angel figures bearing shields to the wallplates of nave and chancel. Tall granite tower arch, the imposts of Pevsner 'A' type. Impressive C16 screen restored in 1914 across nave and aisles, 15 bays in all, with standard Pevsner 'A' type tracery, original ribbed coving, tracery decoration between the ribs and cornices with 3 bands of close ornament and cresting. C19 chancel fittings, stone reredos, patterned tiled floor and piscina in north wall. C19 nave and chancel seating with coved bench ends. Pulpit 1869 by Fulford, with elaborate traceried panels to the polygonal drum and curved figures in canopied niches at the angles. C19 font. Fine centrally placed wrought iron chandelier. Funerary helm, possibly late C16 towards east end of north aisle. Stained glass: some of the glass is by Hardman. East windows of chancel and aisles have windows in memory of Revd. George Hole, d.1859. South side of south aisle to John Adams Tidboald and wife, Revd. Marsden Gilson (erected 1903), Margaret Hanson, d.1917. West window not accessible. Monuments: south aisle to Revd. Webb, d.1767 and wife; early C18 Baroque monument to children of Humphrey Bury Esq., in high relief, with oval tablet flanked by angel large achievement and cherubs head to base; and to Mary Stucley Palmer and Richard Stucley by Kendall of Exeter.
SS6868114152

Church of St James, Chawleigh

95510

Parish church. Mostly C15 and early C16 with major renovation in 1840's. Mostly exposed snecked local mudstone tower and north side of chancel are roughcast original granite detail, replaced in C19 with Bathstone; slate roofs. Nave and chancel, south aisle and former Radford Chapel under parallel roof, west tower, south porch and C19 vestry in angle between east end of aisle and chancel. Mostly Perpendicular. Tall and elegant west tower is roughcast with mostly original early C16 granite dressings; 3 stages, diagonal buttresses, continuous string courses, and embattled parapet with corner crocketed pinnacles, one surmounted by C19 brass weather cock. Upper stage has square-headed 2-light belfry windows with cinquefoil headed lights and hoodmoulds. Below them are C19 round clock faces with Roman numerals. North side has tiny slit windows to internal newel stair. On west side both door and window above have almost round arched heads with hoodmoulds. Doorway has moulded surround and roll stops enriched with side scrolls and window is 3-lights with replacement Perpendicular tracery. Rest of church renovated in C19 and both gable ends of south aisle and east end of chancel have C19 kneelers and coping, the chancel surmounted by a floriated cross. West end of south aisle has replacement 3-light arch-headed window with Perpendicular tracery. South side of aisle includes another 4 similar windows between diagonal buttresses and interrupted by porch left of centre and buttresses. All these however have original late C15 - early C16 granite mullions and tracery. Chamfered granite plinth and soffit-chamfered granite wall plate under eaves. Fine early C16 porch with diagonal buttresses and embattled parapet. The coping is moulded. A band of granite ashlar above the plinth and the entire granite ashlar parapet are carved with series of sunken square panels containing cusped mostly quatrefoil decoration. 4-centred outer arch with moulded soffit and clustered nook shafts with moulded capitals and base. It contains early C18 panelled oak double doors together making a semi-circular head filled with turned balusters and the top given a crest of wrought iron spikes and fleur-de-lys. Right (east) side of porch and south side of aisle have slate memorial stones bolted to walls. High in wall at right end, is an undated slate sundial with iron pointer inscribed 'Lat. N.50o', probably early C19. East end of aisle has 4-light granite Perpendicular windows similar in style to those on south. The protruding south side of chancel has a simple arch-headed granite 3-light window with intersecting tracery, probably C19 and apparently replacing a larger window. The low C19 vestry is built in Tudor Gothic style with embattled parapet and square-headed lights. Elliptical arch-headed doorway in west side where vestry projects a little from south aisle. East end of chancel has C19 replacement 3-light window with Decorated style tracery. 4- window north front to nave and chancel. Chancel at left end has C16 square-headed 3-light window with round-headed lights, sunken spandrels and moulded hood. Break between nave and chancel marked by disused rood stair turret projecting square. Nave has 3-replacement 3-light Perpendicular windows similar to those in aisle. Good interior. Porch has C20 ceiling and probably replacement roof. South doorway is an early C16 4-centred arch with moulded surround and large cushion stops with incised side scrolls. It contains late C17-early C18 fielded panel door with massive plain strap hinges and an oak lock housing. Ceiled wagon roofs throughout. Similar roofs to nave and aisle appear wholly C19. The more ornate chancel wagon roof with its small panels, cross braces and carved bosses may include C16 carpentry but it is painted making positive identification difficult. It has unusual delicate openwork wall plate, more the type of carving to be expected on a rood screen. No chancel arch, the break reflected by the roofs. Tall granite tower arch with chamfered double arch ring and plain responds. early C16 5-bay granite arcade, including one overlapping into chancel, of round headed arches on moulded piers (Pevsner's Cornish A-type) with large moulded caps to shafts only. Floors of C19 tile except Radford Chapel which has C18 tiles and many graveslabs. Very good early C16 oak rood screen faithfully renovated in 1910 according to brass plaque. It is continuous 12 bay across nave and chancel and includes an empty doorway to each. In each bay wainscotting has 2 panels of applied Perpendicular tracery, the windows are 4-lights with slender mullions and Pevsner's A-type tracery. The ribbed coving above has carved bosses and cusped decoration in the panels and broad cornice made up 2 delicately undercut friezes of foliage with equally delicate crested vallance and crest. Contemporary parclose is a 3-bay simpler version with replaced wainscotting, square-headed windows with slender Perpendicular tracery and carved cornice. Plain chancel has C20 altar, late C19 oak altar rail on twisted iron supports with foliate-brackets, and probably C18 fielded panel benches used as choir stall. Nave as C19 deal benches. Gothic style

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octagonal pulpit dated 1903 and made by Hems of Exeter. Similar Gothic style oak eagle lectern dated 1909. Perpendicular style Beerstone octagonal font of 1840. C19 wrought iron lamp brackets throughout church. To rear of church is C17 oak table with egg-and-dart around the top and arcaded frieze, 8 turned legs with stretchers. C19 wrought iron lamp brackets throughout church. The Radford Chapel in south-aisle now occupied by 1927 organ. South-east corner has original round-headed piscina. A segmental arch over carries wall diagonally across corner and contains grand mural monument to Ambrose Radford of Cheniston (sic). Built of rubble and Beerstone it is richly carved. Rectangular plaque in moulded frame over a garland of fruit. Flanking Corinthian columns surmounted by cartouches support moulded entablature with semi-circular pediment which provides seat for 2 angels holding heraldic devices. Richly-decorated wings against wall on either side, moulded sill with cherub corbels, and apron containing a shield set in a leafy cartouche and descending to a winged skull. Monument retains traces ancient colour. Another good mural monument right of south door in memory of George Radford of Cheniston (sic). Built of grey marble and Beerstone it is a rectangular plaque in enriched frame, flanking Corinthian columns surmounted by cherubs heads in moulded entablature, round-headed pediment broken either side of cartouche on carved plinth with horns statant either side, soffit-moulded sill on consoles carved as grotesque lions heads and strapwork apron features flowers and fruit around a skull. Other plain marble monuments from C19 and 1 C17 in chancel. First World War memorial in nave is brass plaque with alabaster frame. Stained glass of 1879 and 1927 in chancel.

SS7120312658

Lych Gate and adjoining wall

95511

Lych-gate and adjoining stone wall. Circa 1840-50. Lych-gate is oak-framed with original wrought iron fittings on granite ashlar footings and a slate roof with pierced and crested ridge tiles. Wall of snecked rubble with granite dressings. The lych-gate is set between the Old School House (q.v.) and a tall stone boundary wall. It comprises 2 unequal bays, a wide double gates to left and narrow pedestrian gate to right. Gothic style. Frame of moulded timbers. Each of the 3 crossframes comprises a central upright on a transverse sill on a granite plinth. The upright has curving tension braces and upward curving braces from the top of each tension braces to a transverse headbeam. Each frame has a king post truss above and the 3 frames are tied together by a large axial beam. The ends of the common rafters are shaped. The pedestrian gate is unusual being designed to change shape and lift to open. On the right side an adjoining high wall extends forward (southwards) a short distance. It is neatly built with chamfered plinth and steeply weathered coping, both of granite ashlar. The terminal piers at each end have pyramid caps

SS7121512638

Church of Mary, Mariansleigh

97617

Parish Church. C13 or earlier in origin, remodelled in the C15 when the north aisle was added, chancel restoration or rebuilding of 1711 (datestone). In 1932 the church was severely damaged by fire and much of the fabric and most of the fittings were destroyed. Pre 1932 fabric in the west tower (possibly C13), the C15 north arcade and south porch and some remnants of a circa C13 south aisle which were revealed by the fire damage. Slatestone rubble, the tower rendered; slate roof. Plan: West tower, nave, chancel, 4-bay north aisle, south porch. Evidence of 2 arches of a former south aisle discovered in 1932 suggest that the original fabric was at least C13 or possibly earlier, with a south aisle added in the C13. The very plain small tower is extremely difficult to date but could also be early. The south aisle was removed at an unknown date leaving the westernmost piers blocked in the fabric of the nave wall. The 4-bay north aisle is Perpendicular, probably C15. The south porch indicates that the south aisle had disappeared by or was removed at that date. The reconstruction of the church after 1932 was conservative with Perpendicular style ceiled wagon roofs. Exterior: Chancel with a 2-light decorated C20 east window with a hoodmould and a 2-light square-headed south window with cusped lights, the frame dated 1711 with the initials R.R. The only external nave/chancel division is on the south wall where the chancel is slightly narrower than the nave. The nave has a tall 3-light presumably 1930s window east of the porch with uncusped Tudor arched lights. To the west of the porch a 2-light window with trefoil-headed lights and a square-headed hoodmould is set within one of the blocked arches of the former arcade. The north aisle has a rectangular rood loft stair turret with a slit window and large square-headed windows with cinquefoil-headed lights and pierced quatrefoils in the spandrels. The 3-light east window is Perpendicular and appears to be largely medieval with a hoodmould, carved label stops, saddle bars and stanchions. The small, plain, battlemented tower has short set back buttresses with set-offs at the west end only and no west door. The west window was discovered after the fire, 1-light with a depressed 4-centred arch. Louvred slit windows to the belfry on all faces, a second slit opening below on the south side. The gabled porch has a plain, rounded, outer doorway with chamfered jambs stopped below the springing of the arch. The ceiled wagon roof to the porch could be C16 or possibly even later with a moulded wall plate and reeded ribs. The 2-centred moulded inner doorframe is constructed of an unusual freestone, perhaps polyphant. Interior: Plastered walls; plain 4-centred tower arch; no chancel arch. C15 4-bay north arcade with moulded piers and arches and carved capitals. The remains of the former south aisle consists of two 2-centred blocked arches on cylindrical stone rubble piers. The ceiled wagon roofs are post 1932. Of the fittings, the font survived in part from the pre 1932 interior, the bowl, plain and square, is a replacement but the decayed Purbeck marble base and cylindrical stem could be late C12 or C13. The other fittings are either post 1932 or have been introduced from other churches: the C19 benches originated from the churches of St John and St Paul in Exeter; the pulpit came from a church in Ivybridge (Tull). C16 and C17 wall paintings were noticed during the 1932 restoration (Tull) and may still survive behind modern plaster.

SS7440122050

Church of the Holy Trinity, Burrington

97155

Anglican parish church. C15, restored 1884. Coursed rubble, freestone and ashlar dressings, lead roofs. Nave, chancel, west tower, north and south aisles, south porch. 2 stage west tower with diagonal buttresses moulded string courses, south east corner polygonal stair turret and embattled parapet with cruciform arrow-slits. West facade has C15 opening with C19 tracery to 1st stage and bell stage has simple 2-light openings under pointed heads. C19 sundial on south facade. South aisle has four C15 window openings with 3-light cusped C19 Perpendicular style tracery and carved head stops. Offset aisle buttresses, moulded plinth and eaves cornice, triangular trefoil pierced openwork parapet with crocketed pinnacles developing from buttresses and, at their bases, fine animal gargoyles. North aisle has 5 Tudor-arched windows of plain 3-light tracery with some C19 renewal and north door with chamfered paterae jambs and C15 plank door with elaborate wooden tracery overlaid at head of arch. Similar parapet with fine gargoyles and octagonal rood stair turret with pyramidal cap rising from crocketed and tracery panelled drum. Chancel east window has C19 tracery set within a C15 opening. South porch has similar buttressing and parapet as aisles but with a simple triple chamfered pointed headed entrance arch and above, a 2-light window under a Tudor arch with face stops to former parvise which has a stair turret at the west corner. Complexly moulded south doorway with C19 plank and batten door. Compartmented roof with moulded ribs on corbels to former parvise. Interior. 4-bay nave arcades of 4 clustered shafts to each pier with tight foliage capitals on south side only; simple single chamfered arches Triple chamfered tower arch with moulded projecting imposts. Wagon roof to nave with carved bosses. Single chamfer chancel arch with a carving of man holding the lost rood screen to the right hand. C19 coved barrel roof to chancel and

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cinquefoil-headed piscina on south wall next to mutilated carving of Christ with censing angels. Aisle roofs carried on angel imposts and long wall shafts; fine ridge bosses. Fittings. Pews and screens in end bays of aisles erected 1913. C19 Perpendicular style pulpit, font and reredos. Royal coat of arms above tower arch, also 2 flags or colours of East Mendip Legion (raised in 1803). Fine set of late C19 stained glass. (N. Pevsner, *The Buildings of England: North Somerset and Bristol*, 1958).
SS6377216654

Church of St Peter, Satterleigh

445597

Parish church. Principally early C15, but may incorporate earlier fabric, interior remodelled in C18, chancel restored 1852. South side of nave and south porch painted and rendered, otherwise unrendered stone rubble, chancel walls roughly coursed with ashlar quoins and dressings. Weatherboarded bell-cote. Small parish church comprising nave with bellcote at west end, south porch and chancel only. C19 fenestration with straight-headed window of 3 trefoil headed lights to right of porch. Pointed arched windows of 2 trefoil headed lights to each side of chancel, and to east and west ends. South porch has virtually semi-circular arched doorway with hollow-moulded surround with C19 timber gate. Plain ceiled barrel roof. Fine 15 timber inner doorway, ogee-headed with shallow hollow and ogee moulded surround in straight-headed similarly moulded surround. Original ledged door of 2 wide planks with strap hinges, old lock and handle. External wall monuments to south side of nave to Robert Hatch d. 1699 to left of porch (recorded as being inside the Church in 1844) and to right of porch to Grace Webber d.1801 and John Webber d.1823 by Manning and to William Melhuish Esq. d.1770. Below east window, small stone with triangulated head to Thomas Collins d.1752. Interior. Plain ceiled waggon roofs to nave and chancel, that to nave with 3 moulded ribs with carved bosses to the ridge, and ornately carved ceiling of 12 panels with moulded ribs and diagonal struts with carved bosses at the intersections. Chancel. Nowy-headed commandment boards with moulded timber surrounds to each side of east window. C19 altar rails and small altar table. Patterned tiled Floor Nave. Principally C19 or early C20 nave seating with decorative carved bench ends, but some C16 carved bench ends survive towards west end on south side of nave. Tympanum over site of rood inscribed probably in early C19 with the Creed and Lords Prayer, the sides filled with scroll-work bearing verses. Hat-pegs survive at intervals on each side of nave and chancel. Probably early C18 pulpit with panelled faceted drum with wooden tester over with moulded cornice, and desk to north side incorporating turned candlestick. On north side of nave is a painted C18 cartouche with the opening 2 verses of Psalm 95. Painted Royal Arms of 1726 over south door. Perpendicular-style font, octagonal, with quatrefoil panels. Stained glass in east window to James Gould Esq and wife, both died 1857. Wall monument to chancel south side to Henry Byre Esq. d.1821 and wife, with heraldic crest in oval medallion to base. Satterleigh Church is remarkable for its diminutive scale, its bell-cote, and the richness of its interior fittings, including C15 ceiling, C16 bench ends, C18 pulpit, tester and tympanum and painted text and modest C19 restoration.

SS6681422522

Laundry at Kings Nympton Park

97301

Laundry, including a wash house and servants' accommodation. Probably mid C18 and contemporary with King's Nympton Park (q.v). Local stone rubble with dressed stone quoins and red brick and cement dressings. Hipped slate roof. Large ashlar axial stack at the centre with a chamfered cornice and plinth. Plan: rectangular on plan with a large central stack serving 3 main rooms; the wash house to the left has direct entry through a doorway at the front, the right-hand room is entered through a cross-passage at the right-hand end of the building, the third room is situated behind the stack. There is a staircase at the back in the right-hand corner and another to the left behind the wash house. Exterior: 2 storeys. Symmetrical 4-window front; the windows are more widely spaced at the centre and all are original with thick glazing bars; 9-pane sashes for the right and left of centre and 4 original horizontally pivotted first floor windows on the first with 6 panes. All the openings have red brick flat arches and jambs. To the right and left of the front the original 6-panel doors in similar brick openings. The parapet steps up at the centre and has a moulded cement cornice and string. Asymmetrical rear elevation with C19 3-light casements and C19 plank door. The west end has an C18 2-light cross mullion transom ground floor window and a C19 3-light window above and blocked openings to the right. The east elevation is symmetrical with blind or blocked windows, the ground floor left-hand and right-hand are C18 9- pane sashes with thick glazing bars, the first floor right-hand window is an C18 6- pane horizontally pivoting window with thick glazing bars. Interior: the left-hand room, the wash-house has 2 large coppers, one very large in 3 arched recesses in the stack. The right-hand room and the back room also have fireplaces in the central stack.

SS6726719571

Lower Kingtree Farmhouse

97451

Farmhouse. Circa late C15 or early C16, remodelled and extended in late C16 or early C17 and extended again in C18 or C19, some late C20 alterations. Rubble to left part, rubble and cob to right part which is rough-plastered and colourwashed, reed-thatched roof with gable ends, stacks with high C19 brick shafts. Plan: 3-room and through-passage plan, single room depth. Unheated lower end to the right; hall heated from a lateral stack at the front and the large inner room/parlour to the left has a gable end stack and its front wall is in line and integral with the halls lateral stack. Originally there may not have been an inner room, and the hall was probably open to the roof. A floor was inserted into the hall in circa late C16, or early C17, when a lateral stack was built at the front, and a relatively large parlour added at the higher (left) end. There is a solid wall rising to the apex of the roof on the lower right side, of the passage and it is not known whether the unheated lower right room was also originally open to the roof. An outshut was added at the back of the hall and parlour in the late C18 containing a kitchen and a dairy. Exterior: 2 storeys, 3:2 windows, 2 and 3-light mid C19 casements with small panes and glazing bars. Door opening to right with mid C19 4-panelled door, top 2 cut away and glazed. Slated lean-to at rear with C19 casements, added C19 chimney to heat lean-to. Interior: retains much of interest. Lower room on ground floor with a chamfered axial ceiling beam with step and run-out stops, joists appear to be original. Through-passage with a chamfered cross-ceiling beam to each side, to right above the wall between the passage and lower room, to left a head beam above a plank and muntin screen, doorway into lower room, wooden surround with a chamfered cambered head. Screen altered with some of the planks removed and their place taken by glass, also some late C16 or early C17 panelling set over, terminating by the front door in a pilaster with a richly carved capital. Cambered head door opening remains to the hall which has a front lateral stack with massive replaced wooden bressumer ceiling in 3 panels, with intersecting chamfered beams which have pyramid stops, adjacent to fireplace a bench on 2 sides of the hall, part with late C16 or early C17 moulded panelling to its back. Upper-room doorway with chamfered frame, ogee stops, chamfered cross-beam, plastered over and with plastered mouldings, fireplace with brick arch. First floor reached by a C19 staircase rising from the through-passage, elm floorboards, C19 division into small featureless rooms except upper room with a small fireplace adjacent a cupboard with a door made up of 2 panes of C17 panelling. Closed truss-wall directly above the plank and muntin screen of the through-passage. Roof: roof space not

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accessible. The feet of the trusses are straight, but the truss over the hall is partly exposed in a partition; it appears to be smoke- blackened, and has a mortised collar, and the foot of the principal at the front may have been cut off by the insertion of the halls lateral stack.
SS7148619456

Higher Thornham Farmhouse

97449

Farmhouse. Circa early C16, remodelled in circa early to mid C17, and some minor C19 alteration. Rubble and cob, rendered and colourwashed, straw-thatched gabled roof, 2 stacks with brick shafts. Plan: 3-room and through-passage plan, the lower end to left is an alteration to a farmbuilding. At least the hall and inner room of the original house were probably open to the roof. In the early/mid C17 the house was substantially remodelled; an axial stack was built at the lower end of the hall backing onto the passage; floors were inserted in hall and inner room, and the front wall of the higher end of the hall and the front wall of the inner room were rebuilt forward of the original front creating a hall-bay and a high-quality parlour with a gable and stack. Alternatively the rebuilding forward of this wall may be a later alteration. The hall functioned as a kitchen and has access to the chambers above via a stair-turret added at the back in early to mid C17. Probably at the same time in the C17 the lower end seems to have been reduced to a farmbuilding, although it may originally have been a farmbuilding. Another farmbuilding with a loft above was added at the higher right and probably C18. In the C19 the inner room was partitioned axially to provide a dairy at the back and therefore reducing the size of the parlour at the front. Interior: retains much of interest. Through-passage with a flagstone floor. The higher side of the passage with a doorway with a moulded head beam to former screen; just inside the doorway into the hall a chamfered half-beam. Hall fireplace backing onto the through-passage with a chamfered timber lintol, C19 mantle set over oven. Hall with a chamfered cross-beam with fluted cyma stops and scratch-moulded joists. Tudor arch ovolo-moulded doorframe to stair-turret. Pair of chamfered doorframe with cranked heads at top of stairs to first floor chambers. Plank and muntin screen dividing hall from parlour which was itself later divided into 2 rooms. Parlour with moulded cross beam and half-beams around the walls with 2 rolls, and cyma moulds, and scratch-moulded joists. Parlour fireplace blocked and a good C19 cast-iron grate inserted. First floor divided into 2 large rooms. Exterior: 2 storeys, 3-window frontage, late C19 2 and 3-light casements with horizontal glazing bars. Door opening to left with plank door. Roof: the roof space is inaccessible, but the feet of a raised cruck truss are visible in the chamber over the hall, on the higher side of the inserted hall stack. This is a high quality early to mid C17 remodelling of what must have been an open hall house. The internal carpentry is particularly good and the house has been virtually unaltered since the C19.

SS7360818213

Brooklands Farmhouse

97181

Farmhouse. Mid to late C17. Stone rubble and cob, upper 2 storeys rendered. Hipped thatch roof with moulded timber cornice. Large axial brick stack and brick stack at right end. Plan: unusually a 3-storey 3-room and lobby entry plan with a 3-storey porch, the massive axial stack heating probable parlour to left, and hall to right of entrance. Inner room at right lower end beyond the hall probably always a kitchen, and contains secondary staircase in rear left-hand corner. Principal staircase in 3-storey rear stair turret opposite the entrance porch, creating a cruciform plan, with a 2-storey dairy outshut to its right. Exterior: 3 storeys. 5-window range, including 3-storey porch. Upper storey retains original fenestration, with a 4-light window to left and 3 2-light windows to right of porch, all with chamfered mullions. 3-light window to porch. All retain rectangular leaded panes. Middle storey has a C17 3-light ovolo mullion window to right of porch, which retains its original window surround but only central light has rectangular leaded panes. All other 3-light windows to facade replaced in C20. Plain chamfered probably C20 granite surround to outer porch doorway, and C17 ovolo- moulded timber inner doorway with C19 10-panelled door. Leanto at right end with slate roof enclosing C17 ovolo moulded door surround. C17 2-light window above to upper storey and C19 3-light window to right end of dairy outshut, both with rectangular leaded panes. Rear of outshut has a C17 3-light ovolo moulded timber mullion window, the central light with rectangular leaded panes. Stair-turret has a 3-light ogee mullion window to ground floor and 3-light window to first floor, a C17 2-light mullion to upper storey on right side, and a 2-light window to each of the upper storeys on left side, that to first floor is blocked. Interior. C17 plank and muntin screen between hall and inner room, with 3 planks to each side of twin doorways. Muntins are ovolo-moulded and scroll-stopped circa ½ metre from the base. Doors replaced in C19. C19 chimneypiece to hall fireplace, parlour has C20 tiled one, both probably concealing original fireplaces. Dairy retains flag floor and slate slabs. Ledged 3-plank doors to dairy and salting house. C17 balustrade at head of stairs at first floor level with 3 turned balusters and newel, with reeded handrail. Cyma recta moulded plaster cornice to chamber over parlour and bolection moulded chimneypiece. C19 panelled doors throughout. Roof not accessible but clearly C17 structure intact, with straight principals. Brooklands Farmhouse is a remarkably complete survival of a single phase late C17 farmhouse of considerable status, unusual in being 3 storeys and having a lobby entry plan.

SS7060215443

Congregational Chapel, Chumleigh

97233

Chapel. 1710, repaired in 1793 and again circa 1803-4, enlarged at west end in 1836 and at east end in 1933. Unrendered stone rubble. Hipped slate roof to chapel, school-room addition with pedimented front gable end. Plan: Chapel rectangular on plan with 1836 2-storey school room wing built at right- angles to and projecting forward of the chapel at west end, creating overall L-shaped plan. Low single storey vestry extension at west end. Exterior: single storey chapel with galleries at west end and on south side. School-room extension of 2 storeys. Chapel has large pointed arched windows to north and south sides. C20 fenestration in C19 Gothick style. 2 windows at east end with renewed lintels. Central gabled porch to south side with virtually semi-circular arched doorway and a date tablet of 1710 in the gable. Small pointed arched window above with a tablet below it bearing the date 1633, probably a C19 insertion. Slate headstones mounted on front wall, to member of Sharp and Clerk family by Howell to right of porch and to Mary Turner (d.1816) and children of Richard and Mary Howell (signed Howell) to left, all early C19. School-room extension has pedimented front gable end with Gothick segmental arched first floor window of 3 ogee-leaded lights. Interior: chapel has a flat plaster ceiling and a raised ceiling above the early C19 west gallery, which has a panelled front with rounded projecting centre, on 4 turned columns, early C19 clock on front with wooden case with Gothick traceried panel. Smaller singing gallery over south entrance probably circa 1800, with rounded panelled front supported on 2 turned timber columns, with some original seating and slender staircase to west with vase finial to lower newel. Staircase at west end giving access to gallery has late C17/early C18 turned balusters reused in the remodelling of circa 1836. Pulpit, believed to have come from the parish church, has octagonal drum with 3 heights of bolection-moulded panels, similarly panelled back-board, and octagonal tester with shaped top supported by wrought-iron pendant and dove finial, probably early C18 but incorporating some earlier material in the canopy. Chapel seating replaced in 1882. 2 early C19 brass chandeliers of 6 and branches. Early C18 Communion table with 4 baluster legs. Square iron tablet on wall of lobby at west end, signed by Howell, with inscription 'The premises adjoining the west end of this building were erected in 1836'. The school-room was 'for the education of children of any denomination, the other apartments are for the use of either of the minister or school-master for the time being'. Roof: original structure

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survives with 2 king-post trusses with braced principals, the braces to the east truss strongly curved, and carrying double purlins and a square-set ridge-piece. Monuments etc: shields-of-arms on north wall, of 2 late C19 diamond-shaped wooden panels, one inscribed "Arms of John Bowring who gave the ground" and "Arms of Lewis Stuckley who built this chapel 1633". Also on north wall, monuments to John Cudmore(d.1706), 12 years pastor in succession to Thomas Hart, with octagonal wooden tablet surmounted by urn; Richard Darracott (d.1727), pastor, large oval medallion; William Skinner (d.1826) and Roger Howell (d.1839) and others; on east wall to Rev. Thomas Sharp 1858, 32 years pastor, on south wall to Rev. Joseph Hooker (d.1748), pastor; descendent of John Hooker, the historian of Exeter. Rev. J. G. Cording A Short History of the Congregational Church, Chulmleigh, Devon, Established 1633 (1933).
SS6890814300

Colleton Manor, Stables;

97187

Stable range. Circa early C17, altered in circa late C19, Coursed and dressed local sedimentary stone. Slate roof with later granite coping to the gable ends Plan: Rectangular on plan with a doorway at the centre of both front and back walls; the rear (north) doorway now blocked. At the left hand (east) end there is an extension (a tack room) and probably a cartshed which is now incorporated into the adjoining gamekeeper's cottage qv. Exterior: 2 storeys. Asymmetrical north front facing the house. Central doorway with late C19 plank door and C19 2-light casements with glazing bars on ground floor, one to the left and two to the right. On the first floor to the right a loading door with late C19 plank door; all with cement rendered wooden lintels. At the left set back slightly a small slit window on the ground floor with hollow chamfer and round head with a hoodmould. The west gable end has a large late C19 or early C20 mullion - transom window with leaded panes. The south elevation has a blocked central doorway and blocked ground floor window to left and right. Interior: 5 large chamfered cross-beams with step stops, those at the ends are half-beams. The stall are C19 and on the front wall and in the tack room there are large wooden pegs. The tack room has a small Gothic cast-iron fire-grate in the corner. The original 3-bay roof survives; 2 raised cruck trusses with 3 ties of threaded purlins, the lower purlin at wall plate level, threaded diagonal ridgepiece and cranked collars mortice and tenoned to the principals. The common-rafters have been replaced.

SS6687514612

Coach House

97188

Coachhouse range, original building type not known. C17, converted in circa late C19. Coursed and dressed local sedimentary stone. Slate roof with stone coped gable ends with ball and cap finials. Plan and Development: Rectangular plan. The original internal arrangement and function not known except that it must have been 2 storeys or in part 2 store since the front (east) left hand window was originally a doorway. The left hand (south) gable end wall was rebuilt in the late C19 or early C20 (the building might have been truncated at this end) and a large 2-bay coach house was created at this end with doorways in the gable end and a loft above. To the right of centre another coach house was inserted but with a doorway on the east front. The right hand (north) end has an original small doorway at the front and is now open to the roof. Exterior: Asymmetrical east front with a chamfered plinth. To the left at high level a (C17 cyma-moulded wooded window with bar stops and above the bar a carved flower; this was probably a loft doorway originally. To the right of centre a carriage house doorway with a brick segmental arch and C19 plank double doors. At the right hand end of the east front a doorway with an ovolo - moulded wooden lintel and a late C19 plank door. The left hand (south) gable has 2 large round-arch brick doorways and a large round pitching eye above; the end wall was rebuilt in the late C19 or early C20 and has battered buttresses at the corners. The rear (west) wall is blind, at the centre there is a buttress with weathered set-offs. The left (northwest) end projects slightly, and the whole of the rear wall is now enclosed within large green house. Interior: There are later partition walls and floor. C17 8-bay roof; 6 of the 7 oak scissor-braced trusses survive. The scissor braces are halved, lapped and pegged to the principals and mortice and tenoned at the apexes; all the joints have long pegs. The feet of the principals tenoned into mortices in the timber wall plate, the purlins are trenched into the backs of the principals. A C17 roof of this type is most unusual in Devon.

SS6685214635

The Old Hall, Chawleigh

95514

House, former rectory. Probably early-mid C16, with C17 and late C18 improvements, and late C19 and circa 1930 extensions. Earlier part of plastered cob on rubble footings, extensions of plastered rubble; stone rubble stacks topped with C19 brick; slate roof. Main block facing south-west derived from still recognizable 3-room-and-through- passage plan house with former inner room at left (north-west) end. Inner room has projecting end stack and hall has rear lateral stack. Service end replaced in late C18 and remodelled in C19 by 2-room crosswing projecting front and back in which front room heated by projecting outer lateral stack (and first floor end stack), and rear room by inner lateral stack. Probably C19 1-room block projecting at right angles to front of upper end of hall with slightly projecting end stack. Probably C17 2-storey porch to front of passage. Circa 1930 extensions to rear. 2 storeys. Irregular front with main block front interrupted by gable-ended additions. Between hall extension and porch the hall has a large full height timber 5-light window with 2 sets of transoms. It is probably C19 but built in late C17- early C18 style; with flat-faced mullions and internal bead mouldings. It contains leaded panes of glass making geometric patterns. Left (inner room) end has single late C19-early C20 window with glazing bars on each floor and hall extension has contemporary casements on either side. End of lower end crosswing has late C19 - early C20 casement under segmental arch to ground floor only and smaller version to first floor of porch. To right of porch is a small C16 or C17 oak lancet with low triangular head containing small panes of leaded glass like the hall window. Outer arch of porch has plastered round head with simple architrave and keystone. The outer (south-east) front of crosswing has irregular 4-window front of various late C19 - early C20 casements with glazing bars and contemporary canted bay window containing horned large pane sashes at right (rear) end. Roof hipped to rear. circa 1930 casements to rear. Interior has remarkable early-mid C16 hall still open from ground to roof. From the passage to the hall is a fine mid C16 oak plank-and-muntin screen in which the muntins are richly-moulded on both sides with a superior double ogee on the hall side. The mouldings descend into the floor except for a small section in the passage where the floor is lower and shows unusual projecting moulded bases. A gallery jetties into this, the lower side of the hall. The balustrade is late C18 but the bressummer is mid C16. It is an oak beam of large scantling with very deep moulding on each side of soffit (a series of hollow chamfers and roll mouldings) with the bottom large roll carved as a wreath of ribbon and beads. C16 oak flat- arched doorframe containing an old plank door is in front wall leading to the newel stair and another smaller oak frame onto gallery. Hall fireplace blocked by massive C19 chimney piece. Restored but essentially original 3-bay roof. Trusses appear to be A-frames but may be jointed crucks. Each truss has chamfered arch bracing making a continuous curve from wall to wall except for a small nick at the apex giving the impression of an ogee arch. Each bay has single sets of windbraces. In inner room fireplace is blocked by C19 grate. Both soffit- chamfered crossbeams have pyramid stops, probably C16. Roof here is inaccessible. Lower side of passage has small C16 oak flat-arched doorway. Wide passage contains C18 stairs with slender turned balusters. Rear room of service end crosswing has plain-chamfered crossbeam, maybe older than the other late C19 features exposed in the crosswing. Roof here was not inspected. Other features are C19 and C20, but earlier features may be hidden in the main block. The Old Hall is remarkable in that the late

Land at Beara Farm, Chulmleigh

medieval hall is still open to the original roof. The exposed C16 work is of good craftsmanship. It is possible that original plaster survives and care should be taken during any alterations to the C16 fabric to see whether C16 mural paintings survive. Shown as The Old Rectory on O.S. SS7126612618

Church of St Mary, Cheldon

97208

Small parish church. C15 fabric to nave, chancel and probably west tower, extensively restored, refenestrated and upper section of tower probably rebuilt and chancel refaced in C19. Unrendered stone rubble, nave rendered. Slate roof to chancel, asbestos slate roof to nave. Coped parapets with apex crosses. Plan: west tower, nave, chancel and south porch. Exterior: squat west tower of 2 stages, the upper stage apparently rebuilt in C19 with high embattled parapets and small square bell-openings to each face. Set back buttresses. Massive relieving arch above small 2 light C19 window at west end. Blocked doorway with plain slightly cambered stone lintel. C19 south porch has gabled slate roof. Unmoulded virtually semi-circular arched doorway with segmental arched inner doorway. C19 Perpendicular style 3 light window to each side of nave and to east end. Interior: C15 or early C16 wagon roof to chancel with crenellated wall-plate with floriated decoration at intervals, moulded ribs, the central rib with human head bosses to the base; large bosses at the intersections. C19 wagon roof to nave. C15/early C16 chancel arch with ogee flanking hollow moulded surround. Late C17 or early C18 communion rails with barley sugar balusters and pulpit with raised and fielded panelled sides to the polygonal drum. Stone flag floors with some very worn late medieval patterned tiles. Unusual chancel "screen" has on each side a C19 timber base, with narrow C18 headrail with small turned balusters surmounted by elaborate and delicate wrought iron open traceried panels, possibly reused from family chest tombs. Left side is dated 1743, right side 1737. Both panels are of 3 bays, left side flanked by fluted pilasters with Corinthian capitals surmounted by Classical torches; on the right side these are placed over the 2 outer bays. Both panels have central heraldic shields with elaborate scrollwork to the overthrows. Bench ends in late C15/early C16 style with elaborate Perpendicular and foliated tracery. Font has elongated lead-lined octagonal bowl on a short stem and square base. Monuments: Nave north side. Timber board with painted verse Phil.IV.v.6. Early C18 wall monument with inscription to William Webber. Oval medallion in rectangular moulded surround, skull to base, angels to head. Small wall tablet on south side with inscription to Mary Cornwall and Mrs Elston 'concerning whose decease the Reader is referr'd to ye adjoining monument'. This has Corinthian pilasters flanking oval medallion with inscriptions to the above and other members of the finials. C18. Over south doorway are 2 plaster medallions with busts in relief.

SS7342513404

Lake Farmhouse

97306

C17 core, entirely remodelled in early C19. Stuccoed stone rubble and cob. Slate roof with gable end brick stacks and rear lateral brick stack. Plan: 3-room cross-passage plan, with lower end to right. 2-storey flanked by single storey outshuts to rear. The C19 remodelling appears not to have affected the C17 plan. Exterior: 2 storeys. 4-window range. 3 right-hand bays attempt symmetry, all 16-paned sashes above 20 paned sash to each side of early C20 porch with gabled slate roof. Inner door has rusticated quoined surround and cambered lintel. Plank door with 3 semi-circular headed glazed upper panels. Bay at left end has a C19 3-light casement, 10 panes per light above C20 3-light window. Moulded eaves cornice and rusticated quoins. Interior: mostly altered in C20 but some early C19 joinery survives and room at right end has moulded plaster cornice.

SS6767421179

Sletchcott Farmhouse

97310

Farmhouse, now holiday home. Probably early C16, remodelled in late C16 or early C17, extended in mid to late C17 and altered at lower end probably in C18. Painted roughcast rendered stone rubble and cob. Thatch roof with gable ends. Axial stone rubble stack and brick shaft to stone rubble stack at left end. Plan: 5 rooms in line, with direct entry into the second room from the left, the 2 larger left-hand rooms being heated, with 3 smaller rooms to right, lower end. Unusual multiphase development. The early core of the building is confined to the second room from the right, which consists of a former open hall. There is no access to the roofspace but the impressive raised cruck truss and definite evidence of a jetty beam leaves no doubt that the hall roof timbers are smoke-blackened. However, the jetty beam is directly below the hall truss which is closed above first floor level; both are virtually central suggesting the hall may have been partially floored at the lower end from the outset. There is a winder staircase in the rear right-hand corner. The stack, unusually at the upper end of the hall was probably inserted and the remainder of the hall ceiled in the early C17. There are massive cob partitions at each end of the hall, and there is no evidence of a cross-passage - the unusual possibility exists therefore that Sletchcott was originally a single room direct entry open-hall house. The inner room end is certainly an addition of the mid to late C17. The lower end has been altered in the late C20 but probably consisted of a dairy and salting house, creating 2 narrow rooms, with the third room at the right end being a later addition and originally used as a lofted cider-house. All three rooms are unheated. Exterior: 2 storeys. 5 window range. Principally C20 fenestration, 2-light casements, 6 panes per light, except on each floor at left end which are 3 light casements. Large C20 hall window. Hipped thatched porch and 2 further doors to lower end to right. Interior: inner room has ovolo moulded fireplace lintel and heavy square-section axial joists. Hall has virtually central cross ceiling jetty beam with deep chamfers and hollow step stops. Chamfered bressumer at lower end. At the upper end of the hall, the higher ceiling level indicates a later inserted floor, with 2 axial beams and half bressumers to front and rear. The feet of the studs of the closed truss partition above the jetty beam are partially visible. The single raised cruck truss has a visible morticed and tenoned cambered collar and probably 2 tiers of threaded purlins. The purlins over the inner room are entirely carried on the hall, inner room and gable end walls. The lower end has the feet of a single truss with rough straight principals visible, clearly a much later roof structure. Some C19 plank doors survive.

SS6798321163

South Ash Farmhouse

97312

Farmhouse, now private dwelling. Late C16 or early C17 but possibly earlier fabric concealed. Painted rendered stone rubble and cob. Thatch roof gable end to left, half-hipped to right end. Front lateral stone rubble hall stack with tapered cap heightened in brick, and brick stack at left end. Plan: Overall T-shape on plan. Front range of longhouse type with lofted stables/shippon at lower end to right of wide through-passage with hall heated by front lateral stack and inner room beyond at left end. Dairy and stairhall wing to rear of hall. Although roofspace not accessible, the entire range appears to have been largely re-roofed, possibly in the C19, when the roof of the rear wing was extended forward over the hall which therefore has a front gable and the hall stack has had to be considerably heightened. The effect has been to accentuate the L-shaped plan of the dwelling part. The rear wall of the hall was removed to open it up with the rear wing which is divided axially to create a dairy on the lower side and a straight-run staircase on the upper side running from back to front. At the same time a rear entrance was created into the inner room close to the angle of the rear wing, and there appears also to have been an opposing front doorway which has subsequently

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been blocked; indeed, all the openings to the inner room on the farm courtyard side have been blocked. Exterior: 2 storeys. Single window to hall bay on each floor, late C19 and early C20 fenestration. Ground floor window of 4 lights, 3 panes per light. Leanto slate canopy to through-passage doorway with plank door. Stable/shippon range to right has loft plank door above 2 plank doors with window opening between. Interior: C19 joinery largely intact; stables/shippon range retains stall fittings, cobbled floor and mangers. Chamfered lintel to hall fireplace which has bread oven. Hall ceiling beams replaced when rear wall removed and single axial beam inserted. Deep chamfered cross ceiling beam to rear wing. Solid stone rubble partition wall between hall and inner room. Inner room has 2 chamfered cross ceiling beams and bressumer at lower end. Integral cupboard on front wall. Fireplace has unchamfered lintel and bread oven. No access to roof space but straight feet of principals with light scantling suggest major reroofing probably in C19. However, butting up against the hall/upper room partition is a lower truss with boxed in feet of straight principals, suggesting part of the earlier roof structure survives.

SS6874120686

Shippon

97351

Barn immediately north-north east of South Ash Farmhouse II Barn, shippon and horse-engine house. Probably C18 with early and later C19 additions. Stone rubble, cob under eaves, patched in concrete blocks. Corrugated iron half-hipped and hipped roofs. Plan: Barn with central threshing floor, C19 horse-engine house behind left end and circa early C19 shippon with loft above on the left (north) end. The later C19 outshut on the right (south) end has been partly rebuilt. Exterior: Barn has central full-height cart entrance with projecting stone jambs supporting eaves canopy, large raking buttress on left and doorway on right with loft door above under eaves. Shippon set back on left is built of cob on stone rubble plinth and has ground floor and loft doorways in one full-height opening; its left end wall has tall triangular opening. At the right hand end the main roof is carried down as catslide over outshut which is partly rebuilt in concrete blocks. At rear central cart entrance with projecting jambs and open-sided horse-engine house on right, its hipped roof supported on wooden posts (some replaced). Interior: Wood plank threshing floor. Roof has straight principal rafters halved and pegged at apex and later lapped collars. The engine house has lapped nailed collars, missing beam and inserted wooden partition. The shippon has wooden mangers and pitched stone floor.

SS6875520698

Kings Nympton Park, Home Farm House

97303

Farmhouse. Circa 1840 with late C19 alterations. Rendered cob on stone rubble plinth. Slate roof with gable-ends, with overhanging verges and eaves; plain bargeboards at the gable ends. Gable-end stacks with brick shafts. Plan: 2-room plan with a central entrance passage leading to a staircase behind the right-hand room. The left-hand room is probably the kitchen and the right-hand room the parlour. In the late C19 a single storey outshut was built at the left-hand end. Exterior: 2 storeys. Almost symmetrical 3-window front. Mid C19 3-light casements with glazing bars and slate cills. Central doorway with small rectangular overlight and a C19 plank door. The rear elevation backs onto the farm yard. The single storey outshut at the left-hand end is stone rubble with a slate lean-to roof and a small 2-light window at the front in a red brick surround. Interior: not inspected. This is the home farmhouse of Kings Nympton Park (q.v) and is part of a range of C19 planned farm buildings adjoining to the north and north-east.

SS6719719623

Outbuildings

97304

Range of planned farmbuildings around 2 farmyards. Probably began in C18 but remodelled and extended in circa mid and late C19. Stone rubble and cob walls. Slate and corrugated iron and asbestos sneet roofs with gabled and hipped ends. The Home Farmhouse (q.v) is in the south-west corner and backs on the west farmyard on the south side of which adjoining the house is a long circa early C19 8-bay cob linhay with a corrugated asbestos roof and an open front facing the yard. On the west side of the yard there is another linhay of circa late C19 with an open 6-bay front facing the yard with 5 red brick piers. On the north side of the west yard an earlier barn, probably a late C19 remodelling of an C18 barn, built of stone rubble with a gable-ended slate roof and opposing double doors, the doorway facing the yard has projecting cheeks and a chamfered wooden frame. Behind to the north of the barn a C19 horse engine house. Adjoining the east of the barn a C19 root house and small linhay and cider house containing a cider press. On the east side of the west yard at the centre, there is a late C19 granary building with a cartway through a wall separating the 2 yards. On the north side of the east yard a range of shippons with a 4-bay linhay at its east end which returns for another 8 bays enclosing the east end of the yard. On the south side of the east yard another cob range, probably stables or a shippon backing onto the yard with a corrugated asbestos roof carried over a cartway at its west end adjoining the linhay on the south side of the west yard. Attached to the east end of the shippon a low building with a tall red brick chimney stack which is said to have been a slaughter house. Interiors: were not inspected.

SS6719019611

Garden Walls

97302

Kitchen garden walls at country house. Probably late C18 or early C19. Cob with stone rubble base. Corrugated iron sheet capping probably replaces thatch capping. Flat buttresses at intervals on the outside of the walls. The walls enclose a large rectangular, almost square, kitchen garden on a sloping site north-north east of Kings Nympton Park (house) q.v.

SS6738319690

Kings Nympton

Various GII Listed buildings in Kings Nympton Under the names of:

Molehays 97316; Laurel Cottage 97217; Cottage opposite Laurel Cottage 97318; Glebe Cottage 97319; The Nest 97320; Brewers Cottage 97321; Bigoods 97334; The Old Rectory 97335; Nymet 97336; The Grove Inn 97337; Cottage c.10m east of The Firs 97338; Sunnyside 97339; East Wells 97340; Reeds and Hammets 97341; Old Inn House 97342; Sunnyview 97343; Huxleigh Mayville 97344; Coughie Green 97345; Rose Cotthyme Square 97346; Rose Cottage 97347; Ladybird Cottage 97348; No. 1 & 2 The Square 97349; K6 Telephone Box 352097

SS6819719518

Beara Farmhouse [Kings Nympton]

97261

Farmhouse. Probably early C16, remodelled in late C16 or early C17 with C19 alterations. Painted rendered stone rubble and cob. Thatch roof, half-hipped at left end, with gable end to right. Rendered front lateral stack with offsets and tall brick shaft towards lower left end, axial brick

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stack and brick stack at right end. Plan: original core consists of hall, with cross-passage to left and inner room to right. The lower end appears to have been demolished, the left end wall having been rebuilt entirely in stone rubble. There is no access to the roofspace but the single jointed cruck truss over the hall suggests the hall was originally open to the roof. In the late C16 or early C17 the hall was ceiled and the hall stack inserted. The inner room, heated by the axial, (formerly gable end) stack, may have been ceiled from the outset. Probably in the late C17 or C18 an extension of single room plan was added at the right, upper end. This was used within living memory as a cider-house. The staircase is situated to the rear of the inner room stack. Dairy outshut to rear of hall and inner room. Exterior: 2 storeys. 5-window range. 2-light casement 6 panes per light above plank door to left of hall stack, which has slated bread oven projection. Two 2-light casements 6 panes per light above 2 C20 windows to right. Extension at right end has 2 half dormers with 2-light casement above C20 stable door and C20 2-light window. Interior: hall has single deep chamfered cross ceiling beam with hollow step stops. Partition between hall and cross passage has partly exposed headrail of screen, which may survive concealed. Flag floor to front of cross-passage. Hall fireplace concealed in C20 but retains timber lintel. Probably C19 hall bench and window seat with panelled backs. Dairy fittings principally intact. C18 or early C19 dog-leg staircase breaking into 2 flights beside inner room stack. C19 plank doors intact to upper storey. Roof: no access to roofspace but single side-pegged jointed cruck truss over hall, the front principal probably altered when the hall stack was added. No roof principals visible to inner room and the heavy purlins to the extension is carried entirely on the partition and gable end walls.

SS6901819049

Spittle Farmhouse

97201

Farmhouse. C17, remodelled in early C19, with C20 internal alterations. Stone rubble and cob, upper storey rendered. Hipped slate roof with clay ridge tiles and hip finials. Brick stacks at each end. Rear lateral hall stack capped with a gable in C19. Plan: former 3-room and through-passage plan, with parlour to left of passage at upper left end and kitchen beyond the hall at right end. In C20, the screen partitions have been removed and a single large room including the hall and gable end fireplace, formed from the parlour and part of the hall. Single storey dairy outbuilding at right end. Exterior: 2 storeys. 7-window range. C20 fenestration all 2-light casements, except for 3 light hall window. Porch has gabled slate roof with clay ridge tiles, finial and metal fire insurance plaque. Plank inner door. Interior: largely altered in C20. Kitchen has large C19 fireplace with cambered brick arch. Hall fireplace has rough chamfered timber lintel. Pegged A-frame roof trusses with lapped collars.

SS6822217989

Outbuildings

97202

Courtyard range of farmbuildings circa 10 metres south-west of Spittle Farmhouse GV II Courtyard range of farmbuildings. 1871. Cider-house probably C18. Unrendered stone rubble. Cider-house of cob and stone rubble. Slate roofs with gable ends. Barn has asbestos slate roof. Cider house has hipped corrugated iron roof. Courtyard range of farmbuildings, comprising open-fronted linhays on 2 sides, that to north side of 7 bays with stone rubble piers that to west side of 6 bays with timber posts; barn or south side has stone rubble porch projection and double plank doors; stables adjoining to left has 2 loft doors over cart entrance at left end and 2 windows each side of plank door to right. Granary on east side has loft door at north gable end, external stone steps removed. The cider-house stands a few metres north of the courtyard range and has all its fittings, including cider-press with metal thread, apple-loft, cider racks and apple crushers intact and is still used for cider-making. Spittle Farm belonged to the Fortescue Estate until the early C20, the 1871 farm buildings being a good and little altered example of a planned courtyard range.

SS6821217944

Ham Cottage

97295

Pair of cottages, now house. C18, remodelled 1948. Painted roughcast over rendered stone rubble and cob; thatch roof, half-hipped at left end; brick stack to right gable end. Original 2-room plan: mid C20 2-storey bay incorporating garage added to left end. 2 storeys; 3-window range. C20 two and 3-light casements to both front and rear, one to rear inserted in position of former doorway; c1982 porch added to original entry to rear. Interior: remodelled in mid C20. Roof with original riven rafters is of 6 bays with pegged collar trusses, each with halved and pegged apex.

SS6917018024

Leytown Farmhouse

97196

Tenement farmhouse. Probably early C18 extended at rear in early C20. Painted roughcast rendered stone rubble and cob. Thatch roof, gable end to right, half-hipped at left end. Rendered stacks at each end, that to left is C20, that to right has bread oven projection. Plan: 2-room plan, with direct entry into larger right-hand room, with staircase, formerly running from back to front but reversed in C20, immediately to left of entrance. Left-hand room formerly unheated and divided into 2 rooms, probably cellar/pantry. Early C20 gable-ended 2-storey rear kitchen wing creating overall T-shaped plan. Exterior: 2 storeys. 3-window range. Upper storey retains early C19 3-light casements with rectangular leaded panes. Ground floor has C20 2-light to left and 3-light to right of C20 lean-to porch and doorway. Interior: undergoing alteration at time of survey. (July 1986). Right-hand room has unchamfered fireplace lintel and bread oven. Chamber over has roughly chamfered scroll-stopped fireplace lintel. Roughly pegged A-frame trusses with pegged lapped collars.

SS6819416437

Former Chapel at Cadbury Barton

97183

Former Chapel used as farm 20.2.67 outbuilding circa 5 metres east of Cadbury Barton GV II Chapel, now used as farm outbuilding. Probably C16. Unrendered stone rubble. Slate roof with gable ends and sections of moulded timber cornice surviving to each side. Small rectangular plan chapel with doorway on north side and partially blocked window opening on south side. East and west ends are blind. Roof: waggon roof survives largely intact, formerly ceiled but only some laths survive. 3 trusses one at each end and one central, which have straight principals resting on timber wall plate with staggered purlins and lapped cambered collars supported on short elbowed struts also lapped to the sides of the principals, the resulting barrel construction carrying the longitudinal ribs, most of which survive. This is a rare surviving example of a chapel attached to an isolated barton farmhouse.

SS6956417085

Bunson Farmhouse

South West Archaeology Ltd.

Land at Beara Farm, Chulmleigh

97182

Farmhouse. C17, extensively remodelled in early to mid C19 and with some C20 internal alterations. Rendered stone rubble and cob. Slate roof with gable ends. Stone rubble stack with offsets and brick shafts at left gable end, brick stack at right gable end, rear lateral stone rubble hall stack with offsets, and rendered stone rubble stack to left end of rear left hand outshut. Plan: essentially 3-room and through-passage plan with hall heated by rear lateral stack and probably originally a kitchen beyond to left of passage, and a parlour to right. C17 1½ storey outshut with external stone steps with no connecting doorways through to the main range, to rear of right end. Stair turret immediately to left of rear hall stack, formerly with access from rear of hall, the doorway now blocked and access made through from the left-hand room. In the late C18 or early C19, the stair turret was enclosed by a 1½ storey kitchen outshut addition to the rear of the left end room. In early to mid C19, an additional staircase was inserted into the through-passage, the house was refenestrated, the internal joinery altered, a stack inserted at the right gable end (the parlour originally apparently being unheated), and an additional direct front entrance made into the left-hand end room. In C20 the house was divided into 2 occupations, a partition wall having been inserted which rises to the apex of the roof and which divides the hall into 2 smaller rooms, the hall fireplace being blocked. Partition on the hall side of the passage also removed. Exterior: 2 storeys with attic storey. 7-window range. Attic storey has 2 6-paned sashes to the central 2 openings, the outer 2 openings being blocked. Otherwise early to mid C19 fenestration of 12-paned hornless sashes entirely intact except to first storey at right end, and second ground floor window from right end which are C20 2-light replacements. Through-passage doorway has C19 doorcase with ovolo- moulded pilasters and brackets supporting entablature with lozenge decoration. 6- panelled door and panelled reveals. Similar but slightly smaller doorway giving access to left-hand end room; door is half-glazed with 3-Panelled base and overlight. C17 2-light ovolo mullion timber window to ground floor of rear right- hand outshut Interior: deep chamfered cross ceiling beam to left-hand end room with run-out stops. C19 winder staircase rising to attic storey in rear stair turret and dog-leg staircase in through-passage with stick balusters and moulded handrail ramped up to turned newels. Late C19 marble chimneypiece with decorative tiled surround to room at right end, and chamber has chimneypiece with similar surround to the doorcases. Some raised and fielded 6-panelled doors survive to upper storey and most C19 joinery including doors, doorcases and panelled shutters survive. Roof structure has straight principals, lapped collars and purlins resting on backs originally to take thatch with C20 slate roof superimposed. SS6998217297

Beara Farmhouse [south]

97179

Farmhouse. Probably C17 origins, much altered in early C19. Stone rubble and cob, upper storey rendered. Bitumenized hipped slate roof. 2 front lateral stacks heightened in brick, with offsets, that to left has tapered cap. Plan: 2-room and virtually central staircase plan, the small right-hand room at upper end divided axially, with a dairy outshut at the rear. The staircase is a C19 insertion, the original plan possibly conforming to a 3-room plan, the lowerleft end having been demolished, the door at the left end possibly originally giving entry into a through-passage, with the hall to right and inner room beyond, both heated by front lateral stacks. Exterior: 2 storeys. 2-window range. C20 fenestration, all 3-light casements, 6 panes per light. C19 4-panelled door between the stacks, with 1 of the stones the right-hand jamb inscribed 'Painted 1821'. Leanto slate roof to porch at left end with plank door giving direct entry into hall. Long low range of C19 outbuildings with 5 plank doors and slate roof extends at right angles from left end. Interior: much altered in C19 and C20. Both fireplaces are concealed, and no visible ceiling beams. C19 joinery mainly intact. Roof not accessible. SS7051417166

Lower Dodyard Farmhouse;

97197

Tenement farmhouse, now private house. C17, but possibly earlier fabric survives. Painted rendered stone rubble and cob. Thatch roof with brick stack at right gable end, half-hipped thatch roof to single storey lower end. Rear lateral stone rubble hall stack with tapered cap heightened in brick. Slate roof to rear outshut. Plan: 2-room plan with direct entry into hall to left lower end and inner room to right which has straight run staircase at rear. Single storey former outbuilding converted to form part of dwelling at left end. This end appears to have been rebuilt in the late C18 or early C19, and it is possible that originally the house conformed to a 3-room and through-passage plan. Continuous outshut to rear. Exterior: 2-storeys. 3-window range. C20 fenestration, all C20. 2-light casements, 9 panes per light, except hall window which is of 3 lights. Plank door giving direct entry into hall. Buttress to right of hall window. Interior: Hall fireplace has dressed stone jambs with slightly hollow chamfered lintel and bread oven. This chamfered axial ceiling beam with prism stops. Inner room end altered in C20. Roof not inspected. SS7118616252

Barn

97198

Barn circa 2 metres east of Lower Dodyard GV II Barn. C18. Rendered stone rubble and cob. Hipped thatch roof. Rectangular on plan, with central opposing cart entrances. Rear wall rebuilt in concrete block. SS7119016233

West Molland Farmhouse

97203

Farmhouse. Probably C18, remodelled in mid C19. Rendered stone rubble. Slate roof with gable end brick stacks. Brick shaft to lateral stone rubble stack to rear left end. Plan: double depth plan with principal room to each side of central staircase, kitchen to rear left side, dairy to rear right side. Exterior: 2 storeys. 3-window range. Late C19 fenestration intact. All 9-paned 2- light casements above 3-light casement. 6 panes per light with cambered lintels to each side of plank door. Interior: remodelled in mid to late C19, with joinery of that date mostly intact. Large blocked opening, possibly loft doorway at right gable end. SS7414616333

Lower Sheepsbyre Farmhouse

97199

Farmhouse. Early to mid C17 but possibly earlier fabric concealed, with C19 alterations. Rendered stone rubble and some cob towards right end. Hipped thatch roof. Brick stack at left end and tall rendered shaft to rear lateral hall stack with offsets and bread oven projection. Plan: 3-room and cross-passage plan with lower end to left and staircase filling the passage, running from back to front. The inner room end has been divided axially into 2 rooms with dairy at front and former pumphouse at rear; it appears always to have been unheated. The parlour may always therefore have been at the left, lower end. Outshut to rear right end. Exterior: 2 storeys. 4-window range. C20 fenestration, all 3-light casements. Ground floor inner room end is blind. Plank door the 2 upper panels glazed to through-passage doorway. 3-light casement to upper

Land at Beara Farm, Chulmleigh

storey at right end with rectangular leaded lights. Interior: hall has 2 cross ceiling beams with rich roll-hollow-ogee mouldings. Hall fireplace has C19 lintel concealing original, with bread oven on left side and seat recess on right side. Thin partitions to each side of passage and at upper end of hall. The original c17 plank and muntin screen at the upper end of the hall has been reused as the axial partition dividing the inner room end, with 1 section 4 planks wide and another 2 planks wide, the latter incorporating a low doorway, now blocked. The muntins and doorway are ovolo moulded on the dairy side, stopped about ½ metre from the sill, with peg-holes suggesting a former integral hall bench, with straight chamfers on the pump-house side. C19 staircase and joinery largely intact. Wood quality early C19 roof structure with 6 King post trusses, the king posts dovetailed into the tie beams and apexes, with raking struts no sign of smoke-blackening. Lower and Higher Sheepsbyre (q.v.) are an interesting pair of closely situated early farmhouses, both south facing and with adjacent front farm courtyards, both of which retain relatively unspoilt ranges of farm buildings.
SS7281915797

Higher Sheepsbyre Farmhouse

97193

Farmhouse. Probably early C16, probably remodelled in C17, and altered at right end in C18 and C19. Rendered stone rubble and cob. Asbestos slate roof with gable end brick stacks. Plan: 2-room and through-passage plan, former kitchen to left, parlour to right, with wide staircase filling the passage. Continuous outshut to rear. As roofspace was not accessible, the sequence of development is not clear, but clear evidence of smoke-blackening is said to be confined over the left-hand room and the through-passage, whereas the roof structure over the right-hand room was said to be clean. The exposed features in front suggest that the right-hand room was largely rebuilt, a solid cob wall rising through 2 storeys to the right of the passage, and the exposed right gable end wall being entirely of stone rubble with an integral stack and no evidence of a straight joint between the main range and the outshut, which is probably a C19 addition. The staircase has been inserted, also probably in the C19, into the through-passage and there was formally a staircase in the outshut giving access to a now blocked first floor doorway to the chamber over the right-hand room. It is not clear therefore whether the larger left-hand room was the open hall with the lower end to the right of the through-passage being possibly floored from the outset or whether the left-hand room formed the service end to an open hall house, the open hall to the right of the passage having been rebuilt. To judge by the part chamfered beams with run-out stops, the left-hand room may have been floored at a relatively late date, possibly in the late C17 or early C18. Exterior: 2 storeys. 3-window range. All late C20 fenestration apart from second window from left which has 2-light casement 4 panes per light above a 3-light window, 2 panes per light to left of plank door with 2 glazed upper panels. Interior: C19 joinery largely intact. There is a concealed, blocked round-headed timber doorway to right of through-passage with chamfered surround, possibly C16. Left-hand room has 2 cross ceiling beams, both chamfered to the front half only with run-out stops. Fireplace lintel concealed. Brick-lined bread oven. Roof: not accessible, and feet of 2 trusses boxed in. Higher and Lower Sheepsbyre (q.v.) are an interesting pair of closely situated early farmhouses, both south-facing and with adjacent front farm courtyards both of which retain relatively unspoilt ranges of farm buildings.
SS7286215780

Farriers Cottage

97191

Tenement farmhouse, now used for holiday accommodation. Probably late C17, with C20 alterations. Painted roughcast rendered stone rubble and cob. Thatch roof, hipped at left end, gable end to right. Brick stacks at each end. Plan: 2-room and cross-passage plan, larger room to right heated by an end stack, the smaller left-hand room may have originally been unheated. Staircase at rear of passage. Exterior: 2 storeys. 3-window range. C20 fenestration, all small 2-light casements. C20 door. Interior: not inspected, but known to retain original ceiling beams.
SS7117115423

Little Shanty

95494

Cottage, said once to have been a toll-house. C18 with late C19 extension. Plastered cob on rubble footings; stone rubble stack topped with C19 brick; thatch roof. Originally a 1-room plan cottage facing south-west with projecting right (south-east) end stack. Late C19 extension set back from right end. 2-storeys with single storey extension. Main block has single ground floor C20 fixed pane window with glazing bars. Roof is half-hipped to left and gable-ended to right. Left end has late C19 - early C20 casements with glazing bars at ground and first floor levels and right end has contemporary first floor casement and door behind C20 flat-roofed porch in angle of 2-ranges. Front of extension has C20 timber mullion and transom window containing panels of coloured Victorian leaded glass. Interior of main block shows most original plain-finished carpentry detail. Roof not inspected. Shown as Moortown Cottages on OS map.
SS6993813117

Hollow Tree Farmhouse

95491

House, former small farmhouse. Probably C18, refurbished 1872. Plastered cob on rubble footings; stone rubble stack topped with plastered C20 brick; thatch roof. 2-room plan house facing south. Central stair and right (east) end stack. 2-storeys. Symmetrical 3-window front of late C19 casements with glazing bars. Outer windows have 2-lights and central first floor window of 3 lights over central door. Late C19 gabled porch built of cream-coloured machine brick and slate roof. Outer arch is plain 4-centred arch with hood mould and stone keystone is carved with the relief initials VT and date 1882. Main roof is hipped each end. Interior shows mostly result of late C19 refurbishment although some plain carpentry is exposed. Roof not inspected. Owner has deeds back to C17. Initial VT are those of Rev. Tanner, rector and owner at time of renovation.
SS7052712807

Stables

95492

Garage and store, former stables. Probably early C19. Exposed rubble with some cob to rear; thatch roof. Low range of former stables facing east and backing onto front garden of Hollow Tree Farmhouse (q.v.). Single storey 2 C20 central 3-light casements with glazing bars on main front with C20 garage doors to left and contemporary plank door to right. Roof is hipped each end. Blind rear wall. Interior has plain A-frame trusses. Forms a group with Hollow Tree Farmhouse (q.v.).
SS7052512794

Chawleigh

Various GII Listings under the names of:

South West Archaeology Ltd.

Land at Beara Farm, Chulmleigh

Chawleigh Barton 95508; Chawleigh Barton Byre & Cartshed 95509; Jubilee Hall 95513; Chawleigh Village School and Old School House 95512; Cob Wall near Old School House 95515; Leaches Farmhouse 95516; Leaches Farmhouse Pigsties 95517; No. 1 & 2 Blackwalls Lane 468803; Bank Cottage 95518; Southcote Cottage 95522; Myrtle Cottage 95519; Shooters Cottage 95521
SS7116412146

Appendix 3
HVIA Supporting Jpegs



View across the site of the proposed turbine (in the foreground), from the south-south-east.



As above, looking north.

Land at Beara Farm, Chulmleigh



As above, looking north-east. Beara Farm is located in the wooded valley to the right.



The landscape to the east of the proposed site, from the west.

Land at Beara Farm, Chulmleigh



As above, looking east-south-east.



As above, looking south.

Land at Beara Farm, Chulmleigh



As above, looking south-east.



View across the proposed turbine site, looking north-east.

Land at Beara Farm, Chulmleigh



As above, looking east.



As above, looking east-south-east.

Land at Beara Farm, Chulmleigh



From the entrance to the track leading to Beara Farm, looking west to Cadbury Barton.



From the entrance to the track leading to Beara Farm, looking north-north-west to Bunson.

Land at Beara Farm, Chulmleigh



From the entrance to the track leading to Beara Farm, looking north.



The view from Sattersleigh Church, looking south. Kings Nympton is on the skyline.



The south elevation of Sattersleigh Church. Note the horse chestnut flanking the churchyard.



View from Burrington Churchyard, looking east. Note the local blocking from the houses and buildings of the historic settlement.



The church at Burrington, viewed from the west-north-west.



View from south of Burrington, across the valley of the River Taw to Colleton Manor (middle distance), viewed from the north-west [SS650162].

Land at Beara Farm, Chulmleigh



View of Chulmleigh from the south [SS686132]; the proposed turbine would be located in the hills to the right of the town.



Little Shanty, from the south; note the local blocking from the Leylandii.



Hollowtree Farm and Listed barn, from the south.



View to the north from Hollowtree Farm; viewed from the south.

Land at Beara Farm, Chulmleigh



View to the north from Chawleigh churchyard, showing the local blocking; from the south.



The Jubilee Hall in Chawleigh, from the north-east.



The church at Chawleigh and the Old School House, viewed from the south.



The interior of Burrigde Camp, viewed from the north-west.

Land at Beara Farm, Chulmleigh



The view to the north from Burr ridge Camp, from the south.



The church at Cheldon, viewed from the south-east.

Land at Beara Farm, Chulmleigh



Higher and Lower Sheepsbyre Farm, viewed from the east-south-east [SS734156]; the proposed turbine would appear in the background directly behind the farms.



Detail of the above; the approximate location of the turbine is indicated.

Land at Beara Farm, Chulmleigh



Lower Dodyard, viewed from the south [SS714154].



The view past Lower Dodyard, from the south-east.

Land at Beara Farm, Chulmleigh



View from above Higher Dodyard [SS712164], looking across to the location of the proposed turbine; from the east-south-east. The approximate site of the turbine is indicated.



As above, showing the relationship to Horridge Moor; viewed from the east. The approximate site of the turbine is indicated.

Land at Beara Farm, Chulmleigh



View of one of the barrows adjacent to Horridge Moor [UID28613], viewed from the north-west.



View from the western edge of Horridge Moor, looking east-north-east. The approximate location of the proposed turbine is indicated.

Land at Beara Farm, Chulmleigh



The view across Horridge Moor, from the west.



Beara Farm, viewed from the south.

Land at Beara Farm, Chulmleigh



The view across the front of Cadbury Barton, from the west.



As above; the turbine would be located behind the woodland in the background.

Land at Beara Farm, Chulmleigh



Spittle Farm, viewed from the north-east [SS687182].



Ham Cottage, viewed from the north-west.

Land at Beara Farm, Chulmleigh



The front elevation of Beara Farmhouse in Kings Nympton parish, viewed from the east.



Kings Nympton Church, viewed from the south-east.



The view from Kings Nympton Church, showing local blocking; from the west.



View down the north drive to Kings Nympton Park, showing the heavily wooded environs of the House; viewed from the east.

Land at Beara Farm, Chulmleigh



View from the north drive of Kings Nympton Park, looking back towards the village and church (indicated) at Kings Nympton.



View from the south across to Lake Farmhouse (indicated) [SS676203].

Land at Beara Farm, Chulmleigh



As above, looking across to Sletchcott (indicated); from the south-south-west.



View from above South Ash, looking south.

Land at Beara Farm, Chulmleigh



View up the valley to Lower Kingstree Farm (indicated); from the north.



View across the barrows on Meshaw Moor [indicated], viewed from the east.

Land at Beara Farm, Chulmleigh



As above, showing the local blocking from adjacent woodland.



As above.

Land at Beara Farm, Chulmleigh



The view from the public road adjacent to Higham Thornham Farm; viewed from the east.



As above, showing the woodland trees in this landscape; viewed from the east.



The view through Mariansleigh churchyard, from the north-west.



As above.



Mariansleigh Church, viewed from the south-east.



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