

LAND at WINSHAM CROSS, BRAUNTON, DEVON

Results of a Historic Visual Impact Assessment



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Land at Winsham Cross, Braunton

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Braunton, 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) on land at Winsham Cross, Braunton, Devon in advance of the construction of two 46m to tip wind turbines.

*The proposed turbines would be located in two fields formerly belonging to the Manor of Winsham, which is listed in the Domesday Book. The location is on an east-west orientated broad ridge within a largely open landscape. Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. 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 Church of Holy Trinity; Ash Barton; and Buckland Manor (**negative/moderate**). The assets of Beer Mill; Higher Winsham Cottage and Higher Winsham Farm will be the most seriously impacted (**negative/moderate to negative/substantial or negative/substantial**).*

There is also a cumulative impact, although given the scale of the Fullabrook Down Windfarm, this only applies for a small number of assets, and more generally to the landscape character, given that is largely open and simple.

*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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Lucy Boulton of Mosscliff Environmental (The Agent)

1.0 Introduction

Location:	Winsham Cross
Parish:	Braunton
County:	Devon
NGR:	SS5040139615 and SS5051139516

1.1 Project Background

This report presents the results of a historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Winsham Cross, Braunton, Devon (Figure 1). The work was commissioned by Lucy Boulton of Mosscliff Environmental (the Agent) in order to identify any heritage assets in the wider area that might be affected by the installation of a two 50Kw wind turbine (46m to tip).

1.2 Topographical and Geological Background

The proposed turbines would be located in two fields either side of a lane which runs between Higher Winsham and Winsham Down House, c. 400m south-west of Winsham Down House (see Figure 1). They would stand on top of a small steep sided ridge projecting into valley of the river Cean c.3.3km north-east of Braunton.

They are situated on the boundary of two differing soil types, the Manod to the north and Denbeigh 1 to the south, both of which are well drained, fine loamy or fine silty soils over rock (SSEW 1983). These soils overlie the sandstones of the Pickwell Down Sandstone formation (BGS 2014).

1.3 Historical Background

The hamlet of Winsham is situated in the Hundred of Braunton and the Deanery of Shirwell. It is manor mentioned in the doomsday book under the name of Wenneham. Pre-conquest it was held by Doda, then was subsequently held by Drogo son of Mauger and leased from the Bishop of Countances. The place-name has the element of Ham, meaning dwelling place and the Wenne, which could refer to an individual or group of people who had held the land in the early-medieval period (after Gover *et al* 1931).

The fields containing the proposed turbines are classified as a *Medieval enclosures adapting strip fields*, on the Devon Historic Landscape Characterisation. On the first edition OS map (1890) the field in which the northern turbine would sit the boundaries remain unchanged. For the southern turbines location the field was formerly subdivided into three smaller and more irregular parcels until after the second edition OS map (1905).

1.4 Archaeological Background

The area around Winsham and to the south of the proposed site is described as an elliptical enclosure, dating to the early medieval period. This is an area of anciently enclosed land roughly bullet shaped, showing a compact strip-field system inside the enclosure (Green 2000). The hamlets/farms of Higher (formerly North) Winsham (MDV16303), Middle Winsham (MDV73672)

as well as Lower (South) Winsham (MDV36788) are all associated with this enclosure and probably have medieval origins.

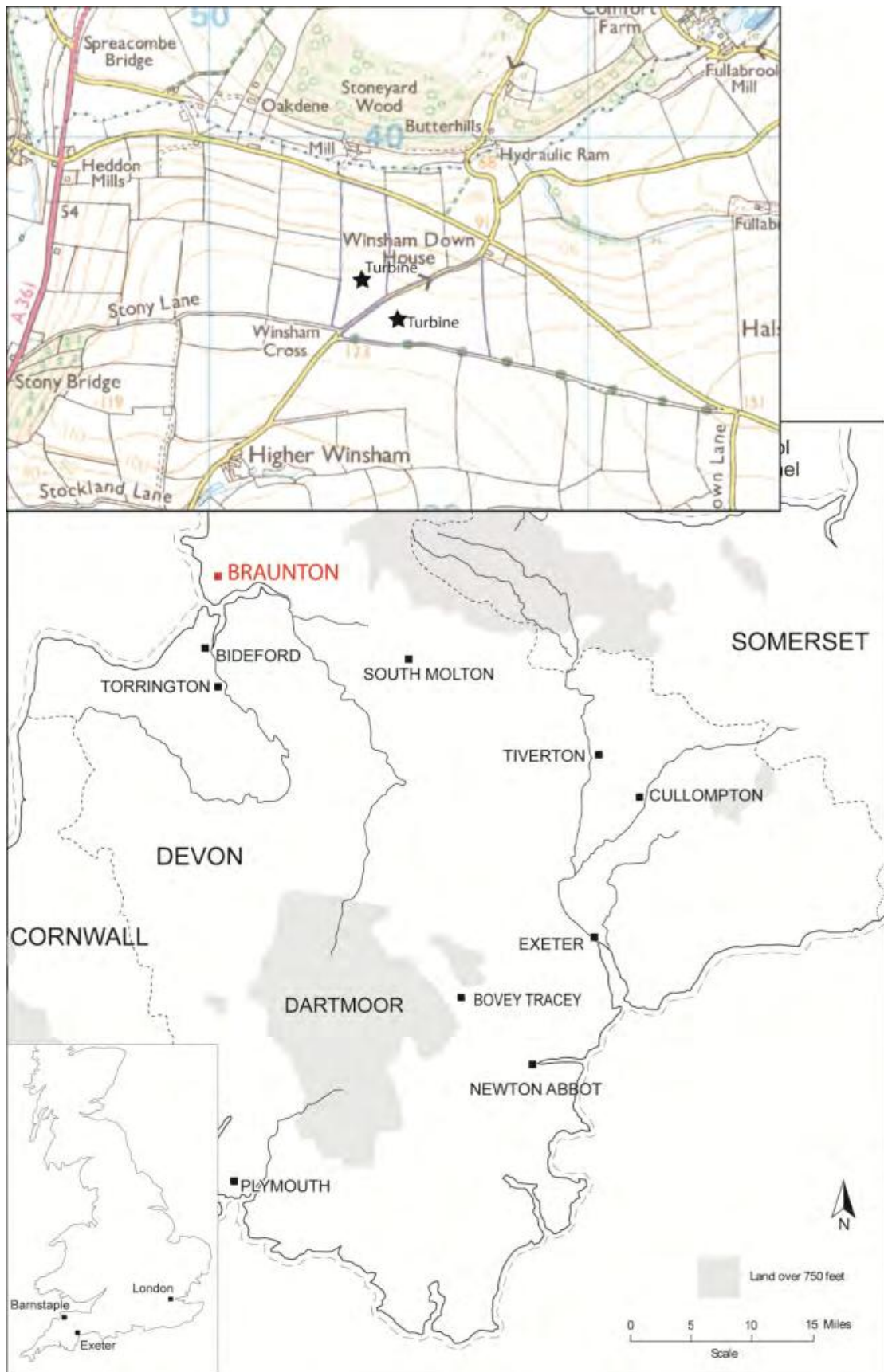


Figure 1: Site location (the approximate location of the proposed turbines are indicated).

1.5 Methodology

This document follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), *Wind Energy and the Historic Environment* (English Heritage 2005), and with reference to *Visual Assessment of 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 the masts (46m 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 six-point scale:

Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the turbine may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.
<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).

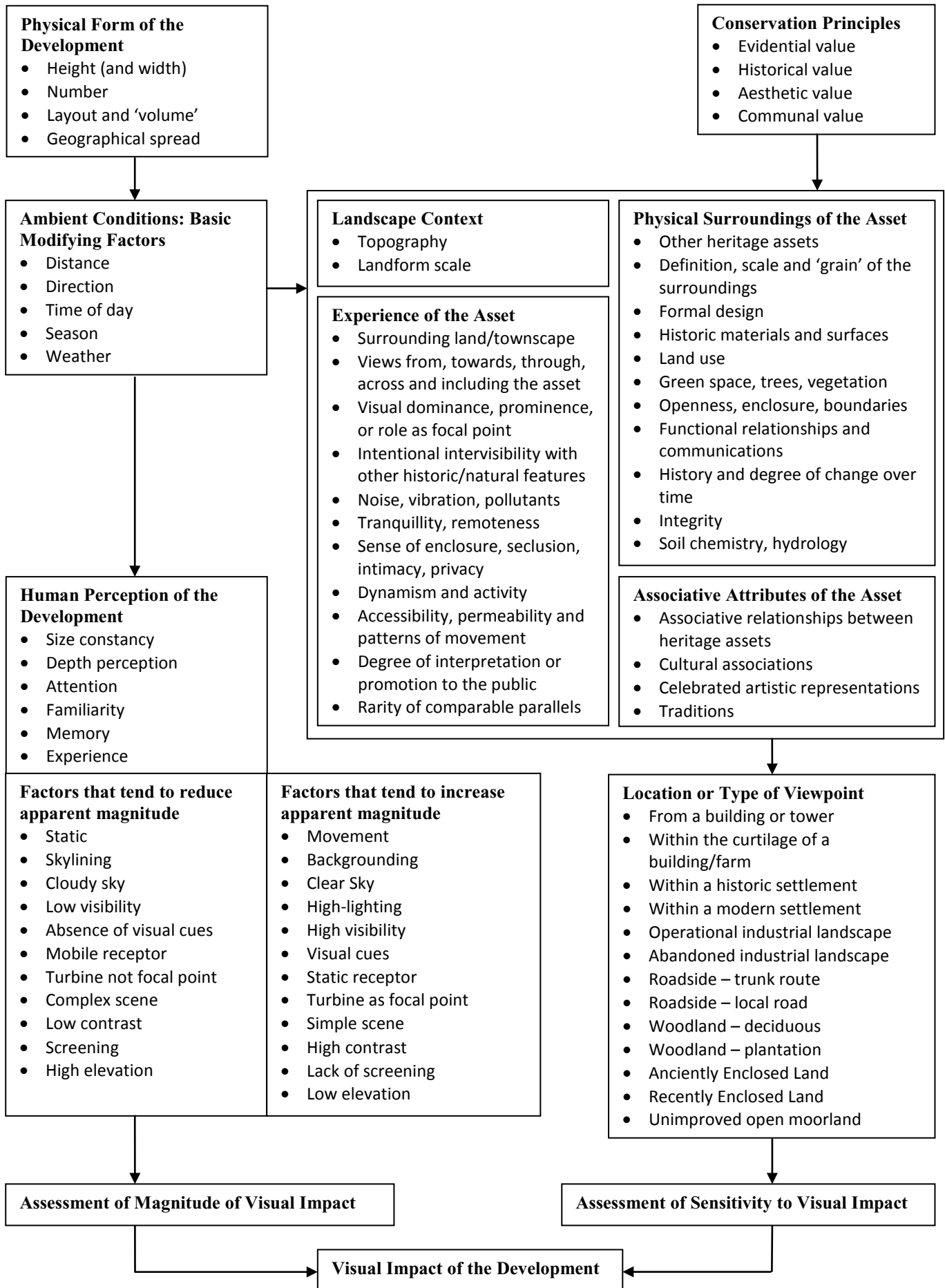


Table 1: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

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 Winsham Cross, Braunton

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.

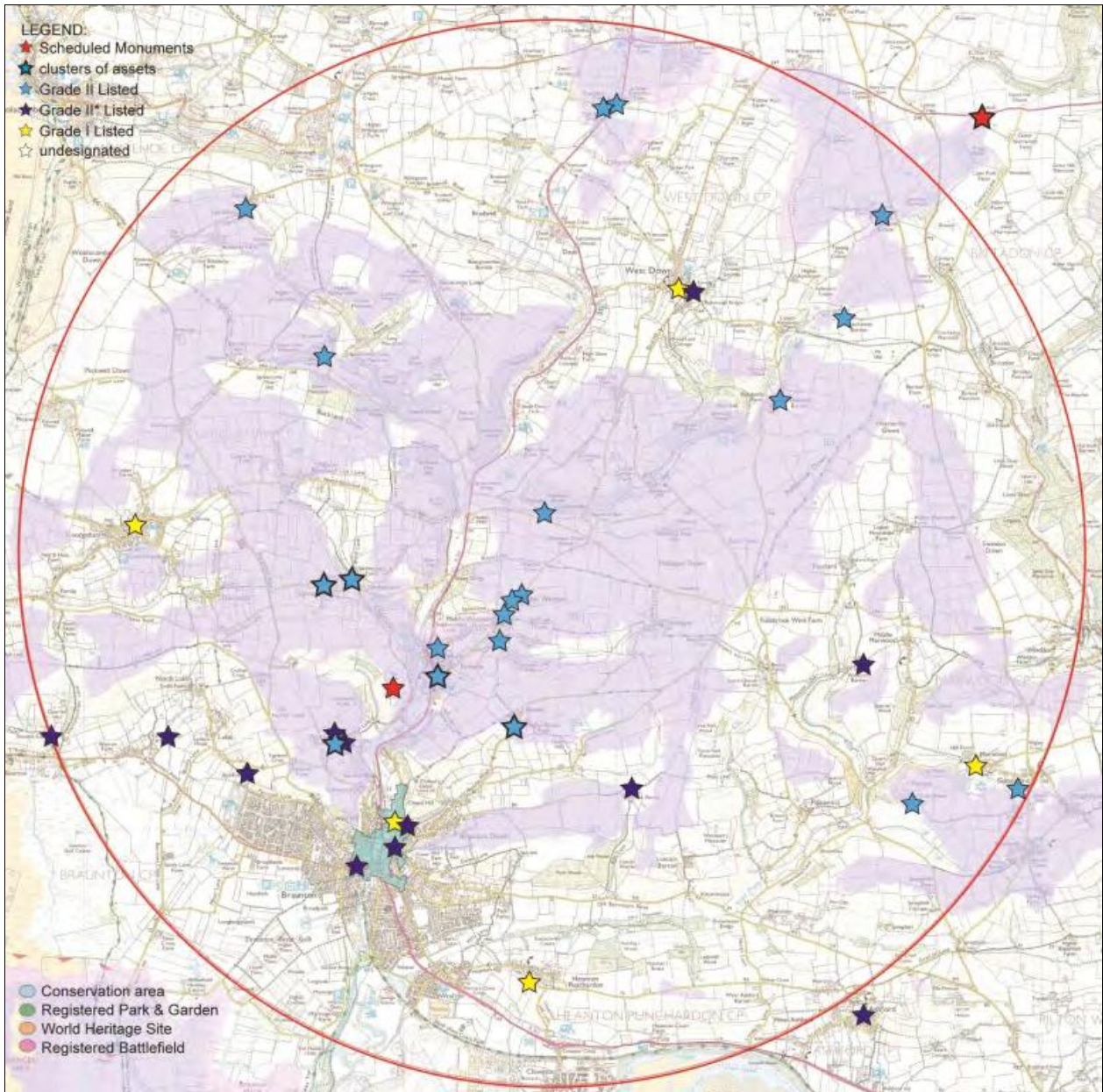


Figure 2: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine: within 6km (based on a ZTV supplied by Mosscliff Environmental Energy).

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 area to the south, including much of historic settlement of Braunton, 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 (46m). 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.

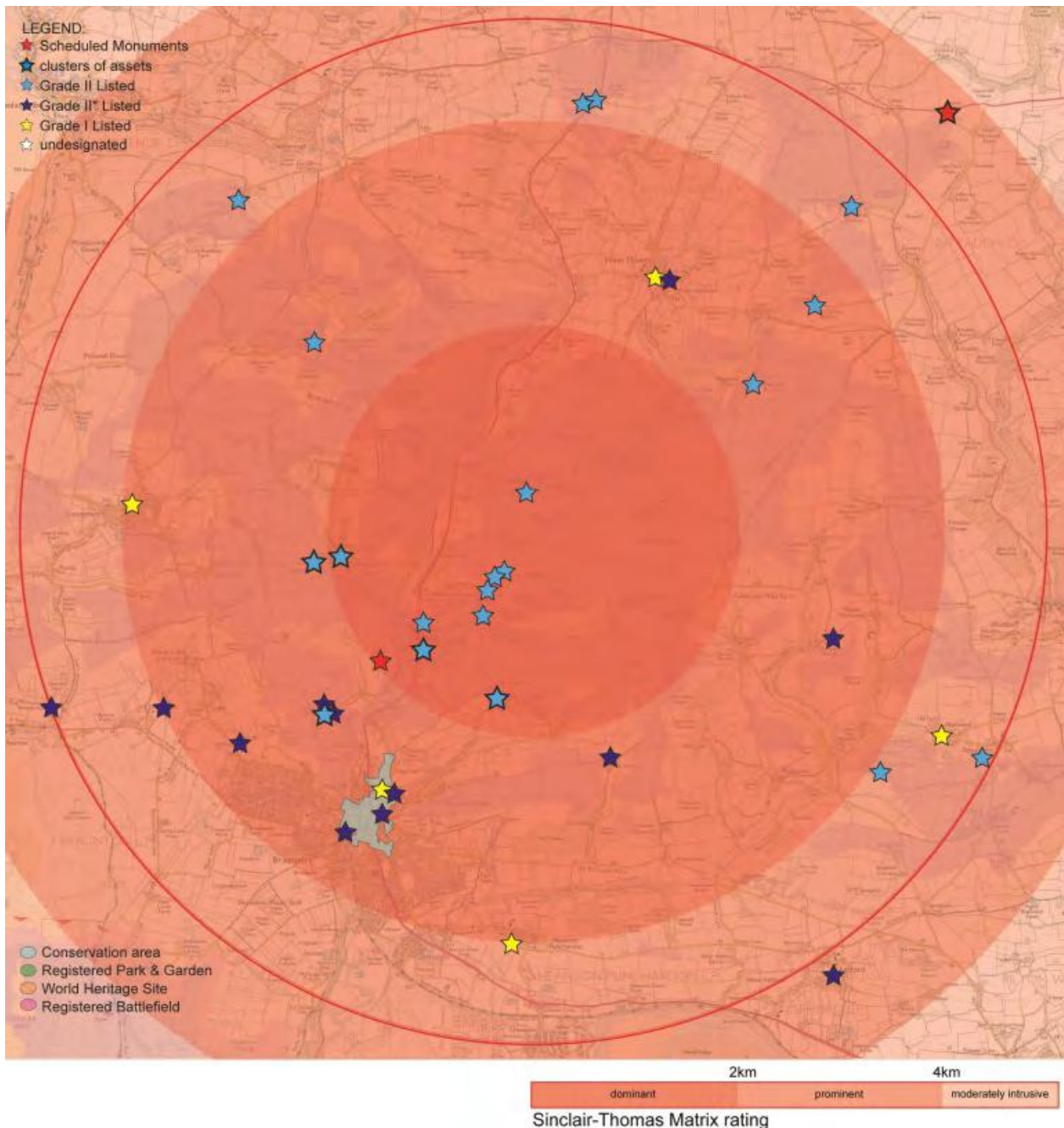


Figure 3: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 6km (based on a ZTV supplied by Mosscliff Environmental Ltd.), related to the Sinclair-Thomas Matrix.

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-west, but local screening factors prevented other assets from being visible from the proposal site. Those assets which are screened, include the registered Park and Garden at Saunton Court (UID: 1691) and the scheduled monuments to the north-east towards Bittadon; including the barrow cemetery at Hillcrest (SM: 34252); other outlying barrows (SM 32222; 34243; 32212); and the hillslope enclosure at Outer Narracott (SM: 32223).

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Higher Winsham Farm & Higher Winsham Cottage; medium significance, Grade II Listed; conditions: excellent. Distance from turbine: c.0.5km. Two thatched buildings on an east-facing slope, at the top of a narrow valley, with the ground falling away to the east. The landform scale is quite small and enclosed; the valley narrow and focussed, the landscape context of this farm is limited to the valley, in which the proposed turbines will also appear, to the north-east. The hedgebanks in the area are tall and mature and may provide some local blocking. The rural simple character of the setting of the farm and cottage will be significantly impacted by the proximity of the turbine. The key views and relationship between the house and cottage will also be affected, as the turbine will appear in all views east and the experience of both will be impacted; **negative/substantial** impact.
- Middle Winsham Farmhouse and adjoining stables; medium significance, Grade II Listed, condition: fair. Distance to turbine: c.0.7km. Farm set in a deep wedge shaped east-west valley. The farm sits in the base of the valley, with buildings to the south and west, it is very enclosed with trees and hedgebanks to the western side, and modern buildings to the east. The valley curves and the ground rises to the north-east, where there are mature gardens of Higher Winsham Farm. There are wider views down the valley to the west, however the landform scale is small the setting of the farm enclosed, intimate within its immediate surroundings. Although the turbine lies just up the top of the valley, it does lie outside of the key section of the valley in which the farm is viewed. Some local blocking also occurs here with the trees to the north-east; **negative/minor** impact.
- Lower Winsham Farm; medium significance, Grade II Listed; condition: good. Distance to turbine: c.0.9km. Set into a bank to the north-east, in an east and north-east orientated valley,

which opens up beyond the house. There are views down the valley to the south-west, but it is in an enclosed intimate setting within the narrow valley. The turbine cannot impact on this setting due to the blocking from topography and the trees on the slopes behind the farm. Our experience of the farm is limited to the view from the narrow lane and the converted farm buildings to the west; **neutral** impact.

- Dyers Farmhouse and Stanburys, in Nethercott; medium significance; Grade II Listed; condition: good. Distance to turbine c.1.9km. Stanburys is compressively blocked, being set down into the steep bank of the combe, surrounded by hedges and trees with limited views; **neutral** impact. Dyers Farmhouse, set to the south side of a combe which leads into the Caen valley to the east. Some limited views generally down the valley, but less so from the farm, which is set lower than later 19th century buildings located immediately to the south, by the road. Other historic buildings within the hamlet provide a cohesive historic rural context. The combe is a small enclosed landscape context for the farm, with the hamlet forming the setting in which it is experienced. The turbine stands outside of this context and despite some very possible limited views to the east there is no quantifiable effect on the setting or our experience of the asset; **negligible** impact.

Sinclair-Thomas Matrix Zone B: Prominent

- Fullabrook Barton; medium significance; Grade II Listed, condition fair; Distance to turbine: c.3.6km. Surrounded by extensive modern farm buildings. The house sits to the east side of the river Caen valley, which is dominated by trees and scrub, in a slight south-facing hollow. The valley is twisting and quite irregular, narrowing to the south and the landscape context is therefore quite enclosed and limited to the valley. The ground rises to the south and to the east. The large Fullabrook wind farm lies just over the peak of the slope to the east and south-east. The proposed site lies just outside of the valley context of the farm, just over the peak of the slope, which topographically defines it, but may frame the key views down the valley to the south-west. This will therefore impact on the setting of the farm and to some extent the experience, although from ground level local blocking will play a factor; **negative/minor to negligible** impact.
- Crackaway Barton; medium significance; Grade II Listed; condition: unknown. Distance from turbine c.3.5km. Set down a long private farm track. Located on the upper level of a west facing slope, looking down the Caen valley, towards Fullabrook Barton and down to the south-west. The farm is defined by its topographical landscape context however it lies just on the border between the valley and the high downs, with the ground peaking just beyond the farmstead which is why it cannot be viewed from the road. The immediate landscape context is the valley and this provides the setting in which it is experienced, however the key views from the location are to the south-west and the proposed site lies directly within these, framing the views, despite being slightly outside the valley. The farm is not fully defined by its views and the immediate links to its barns, buildings and land will not be affected; **negative/minor** impact.
- Town Farm, Braunton; high significance; Grade II* Listed, condition; good. Distance to the turbine: c.3.5km. Barns converted and house now seemingly divided, as part of an unsympathetic development. The setting and landscape context of the farm is as part of a historic urban environment and consequently it is now quite enclosed, with only views between buildings and streets within the settlement. The turbine will in no way intrude upon or impact this enclosed setting, and the farm can be understood as a historic building despite its changed surroundings; **neutral** impact.
- Barn and Cowshed near Westcott Barton; high significance, Grade II* Listed, condition: unknown. Distance to turbine: c.3.1km. Set down a long private track the farm sits in a combe at the head of a valley leading down to the estuary, with steep wooded slopes. The proposed turbine site will be to the north-west on the high rolling downs, completely out of the restricted and enclosed valley context of this asset, and therefore it has no expected impact on

the setting or experience; **negative/unknown** impact applied but expected to be neutral.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Twitchen Farmhouse and farm buildings; medium significance; Grade II Listed; conditions: fair to good. Distance from turbine: c.4.3km. Set on a high ridge, facing south and west this farm has a wide landscape context of the high rolling downs and with expansive views. Its immediate context is the ridge, the farm buildings and its landholding. The turbines will lie outside of the landscape context of the ridge and the valley, however it may frame views to the south-west, down the valley; **negative/minor** to **negligible** impact.
- West Stowford Barton; medium significance; Grade II Listed; condition: fair. Distance to turbine: c.4.4km. Viewed down and across the farm track and fields, the farmstead appears to be set within strongly dominant boundaries, with tall hedgebanks and trees, this immediate context creates an inward focus. The farm stands on high ground on a slight south and western slope, above the head of the River Caen valley. The proposed site lies outside of this assets landscape context, but it would probably appear in views south and south-west, although local blocking may apply. The setting of the farm is unlikely to be affected and the experience will definitely not be affected. The large turbines at Fullabrook wind farm are in closer proximity and directly visible, reducing the impact of anything else further afield; **negligible** impact
- Higher Bullen; medium significance; Grade II Listed; condition: good. Distance to turbine: c.4.3km. Set on the north-east facing southern slopes of a valley, with high ground immediately west which then falls steeply to Woolacombe beach, with Woolacombe high down to the south-west. The valley runs south-east towards Spreacombe and there will be key views to the north-west across the valley to Willington and down to Spreacombe. The setting of this farm is the valley running back from the coast, it is defined by this landscape context in which it is experienced and the setting cannot be affected by the proposed site. The context, immediately amongst other historic buildings and within the valley ultimately being relatively unaffected. The turbine may frame some views to the south-east down this valley but the impact this will have on the asset is minimal; **negative/minor** to **negligible** impact.

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

- Fairlinch, Braunton; high significance; Grade II* Listed; condition: good. Distance to turbine c.3.5km. Set to the north and west of the village, this farmhouse is set facing south-east across to the village, and south to the estuary. Set within garden walls, and with barns to the south, east and north. The house is terraced into the slope to the north-west. There are wide views across the estuary, down the river to Barnstaple and south towards Instow. The farm has been set to take advantage of these views, and it is of a higher status, as a building. The landscape

context of the house is the estuary and its immediate simple rural surroundings of its own landholding. The turbine will not appear within any of the key estuary based views or impact the edge of settlement rural setting for the farmhouse, which can still be experienced as intended amongst its buildings; **neutral** impact.

- Buckland Manor, horse engine and threshing barn; all high significance; all Grade II* Listed; conditions: good; grouped with several Grade II Listed outbuildings, such as the stables. Key views for the house are to the south-east and south across the lawns and a section of parkland, framed by the woods. There are also landscape views up the valley to the north and north-east directly towards the proposed turbines location. The house sits in a deep combe on the west side of the river Caen valley, the ground rising to the north and west. The turbine will not stand within this landscape context but on the high downs to the north-east, and although visible, it does not lie within the key valley setting of the asset. The turbine will not be visible when viewing the house from its enclosed grounds, but may be visible from the north elevation for the house and from the service courtyards and outbuildings. This may affect our experience of the group, by appearing within views from in and around the group of assets. The house sits in quite a naturally open situation of the side of the combe but the valley itself is quite enclosed with heavily wooded slopes in sections and steep sides. The cultural landscape around the house, designed gardens and planned grounds means more of an enclosed intimate situation is created around the main building. Views somewhat reduced by the tree planting within the lawns in front of the house, as well as the kitchen gardens and trees to the north-west and a long sinuous plantation known as Buckland Woods to the west; **negative/moderate** impact.
- Ash Barton; high significance, Grade II* Listed, condition: good. Distance to turbine: c.2.7km. Large house, former manor house, on south and east slope, with principal elevations to the south and west. Has wide views across the estuary to the south and to Heanton Punchardon and Fremington. The landscape context of the house is the wooded valley to the south, of which it sits at the head, with the woods to the western side. It stands on the edge of the high rolling downs in which the turbine is to be constructed. Within that landscape, and in close proximity to the asset, lies the Fullabrook wind farm, which completely dominates the wider landscape. These extant turbines are much closer than the proposed, and the main impact from this proposal will be cumulative, as the only open views left to the north are to the north-west and the turbines will appear in these views. The impact on setting for the north is already compromised and our primary intended experience of the house is from the south; **negative/moderate** impact.
- Manor House, West Down; high significance; Grade II* Listed; Condition: good. Distance to turbines: c.2.8km. Set in the wide open valley, on a north-facing slope, in a landscape of simple rural character. The context of the Manor House, adjacent to the church and within its immediate village setting. The historic and modern houses provide both setting and local blocking to the house and gardens. The Fullabrook wind farm stands to the south-east and a single turbine stands to the north-east, within the wider landscape context of the asset, although local blocking applies to some extent. Cumulative impact is expected given the open nature of the landscape, although in comparison the proposed turbines will not directly affect the Manor House as they will stand outside landscape context, over a ridge of ground to the south. The turbines are unlikely to be visible due to local blocking; **negative/negligible** impact due to cumulative impact, no direct impact.
- Broadgate; high significance, Grade II* Listed, condition: good. Distance to turbine: c.3.1km. Barns converted and house also now seemingly divided. The barns and house form an enclosed courtyard with the gardens also walled and enclosed, there is a distinct inward focus within the building complex. The setting and landscape context of the farm is as part of a historic urban environment and consequently it is quite enclosed and intimate a setting. The building is a former manor house and is therefore in quite prominent within the village, being located on the same ridge of ground as the church. The modern housing to the west and south and later 19th century buildings do however rather obscure and overshadow this once important

building. The stone chimney, slate roof and steeply pitched west gable-end are however visible from many areas west in the town on the lower ground and from the main road which runs through. The valley which contains Braunton and the wider estuary provide the wider landscape setting by which the asset is defined and the turbine stands well outside of this context and therefore cannot impact on the setting, or our experience of the asset. The understanding is somewhat reduced by its conversion however again there is no impact from the turbine; **neutral** impact.

- Saunton Court, including garden structures; high significance; Grade II* Listed House, Grade II Listed Registered Park and Garden; condition: unknown. Distance to turbine: c.4.0km. Set up a long private drive in an enclosed combe at the head of a short valley, facing out to the sea. This is a complex landscape of coastal, rural, historic urban and historic industrial. The turbine stands on high ground to the north-east, in a simple rural landscape, completely out of the landscape context or setting of this asset. The grounds are quite wooded and landscaped to shield views and it is expected that local blocking may also apply; **negative/unknown** impact but neutral expected.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Lee House and attached stables; medium significance; Grade II Listed; condition: unknown. Distance for turbine: c.4.1km. Set down a long private farm track a north-facing slope of the Marwood Valley. The house faces across to Lee Woods and to the north-east to the extensive Marwood Hill gardens, which have transformed this valley into a planned landscape and pleasure gardens, which are a tourist attraction. The valley acts as the landscape context of the house and stables, creating a relatively enclosed and intimate, inward focus. The turbine will stand well outside of the key setting of this house and the visual links which define it, back to Marwood and Guineaford; **negligible** impact.

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

- The Old Cottage, The Manor House and The Woodlands; medium significance; Grade II Listed; conditions: fair to good. Distance to turbine: c.1.5km. Proposed site sits to the north-east. Both houses are set on Chapel Street in the settlement of Knowle which sits in a wide valley, with steep sides, to the east and west, but the slopes become more shallow to the north-east. There are a lot of modern houses built around the older core of the settlement, which sits in the base of the valley. The context of the assets is historic urban and they also provide each others setting being attached in a row. Local blocking also applies which both focusses the setting inwards and further reduces the possibility of impact from the turbine; **neutral** impact.
- Ridge Cottage; medium significance; Grade II Listed; condition: unknown. Distance to turbine: c.1.4km. Asset technically within dominant zone. Set in heavily wooded mature gardens with lots of shrubs this house cannot be seen from the public road. The setting is the village of Knowle and the valley in which it is found. The house is set to the northern end of this valley, where it widens and the slopes are shallower. General views up the valley which leads up to Winsham and the proposal site to the north-east. The setting of the house culturally is its 20th century gardens and the wider setting is the historic urban context of the village. Local blocking is expected to be comprehensive; **negative/unknown** impact applied but neutral is expected.
- *Boode*: Boode House, Boode Farmhouse and barn; significance medium; Grade II Listed; conditions: fair to good. Distance to turbine: c.1.7km. Farming hamlet set on the north side of a valley, on the south-facing slopes, with a slight south-western angle. The valley narrows to the south-west, where it drops to Braunton, and widens to the north-east. Boode House lies further into the valley to the south and south-west, with the barns of the farm behind, including the listed barn and farmhouse which lies to the north. These buildings form a cohesive historic group of simple rural character, with two other undesignated historic buildings in the group and a modern house and further barns and buildings. The buildings provide each other's context and immediate setting. The turbine stands outside of the landscape context and valley setting of these buildings. The buildings are also shielded by trees which provide local blocking; **negligible** impact.

Sinclair-Thomas Matrix Zone B: Prominent

- *Upcott*: Upcott Farmhouse and outbuildings, Cider Mill House, Barn and Stables; medium significance; Grade II listed; condition: good. Distance to turbine: c.2.2km. Set on the western upper slopes of the river Caen valley, looking down into a steep narrow combe which contains the hamlet of Nethercott, to the north-east. Immediate context of house is the courtyard of barns, walled gardens and other stone outbuildings. Cohesive historic agricultural group, in simple rural valley of agricultural fields. The turbine would stand far outside of this, within a different valley to the north-east; **negligible** impact.
- Church House, Braunton; high significance; Grade II* Listed; condition: excellent. Distance to turbine: c.2.9km. Narrow low building built alongside the churchyard and set along a narrow historic street (Church Street) in the heart of the village. This context is both religious, in its associations with the church and urban historic. The older part of the village tucks up under Chapel Hill within the valley. The wider valley provides the landscape context and the turbine stands outside of this landscape context. The urban setting also provides comprehensive local blocking, so there is no impact on setting or views or our experience of this unusual building; **neutral** impact.

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 George; high significance; Grade I Listed; condition: excellent. Distance to turbines: c.3.9km. Set in its walled churchyard in the heart of the village, within a valley which provides, an enclosed intimate setting for the village and church. The village provides the context and setting in which we understand this building as the religious focus of the village. The buildings of the village also provide local blocking to the body of the church and the churchyard. The turbines will stand at least two valleys away from church and are too distant for direct impact on the church visually. The setting of the asset will not be affected and due to the local blocking of the wooded valley and building our experience of the asset is also unaffected; **neutral** impact.
- Church of St Brannock, Braunton; high significance; Grade I Listed; condition: good. Distance to

turbines: c.2.9km. The church has a small tower and a spire. It is set to the north and east of the current settlement, as 20th century housing estates have spread around the original historic core. Historic buildings shield the body of the church to the north-east and also provide the historic urban setting and character of the surroundings, in which the church is experienced. The valley in which the village is set and the estuary flats are the context of the church, with the ground rising behind to Chapel Hill, which it is expected will block views. The turbine is to be situated on the high rolling downs to the north, far outside of the setting of the asset; **negligible** impact.

- Church of the Holy Trinity, West Down; high significance; Grade I Listed; Condition: good. Distance to turbines: c.2.8km. Set in the wide open valley, on a north-facing slope, in a landscape of simple rural character. The context of the church is this valley and its immediate village setting. The historic and modern houses provide both setting and local blocking to the body of the church and the churchyard. The Fullabrook wind farm stands to the south-east and a single turbine stands to the north-east, within the landscape context of the church. The open nature of the valley is such that despite the enclosed cultural boundary of the village, the church and its tower are quite significantly affected as a landscape feature by the already extant turbines. Cumulative impact is expected to make this situation worse, although in comparison the proposed turbines will not directly affect the church as they will stand outside of the crucial valley landscape context, over a ridge of ground to the south. The blades or upper section may still be visible however; **negative/moderate** impact due to cumulative impact, little direct impact.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of St Michael; high significance; Grade I Listed, condition: excellent. Distance to turbines: c.4.4km. Set on the northern slopes in the small shallow valley in which the villages of Marwood and Guineaford reside. Key views from this position are down the valley to the west, and up the valley to the east. The church has a tall tower, which may have some views over the peak of the hill to the north and north-west, towards the turbine. The church sits in a walled churchyard, with a small church house set alongside the lychgate. The church sits on the Marwood estate, west of the house, surrounded to the south and west by the famous gardens. The gardens and estate, particularly the house and stables provide the setting for the church. Views from the tower alone cannot affect our understanding or the experience of the asset. The tower is not usually visited and was not designed to provide views, but to be viewed. The turbine will not impact on the valley setting or immediate important views between the church and other estate features, being only moderately intrusive at this distance; **negligible** impact.
- Church of St Augustine Heanton Punchardon; high significance; Grade I Listed; condition: excellent. Distance to turbines: c.4.1km. Set on a shallow southern and south-western slope, at the peak of the slope, just off the top of the hill, with the ground rising immediately behind the church. Wide views across the estuary, the church tower is a key landscape feature within the wider estuary area, from the west, however the church is less visible, blocked by trees. Key views are along the river estuary, east to Barnstaple and across to Instow, Appledore and Bideford, the turbine will not appear in or affect these views. The turbine will stand to the north outside of the landscape context of the church of the south-facing slopes and estuary. A significant number of turbines stand behind the church to the north and north-west at Fullabrook, and the proposed turbine will stand on the opposite hill, at a similar proximity. There may be some limited views to the turbine from the top of the tower but the asset is not usually experienced from this angle and views will not affect our understanding of this asset; **negligible** impact.
- Church of St Peter, Ashford; high significance; Grade II* Listed; condition: good. Distance to turbine c.5.2km. This church has a spire, dating from the late 18th century which has wide views across the estuary. The church sits on a south-south-west facing slope. The churchyard is heavily wooded, and the church is framed by trees. The houses in the village and tall hedges and walls along the road will provide an element of local blocking to the churchyard and body

of the church. The ground peaks to the north behind the village, and as with Heanton Punchardon the landscape context of this church is the estuary, not the landscape to the north in which the turbine will be found. Despite the technical wide views, a spire has a lot less landscape primacy than a tower. A significant number of turbines stand behind the church to the north and north-west at Fullabrook and the proposed turbines will stand on the opposite hill, at a similar proximity. The turbines will not impact this church to any great extent, in no way intruding upon the village context or wider estuary setting; **negligible** impact.

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 B: Prominent

- Ruin of Chapel and Priests House; high significance; scheduled monument & Grade II Listed; condition: fair. Distance to turbine: c.2.8km. Set in the Spreacombe valley, defined by this enclosed and intimate landscape context. Inward focus to the topography and there will be no impact from the turbine into this setting due to local blocking; **neutral** impact.

2.6.6 Nonconformist Chapels

Non-Conformist places of worship, current and former

Non-Conformist chapels are relatively common across the whole of Devon and Cornwall. They tend to be fairly modest structures in all but the largest settlements, lacking towers and many of

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

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Methodists Chapel; medium significance; Grade II Listed; condition: good. Distance to turbine: c.4.9km. Set on the upper level of a north-facing slope, on the south side of a narrow valley running roughly east-west. The chapel looks down on the hamlet of Guineaford in the base of the valley to the north and across to Marwood village and estate to the north-west. The building is defined by both its function and association with Marwood settlement. The turbine may appear behind on the skyline, in the distance and frame these views to Marwood. The landscape context however of the chapel is the valley in which it sits and despite possible views the turbine does not stand within this context and does not interrupt its key visual links to its surroundings, appearing behind them. The setting therefore is unaffected, although the experience may be minimally affected, although the Fullabrook wind farm lies between the chapel and proposed site so therefore minimises this effect; **negligible** impact.

2.6.7 Historic industrial buildings

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Beer Mill; medium significance; Grade II Listed; condition: good. Distance to turbine: c.0.4km. Set in a V-shaped valley, which runs east-west, set to the north of the River Caen. The mill is on the north side of the river, facing south. The setting of the mill is the river bank, the valley which defines our understanding of the asset and its former function and in which it is experienced. The proposed turbines sit on the southern slopes of this valley, and will dominate the landscape context of this asset completely, altering its open setting, the valley being quite wide and empty of other features, and therefore more sensitive to a modern addition; **negative/substantial** to **negative/moderate** impact.

2.6.8 Hillforts and Earthworks

Hillforts, tor enclosures, cross dykes, promontory forts

Hillforts are large embanked enclosures, most often interpreted as fortifications, and usually occupy defensible and/or visually prominent positions in the landscape. They are typically visible from all or most of the surrounding lower and higher ground, with the corollary that they enjoyed extensive views of the surrounding countryside. As such, they are as much a visible statement of power as they are designed to dissuade or repel assault. The location of these sites in the landscape must reflect earlier patterns of social organisation, but these are essentially visual monuments. 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.

Tor enclosures are less common, and usually only enclose the summit of a single hill; the enclosure walls is usually comprised of stone in those instances. Cross dykes and promontory forts are rather similar in nature, being hill spurs or coastal promontories defended by short lengths of earthwork thrown across the narrowest point. Both classes of monument represent similar expressions of power in the landscape, but the coastal location of promontory forts makes them more sensitive to visual intrusion along the coastal littoral, due to the contrast with the monotony of the sea. Linear earthworks are the cross dyke writ large, enclosing whole areas rather than individual promontories. The investment in time and resources these monuments represent is usually far greater than those of individual settlements and hillforts, requiring a strong centralised authority or excellent communal organisation.

It is not always clear when a large earthwork enclosure (e.g. a round) can be classified as a small hillfort. However, hillforts invariably occupy strong natural positions in the landscape, whereas other forms of enclosed settlement need not.

Sinclair-Thomas Matrix Zone A: Dominant

- Slight Univallate hillfort, called 'The Castle'; high significance; Scheduled Monument; condition: unknown. Distance from turbine 1.9km. Seemingly set on private land within the middle of the field system. When viewed from high ground to the west the monument can be seen to be shallow earthworks on the peak of a low promontory within a valley, where the valley splits. There appear to be bands of woodland to the north and the west and some scrub on the lower slopes to the south but otherwise the earthworks are quite open, with expansive views. The rationale behind the position of this asset was its views to the surrounding area and possible defensible situation. Key views are to the river valley below, to the north-east and south-west. There are also views to the east across the valley to the eastern landscape. The large wind farm at Fullabrook lies further away to the east. The landscape context of the asset is the hilltop on which it is situated and the proposed site will not affect, or compete in any way with the earthworks on the hill. The turbines may however affect the experience of the asset; **negative/minor** impact.

2.6.9 Prehistoric Ritual/Funerary Monuments

Stone Rows, Barrows and 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 hedgebanks restrict line-of-sight.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Three bowl barrows near Lynton Cross ; high significance, Scheduled Monuments; conditions: fair to good. Distance from turbine: c.5.7km. Upstanding mounds, set north of the A3123, which directly intrudes on their settings. The barrows lie on a high ridge of ground, in an open position, but no longer on exposed upland ground, as they now lie within agricultural land, divided by hedgebanks. The ground slopes away to the east and there are wide expansive views to the north-east, east and south-east. Apart from the largest of the barrows the others are locally blocked to some extent by the hedgebanks which enclose these features, reducing their landscape context to the field enclosure in which they are now situated. The larger barrow has wider landscape presence and therefore its context is the wider upland landscape which will to some extent also be occupied by the proposed turbines. The topographical context is the ridge which they were constructed upon and ultimately the turbine will not compete with the barrows and does not impact this setting directly; **negligible impact**.
- Double stone alignment on Isley Marsh; high significance; Scheduled Monument; Grade II Listed; condition: fair to poor. Distance to turbine c.5.8km. Often submerged by tides being located on the tidal mud flats. Wide views in the surrounding area are open and exposed, although the context of this feature is the tidal coastline alone; and the turbine will stand well out of this context. Views would once have been important to this feature, but it can no longer be experienced as intended, and our understanding of it is therefore restricted. Its wider setting has changed completely although its localised mud flats setting remains the same; **negligible impact**.

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 turbines would be erected within the *Downlands* Landscape Character Area, on the edge of the *Secluded Valleys* LCA (Land Use Consultants 2010). The *Downlands* LCA is characterised as a Rolling landscape with broad rounded ridges and hilltops affording expansive views, with dispersed farmsteads and nucleated villages and hamlets located in tributary valleys and around crossroads. From a historic landscape perspective the

proposed turbines would clearly be intrusive new elements in this largely pastoral and simple landscape. Cumulative impact does also appear to be an issue, especially given the scale of the nearby Fullabrook Down Windfarm. Overall, the impact on the character of this historic landscape is likely to be **negative/moderate**.

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

2.7 Summary of the Evidence

ID	UID	Name	NGR	Assessment
SAM	DV513	Slight univallate hillfort called The Castle	SS4889738297	Negative/minor
SAM & GII	98448	Ruins of Chapel of St. John and Priests house	SS4827541381	Neutral
SAM	32222	Three bowl barrows near Lynton Cross	SS5439743752	Negligible
SAM	DV173	Double stone alignment on Isley marsh	SS4914232884	Negligible
GI	98372	Church of St. George	SS4648839887	Neutral
GI	98312	Church of Brannock	SS4891637072	Negligible
GI	98462	Church of Holy Trinity	SS5164642023	Negative/moderate
GI	98202	Church of St. Michael	SS5440137561	Negligible
GI	98435	Church of St. Augustine	SS5021535587	Negligible
GII*	98215	Barn and cowshed near Westcott Barton	SS5320438514	Negative/unknown
GII*	98463	Manor House	SS5167242020	Negligible
GII*	98269	Ash Barton	SS5112537326	Negative/moderate
GII*	98311	Church House	SS4894637052	Neutral
GII*	98322	Broadgate	SS4891636866	Neutral
GII*	98345	Town Farm including adjoining wall and railings	SS4852536657	Neutral
GII*	98284	Buckland Manor	SS4837837743	Negative/moderate
GII*	98287	Threshing Barn and Horse engine house	SS4835737771	
GII	98285	Range of three adjoining outbuildings	SS4838937773	
GII	98286	Shippon with adjoining root store & bullock shed	SS4833337765	
GII	98288	Stables with loft	SS4834437798	
GII*	98273	Fairlinch	SS4751237563	Neutral
GII*	98349	Saunton Court including garden structures	SS4568737908	Negative/unknown
GII*	98262	Church of St. Peter	SS5335035357	Negligible
GII	98461	Beer Mill	SS5038339965	Negative/substantial to negative/moderate
GII	98331	Higher Winsham Cottage	SS5005339150	Negative/substantial
GII	98330	Higher Winsham	SS5003439126	Negative/substantial
GII	98337	Middle Winsham Farmhouse, stables outbuildings	SS4989938951	Negative/minor
GII	98336	Lower Winsham Farmhouse	SS4992738736	Neutral
GII	98334	Ridge Cottage	SS4923338691	Negative/unknown
GII	98332	The Old Cottage	SS4929838427	Neutral
	98333	The Manor House and Woodlands	SS4922938436	
GII	98283	Barn near Boode Farmhouse	SS5011937981	Negligible
	98282	Boode Farmhouse	SS5007438049	
	98281	Boode House	SS4999637946	
GII	98340	Stanburys	SS4850539280	Neutral
GII	98341	Dyer's Farmhouse	SS4849439318	Negligible
GII	98359	Upcott Farmhouse and outbuildings	SS4828139256	Negligible
	98360	Cider-Mill House near Upcott Farmhouse	SS4828939265	
	98361	Barn and Stables near Upcott Farmhouse	SS4829139216	
GII	98467	Crackaway Barton east and west [Borderline]	SS5307241853	Negative/minor
GII	98274	Fullabrook Barton	SS5253441027	Negative/minor to negligible
GII	98452	Higher Bullen	SS4742242710	Negative/minor to negligible
GII	98473	Twitchen Farmhouse	SS5094043848	Negative/minor to negligible
GII	98474	Range of farm buildings	SS5092343833	

Land at Winsham Cross, Braunton

GII	98472	West Stowford Barton	SS5348742789	Negligible
GII	98201	Lee House with attached stables	SS5381737257	Negligible
GII	469288	Methodist Chapel	SS5490037180	Negligible
-	-	Historic Landscape Character	-	Negative/moderate

Table 3: Summary of impacts. Sinclair-Thomas Matrix colour code: **RED** = Dominant Zone; **ORANGE** = Prominent Zone; **YELLOW** = Moderately Intrusive Zone.

3.0 Conclusions

3.1 Discussion and Conclusion

The proposed turbine would be installed on land that belonged to Higher Winsham, a farmstead formerly part of the Domesday Manor of Winsham. The turbines would be located on an east-west orientated broad ridge within a largely open landscape. The site is to the north-east of the village of Knowle and south of West Down. In this landscape, new, tall vertical elements will be highly visible; however, the large-scale wind farm to the east of the proposal site will serve to diminish the impact of the development, although it will enhance the cumulative effect.

There are five Grade I and eleven Grade II* Listed buildings or groups of buildings within 6km of the site, together with a rather greater number of Grade II Listed buildings. There are three relevant Scheduled Monuments within 7km, all of which are prehistoric in date. There are further designated assets, primarily scheduled monuments to the north-east, which fall outside of the ZTV.

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 six of these heritage assets (**negative/minor** or **negligible to negative/minor**), and have a more serious impact on the Church of Holy Trinity; Ash Barton; and Buckland Manor (**negative/moderate**). The assets of Beer Mill; Higher Winsham Cottage and Higher Winsham Farm will be the most seriously impacted (**negative/moderate to negative/substantial** or **negative/substantial**).

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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Appendix 1

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

Location: Land at Winsham Cross
Parish: Braunton
County: Devon
NGR: SS5040139615 and SS5051139516
Planning Application ref: Pre-application
Proposal: Erection of two 50kW Wind Turbine (Height 46m to tip).
Date: 16th May 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 a visual impact assessment and for related off site analysis and reporting at land at Winsham Cross, Braunton, Devon.

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed development lies in a prominent position in the landscape and within an area of archaeological potential. Most of the designated and undesignated assets within the surrounding area are medieval and post-medieval in date. The site is located just outside of a posited early-medieval curvilinear enclosure centred upon Winsham and containing a strip-field system.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;
- 3.1.2 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;
- 3.1.3 Produce a report containing the results of the desk-based research and the visual impact assessment;
- 3.1.4 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 7km of the site and all registered parks/gardens, sites with structured views, battle fields, significant un/designated archaeological landscapes and world heritage sites within 7km 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 Southwes1-179750.

6.0 FURTHER WORK

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

7.0 PERSONNEL

Land at Winsham Cross, Braunton

- 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 and EH 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

Slight univallate hillfort called The Castle DV513

The monument includes a slight univallate hillfort situated on prominent ridge overlooking the Caen Valley. The hillfort survives as an oval enclosure measuring up to 165m long by 120m wide internally, defined by a single rampart and buried outer ditch. Within the enclosure on the southern side is a terraced rectangular area defined by mortared masonry which was constructed in 1850 to house two cannons from the wreck of HMS Weasel. SS4889738297

Three bowl barrows near Lynton Cross 32222

This monument, which falls into two areas, includes three bowl barrows situated on a high upland ridge overlooking the Sterridge Valley. They form part of a large dispersed group of similar monuments which extend across this upland ridge and are all the subject of several separate schedulings. The three barrows all survive as circular mounds with their surrounding quarry ditches being preserved as buried features. The northernmost mound measures 18.6m in diameter and is 0.4m high. It is surrounded by an approximately 2m wide quarry ditch and partially underlies a field boundary on its western side. The central mound measures 30.3m in diameter and 1.4m high and is surrounded by an approximately 3m wide quarry ditch. The easternmost mound measures 21.6m in diameter and 0.9m high. The quarry ditch, which is approximately 2m wide, partially underlies a field boundary on the southern side. The field boundaries which cross the barrows to the west and south are excluded from the scheduling, although the ground beneath is included. S55439743752

Double stone alignment on Isley marsh near lower Yelland Farm DV173

This monument includes a double stone alignment situated on the tidal mudflats of the estuary of the River Taw. The alignment survives as up to 16 stones arranged in a pair of parallel rows. The distance between the two rows is approximately 2m. The stones of both rows are arranged in pairs up to 2.5m apart. The stone alignment is in a tidal estuarine location and for several years has been completely submerged by silt. In 1932, the tallest stone was 0.4m high above the silt. Partial excavation produced nine pairs of stones or stone sockets, a scatter of flint tools and some evidence for occupation during the Mesolithic, Neolithic and Early Bronze Age. At the time of its discovery in 1932, the rows were up to 56m long. By 1983 only seven stones were still visible above the mud and subsequently they have disappeared from view. S54914232884

Listed Buildings

Church of St. Michael 98202

Parish Church, C13 fabric to chancel with two lancets to north side (recent) and pointed south doorway. South transept with single lancet in east wall and unmodelled pointed arch into nave. Battered plinth in north aisle indicates former north transept and original cruciform plan. Nave, rest of north aisle and upper stages of tower principally C15. Late C19 refenestration and reroofing. Slate roof of late C19 slates with ridge resting on nave chancel. West tower of 3 stages with pentagonal stair turret on north side with 6 small square openings. Embattled parapet set-back buttresses to first stage only with elongated gravestone apparently designed to be fixed onto eastern buttress of south wall. Small square-headed opening on south and east side of second stage and four 2-light cusped bell-openings with quatrefoil tracery in the heads, pierced in east and south wall but blocked to north and west. All have pointed labels with returned ends. Slate louvres below tracery. Mostly recut Perpendicular window at west end and C15 west door with Pevsner 'B-type' moulding and flat-pointed arch. Embattled south porch with flat-pointed arch supported on Pevsner 'A-type' moulded piers. Small unceiled waggon roof of porch with some re-used timber. C14 south doorway with small foliated corbels. International timed sundial dated 1762 by one John Berry. Two square-headed perpendicular style windows of 3-lights with carved leaves in the spandrels to each side of porch. North arcade of 5 bays with 'B-type' piers. Capitals from western respond have 'Green man' foliage and berries then 3 flueorns between plain shields then two piers with interlaced fern and leaf decoration then one with continuous fern pattern and interlaced leaves in eastern respond. Unceiled waggon roofs to chancel, nave, north aisle and south transept. Some inserted timber to nave and chancel roof, but substantially intact. North aisle more complete with carved bosses in the intersections of the ribs. North aisle has 6 bays of straightheaded Perpendicular windows of 3 lights each with slightly curved arches. North door between second and third window from west end with hollow chamfered flat pointed arch with small round-headed niche above. C14 3-light window reset probably in C17, at east end of north aisle has pointed-arch heads under gentle ogee arches. South transept has raised plain wooden pointed arch door opening to blocked roof loft. Section of very fine early C16 rood screen spanning north aisle only. Pevsner 'A type' tracery and complete ribbed coving of 3 bays, now missing its gallery front but its gallery back remains. Richly carved panels recording the name of 'Sir John Beaulp', Parson of Marwood holding office in 1520. Renaissance influence in carving. Similar to work by the carver of Atherington screen. Large plasterwork Royal Arms at west end of north aisle 1763 datestone on its outside wall may indicate date of its erection. Early rectangular font bowl lies at west end of next to replacement front with cover carved by John Robinson. Some medieval floor tiles remain principally rear of new C17 pulpit. 13 C16 pews in nave 2.5 metres wide, with ornamental carved bench ends and moulded backs. 3 choir stalls on north side with misericords. Monuments. East wall of north aisle. Marble wall tablet with loric colonettes flanking inscription to Anne Chichester of Westcote (died 1664). On north wall of north aisle a monument by J Berry with urn and pedestal over Doric columns and frieze with inscription to an owner of Ley (died 1765). Medallion below has palmettes with hour-glass above north aisle north wall has marble wall monument to William Parminter (died in Panama - 1737). Inquisitor General for the South Sea Company and other members of his family. Inscription "This monument having lost its hold on the wall where it had been fixed-fell on the floor and was much mutilated. A grateful recollection of a respectable Ancestry imposed the necessity of its re-erection on a Surviving Descendant C1821'. Corinthian pillars surmounted by seated figures to each side of armorial shield and urn. Marble wall tablet on south wall of nave dated 1633. Ionic colonettes to each side of tablet with hour glass in pendant. At west end on south wall have a wall monument to William and Anthony Beard died 1652 aged 16 and 19. Two busts in high relief leaning on table with skull and hour glass. Shields above with plaque below and painted medallions in surround to each side. Some Old Devon Churches by John Stabb 1908. Bells and bell frame not inspected; said to contain 6 bells cast in 1771. S55440137561

Church of St. Augustine 98435

Parish Church. C13 and later. Tower and aisle of coursed dressed stone with some laced stone in 2nd tower stage. Nave, chancel, south and north porches of random rubble. Slate roofs with C19 crested ridge tiles. Nave and chancel probably incorporate earlier fabric but both heavily remodelled in late C15/early C16 when west tower and north aisle were added. Windows in north aisle suggest possibly early C17 refenestration and 1675 datestone below east window may indicate rebuilding of gable end wall of chancel. North aisle arcade rebuilt and piers remodelled in C18 or early C19. Nave and chancel refenestrated in C19. West tower of 3 stages with setback buttresses. Embattled parapet with crocketed corner pinnacles. Internal stair turret on north side with 7 openings all slits except third from ground which is a quatrefoil panel. Blind quatrefoil panels in first stage of tower on north, south and west walls, those to west and south contain shields. Large pointed-arched bell-openings on all sides of 3 lights with cusped and traceried heads with hoodmoulds. Single light bell-opening with ferrimont and flat hoodmould in second stage of east wall, 3-light traceried west window with hollow-chamfered surround above Tudor-arched west doorway with triple hollow chamfered surround and hoodmould. North porch doorway with plain pointed arch. Tudor-arched north doorway with moulded surround. Four 3-light cavetto-mullion windows to north aisle with depressed arches and hoodmoulds with labell stops. 2-light transomed vestry window with hoodmould. 3-light east window, partially recut and inserted in former larger opening. Small datestone WM 1675 below. C19 fenestration on south side, pointed arches to the nave, square-headed to chancel. Priests door with large dressed jamb stones and alternating stone and brick voussoirs. Plain rubble south porch doorway with slate sundial over dated 1795 by Jn and Thos Berry. Undecorated barrel ceiling. Double chamfered south doorway, probably C13 with ancient pointed arch ledged plank door. Interior: Late C18/early C19. Arcade of 5 bays with depressed arches supported on wave-moulded piers with thin cornices unusually set square rather than diagonally. Tall, double, hollow chamfered west tower arch with quatrefoil panel inset in wall to right. Aisle and nave have fine ceiled waggon roofs, aisle roof of smaller panels, each roof with variously carved-headed bosses in the intersections of the ribs and longitudinal members. 4-centred arch vestry door with moulded surround and ancient door inserted in larger pointed arch opening with large rough keystone. Many walls and reveals subjected to C20 replastering. Perp- screen to chancel with small angels carrying shields in the uprights of Pevsner 'A' type tracery, heavily restored in late C19, the coving almost entirely replaced. C20 screen to north aisle. Octagonal stone font with faceted base to bowl supported on squat central column and 4 corner colonettes on square base. Fittings include 2 late C16 or early C17 chairs in sanctuary with carved backs and C20 pews. Monuments: Very fine early C16 table top tomb to Richard Coffin (died 1523) in north chancel wall. Ornate Tudor arch to canopy of foliated pendants and intermediate pierced trefoils supported on stopped and chamfered jambs, the attached shafts cut down at top. Initials of R.C. in each of the foliated spandrels surmounted by demi-angel bearing shield in centre of foliated frieze with short fleur-de-lis bars to headrail. Base of 2 tiers of 6 quatrefoil panels with square linen-fold centres to the upper tier and foliated centres below. Above tomb 2 wall monuments to members of Ballynam family, both with ancient colour decoration. That to left dated 1695 with scalloped base above winged and wreathed skull. Cherubs heads to each side of oval medallion and 2 above in draped and palmette surround. That to right has oval medallion with cherubs heads over and putti each side reclining on plinth with winged cherubs bust between the console. Painted Royal Arms of George III over south door. 4 good marble wall monuments to Bassetts of Heanton Court in family chapel in north aisle, all with some ancient colour decoration. Elizabeth Basset (died 1635). Praying female figure, kneeling, in high relief under shoulder-headed arch with flanking Ionic colonettes with shields above and inscription below: "Should monuments Goe by merit, then Surely Thine with Pretious Stone and Orient Pearls should shine. But since thy world of worthy world doth know this marble stone may serve thy name to show." John Basset (died 1660) Ionic colonettes supporting scrolled pedmont. Arthur Basset (died 1672) Corinthian Colonettes with broken pediment and cherubs flanking Classical urn. Trophied surround to oval medallion supported on cherub-headed consoles. John Basset (died 1686). Cherubs heads in foliated surround to oval medallion with segmental pediment with central shield and reclining putti to each side. Skull and flanking cherubs in base. Belfry not inspected. S55021535587

Land at Winsham Cross, Braunton

Church of St. George

98372

Parish Church, C13 fabric to nave, south aisle possibly C14, both rebuilt in C15 when west tower was added. Church classicized in 1762 but most features removed and chancel rebuilt in 1876. Restoration by J Fowler of Louth. Random stone rubble with large blocks to tower. Ashlar dressings to openings and dressed stone quoins. Slate roofs with crested ridge tiles, coped gable ends and apex crosses. Tall round shaft with lipped cap to vestry stack. West tower of 3 stages with set back buttresses. Embattled parapet and stair turret with 4 slit windows to north side. Bell-openings with ogee-arched lights, 2-lights on each side except to north, which is single light, all with hoodmoulds. Weatherings to former higher roof pitch to nave on east side, with stair turret window in 2nd stage. West side has pointed arched 4-light window with labelled hoodmould above pointed arched C15 doorway with hollow moulded surround with fleurons and foliated emblems and single ecclesiastical bust around the moulding. Pointed arched hoodmould with weathered human head corbels. Plank door. South side has single-light square headed window at top of first stage. West end of south aisle has 2-light pointed arched window with hoodmould. Rainwater head in angle dated 1876. South aisle has 3 pointed arched windows, 3 cusped headed lights each with hoodmoulds. Buttress with offsets flanking upper 2 windows, and dated rainwater head. South porch has semicircular headed slate sundial dated 1773 above pointed arched entrance with chamfered surround and human head corbels to the hoodmould. Pointed arched inner door with deep chamfered surround. C19 framed and ledged pointed arch door. Blocked pointed arched window to east end of south aisle. 2-light window to south side of chancel with label stops to hoodmould. Pointed arched 3-light east window with hoodmould. Quatrefoil window on north side 1876 rainwater head in the angle of chancel and vestry, which has pointed arched doorway on east side with hoodmould an foliated corbels. Buttresses flanking 3-light pointed arched window on north side. Three 3-light windows to nave with pointed arches and hoodmoulds with buttresses flanking lower 2 windows. Interior: Unmoulded pointed tower arch. Deeply incised ogee arched doorway to stair turret. Wooden charity board on south wall of tower. Unceiled waggon roofs to nave and south aisle with carved bosses at each of the intersections. Arcade of 5 bays with Pevsner 'B' type piers with leaf capitals to the main shafts. The fifth bay (to south chancel chapel) has double arch, the chancel side being C19 in similar style. C19 nave furnishings. The stone pulpit with panelled insets to the three sides with short marble colonnettes supporting enriched arches. Square bowl of early font, with chamfered sides lies near base of pulpit. Blocked ogee-arched doorway behind pulpit. Elaborate C19 reredos with crocketed pinnacles, double steeply pointed arches to each side with marble colonnettes and painted figures in each of the 4 panels. Stone carved panel of Last Supper to centre C13 ogee-arched piscina in south wall of chancel and another C13 piscina in south chancel chapel. C18 wooden screen to south chancel chapel restored in 1912, fluted Ionic pilasters. Demi-panels to each side and central semicircular archway with barley-sugar shafts. Broken segmental pediment above the achievement in centre. Stone panel on north chancel wall, reset in C19 c.1300 depicting the Crucifixion. Mutilated heads to Christ and two flanking figures with weeping angels to each end of the Cross. Stone effigy in segmental arched niche in south wall of south chancel chapel, said to be Mauger of St Aubyn (died 1294) cross-legged knight with 2 dogs at feet, sword, shield and supportive angels. Elaborate C17 monuments across the angle of the chapel to the Newcourt family of Pickwell. Cherubs at base of Ionic colonnettes flank 6 roundels with busts in each niche with some original painted decoration. Large marble monument erected 1776 on east wall of chapel to John Hams of Pickwell Esq. "twice M.P. for Barnstaple, died 1768" and family. Marble bust above two putti flanking profile of Mrs Harris standing on marble base. Tablet in south wall of aisle to John Heddon gent of South Hole, died 1831 and wife died 1853 by J Gould of Barnstaple. Wall monument on north side of nave to Edward Richards gent and family, late C18. Broken pediment with central achievement. Console to base flanking shield. Unusual late C16 tablet on north chancel wall to Iohannis Berry, rector with Greek and Latin inscription.

SS4648839887

Church of Brannock

98312

Parish Church, C13 fabric to chancel with 3 lancets on north wall and C14 doorway cut out of walling beneath middle lancet. Unmoulded pointed arch to north transept and similar but much deeper arch to south transept tower. Cruciform plan. 2 lancets at east end of nave flanking double-chamfered chancel arch possibly indicate former aisles but C15 rebuild removed them to make impressively wide buttressed nave with single waggon roof chancel chapel also added C15. Mostly C19 refenestration and south, north and west porches all probably rebuilt in C19. Chancel restored 1887. Rubble throughout mainly uncoursed but some roughly squared masonry in south wall of south chancel chapel and dressed stone quoins to chancel. Slate roofs with coped ashlar gables and stone crosses at the apexes. Broach spire and tower of 2 stages with angle buttresses and large central buttresses all with offsets. Single narrow slit openings in north and west wall of bottom stage. To south is square-headed window with mouchette tracery and head mould with returned ends over buttress with hollow-chamfered lancet to right. Plain pointed arch opening above in second stage. Lead clad broach spire has four gabled 2-light lucarnes between the broaches. Stair turret sits in north-east angle of tower with three slit openings on east side. The nave has symmetrical disposition of window openings with single 3-light Perpendicular style windows, all partially recut to each side of north and south porches. Both porches have plain pointed arches and doorways with plain chamfers, the base of the jambs recut on south doorway. Ancient pointed arch plank door to south with square framing and ledging and old pointed arch door to north. To right of south porch entrance is reset wall tablet with weathered inscription and stopped hood mould. Large external buttresses with off-sets towards west end and smaller ashlar buttresses bonded in at corners. West porch has unadorned pointed arch and C19 ceiled waggon roof. Double chamfered pointed west doorway with plain hood mould. Double-leaved ancient door. Wooden charity board on north wall and stocks used as bench on south wall. Large C19 west window in Perpendicular style with corbelled hood mould. Between north transept and north porch is a low slated lean-to roof to outshut with external stone steps in front leading to organ gallery door in transept west wall. Its north wall has 2-light C19 window and to east is reset C13 pointed arch window with Y bars. The vestry has C19 cusped 2-light window to north and small square window above 2 light window with shouldered jambs to east. Elaborate Perpendicular style chancel window with corbelled hood mould, tracery recut but architrave mostly intact. Slightly smaller chancel chapel east window has recut long and short jambs and mouchette tracery. Hood mould has stopped ends but also weathered label stops outside these indicating large opening formerly extending up to empty niche near the gable apex. 2 rainwater heads at east end dated 1872. Chancel chapel to south has 2-light Dec. style window and single-light Dec. style opening each side of 4-centred arch doorway with hollow chamfer, floriated stops to the hood moulds and plank door. Interior: Unaisled nave spanned by massive unceiled waggon roof with ornately carved bosses in the intersections of ribs and longitudinal members. Ceiled waggon roof to south chancel chapel and plank ceiled waggon roof to chancel with similar arrangement of bosses: chancel also has angel busts spaced along the wall plates. 2 bay arcade of 'B'-Type Pevsner piers with lipped capitals. Fine C17 turned communion rails and altar table. Panelled reredos resembling C17 chimneypiece dated 1653 with 5 angels busts in the central projecting bay. Chancel screen, 4-light sections with Perp. tracery, ogee-arched to centre and original headrail to rear. South chancel chapel has C20 dado panelling. Small pointed head piscina near base of east wall of tower. Anglo-Saxon (?) burial stone forms lintel of slit windows. North transept contains carved panelling to organ gallery dated 1619. Lectern reuses portion of one of the turned pedestals of existing C17 panelled pulpit which now has its tester as a base. Font near north door has square bowl on squat column, probably late C13/early with base of column and corner colonettes being replacements. Bowl carved with human heads at each corner and ox and human face on east and north sides enriched with Dec.style traceried surround. Nave has 3 brass Flemish chandeliers. Excellent complete set of 23 pairs of C16 variously carved bench ends complete with benches and moulded rails. Single C16 bench end in south chancel chapel, pew front carved 1887 but reusing C17 panelling. 2 further bench ends with new pews in tower chapel. Armada Box in south chancel chapel with male and female figures in Portuguese costume c.1560 with initials and inscription and C16 chest in nave. Wall monuments. On south chancel chapel wall is hinged brass palimpsest 'reinstated 1908' originally from chapel floor. Nave south wall from east. Early classical style wall monument to Peter Shepherd of Fulbrook and his son died 1558 and 1591. Also monument to Nicholas Hooper Wood also in classical Ionic style. Large late C17 wall monument to Robert Inledon (died 1558) and other members of family. Large entablature with semi-circular arched head and angel figures over trophies outside classical colonettes supported on cherubs heads. These flank principal tablet with skull below with painted decoration. Small wall monument to Peter Calverley 'Chyrurgeon' (died 1799). Oval medallion with fern surround, skull and armorial bearings above, cherubs below. Early C19 marble wall tablet above South Doorway to Webber Family 1807-1822. Fluted pilasters flank inscription with Classical Urn above. Marble wall monument to Frances Baker (nee Webber: died 1782). Scrolled surround to carved tablet with tapering crown surmounted by Classical urns. Cluster of 3 cherub heads at base flanked by urns and brackets. Wall monument extreme west end of south wall of panels containing shields flanked by three superimposed orders of fluted Ionic columns to the lower 2 tiers with heads in the capitals of the upper tier and pilastered single tier above. North wall from east. Marble wall tablet. Anthemion acroteria above inscription to Henry Webber 1823 and 1833. To left of organ gallery, Doric columns each side of 1758 tablet with classical urn over. Reset stone wall tablet dated 1622 wall tablet to right of north door to Margaret Allyn died 1709. Cherubs heads over tablet with wreathed surround to skulls head below. Over north door wall tablet to husband and wife died 1839 and 1870. Pilaster to each side of marble wall tablet with shield over. To left of north door, marble wall monument by T Jewell of Barnstaple to Hale family c.1737. Doric pilasters and classical urn. One stained glass east chancel end lancet has window by Percy Bacon 'Artist of most of the stained glass in this Church'. East window of South Chancel chapel by W F Dixon Pinx 18 University St. London.

SS4891637072#

Church of Holy Trinity

98462

Parish Church, C13 nave and south transept, C14 north transept. Chancel entirely rebuilt 1675. West tower entirely rebuilt 1712. Restored 1874 by William White. Rubble with larger roughly dressed stonework to tower. Slate roofs with crested ridge tiles and coped gable ends. Cruciform plan. Tower of 3 stages with setback buttresses and embattled parapet with corner pinnacles. Pointed arched bell-openings with 2 trefoil-headed lights on each side. West window of 2-light trefoil-headed lights above pointed arch doorway with double roll-moulded surround and C19 door. Single light window in second stage. Plaque on south side records 'The Tower was taken down to foundations in 1711 and rebuilt 1712. South side of nave has 3-light window and C13 2-light lancets with hoodmould. C19 pointed arch to south porch doorway with corbels to inner arch. C19 roof. C13 plain chamfered pointed arched inner doorway with C19 plank door. To right above porch is 2-light window with hoodmould. 2 square-headed windows to north side of nave each with 2 trefoil-headed lights and hoodmould each side of buttress. Blocked C13 pointed arched north doorway to left. South transept has 3 stepped lancets to south side. Hollow-moulded pointed arched doorway to west side. Single lancet to east side and tiny lancet in the squint across the angle of transept and chancel. 2-light chancel window to left with hoodmould and round-arched single-light window to right flanking blocked pointed arched doorway with plaque above, recording chancel was "Rebuilt in 1675". 3-light east window. Single trefoil-headed light to east wall of vestry and 2 trefoil-headed lights on north side. North transept north wall has an early C14 3-light window with ogee reticulation and pointed hoodmould with label stops. 2 trefoil-headed light window with hoodmould on east side. Interior: Plain unadorned round arched tower arch. Unmoulded pointed arch to south transept, double-hollow chamfered arch to north transept. Pointed chancel arch with engaged colonnettes with lipped capitals and corbelled hoodmould to each face. C19 roof to nave with intermediate arch-braced trusses with carved bosses half way up the arches. Unusual north transept roof, open wagon-roof of trefoil section with moulded central rib. Arch-braced C19 roof to south transept. Chancel roof has 3 trusses similar to those in north transept, but also purlins, ashlar pieces and corbelled out wall-posts, moulded pointed arches to south transept squint. Semi-elliptical moulded arched recess to north wall of north transept with ball flower ornamentation in the moulding and with label stops, contains wooden effigy to Sir John Stowford in attitude of prayer dressed in robes of Sergeant at Law. Cinquefoil cusped piscina in chancel. Carved C19 wooden reredos with painted commandment boards. C19 nave furnishings Romanesque font, square bowl on squat round stem and octagonal base. Weathered stone crest on west wall of south transept. Wall monument on north wall of nave to Isaac family C17 restored 1881 with original painted decoration. Broken-scrolled pediment with two frontal demi-figures holding hands in double-arched recess.

SS5164642023

Barn and cowshed near Westcott Barton

98215

Barn and cow-house, probably originally barn and stables, early C17, coursed dressed stone pantiled roof. 2 buttresses with weathering and moulded plinth at lower end. String course carried round part of front, with putlog holes below. 2 ventilators in gable. Niche each side of cart entrance with timber lintel and tiled porch on timber brackets. Door and square opening at right-

Land at Winsham Cross, Braunton

hand end both with timber lintels with stop chamfered beams supporting a hay loft. Roof continuous over both sections. 7 bays with 6 trusses; the principals have curved feet resting on short wooden plates on wallplate collars and 2 tiers of threaded-through purlins. Complete with original rafters.
SS5320438514

Manor House

98463

Manor house, late C16 with C17 extensions to rear. Squared rubble with granite dressings. Asbestos slate roofs with tall gable end rubble stacks with tapered caps, lateral stack to rear left side of main range and kitchen stack with slated offsets on east side of rear projection. 3-sided rear courtyard plan, the 2 right-angled projections to rear probably added and later extended through C17. Main range consists of cross-passage with 2-storey porch with large principal room to each side. 2 storeys. Early symmetrical facade. 5 window range of 3-light splayed mullions, cavetto-moulded on inner face, that to centre is to the gabled porch with C19 bargeboards. Square-headed granite porch doorway with sunken chamfered and stopped surround and hoodmould. C20 inner door. Continuous drip mould above each of the 2 flanking 4-light mullions. 3 wooden mullions, 1 above 2, on the rear courtyard inner faces of each of the right-angled projections and a further 3 to the west side of the left-hand projection, with various ovolo and chamfered surrounds. Principal room to left of cross-passage has ovolo-moulded muntin screen (original planking removed), heavy stopped and chamfered beams and impressive four-centred arched chimneypiece with double roll-moulded surround. Room to right of cross-passage retains complete plasterwork ceiling, not destroyed as described in original listing, although overmantel and oak panelling do not survive. The ceiling consists of 3 sections, divided by plastered beams. The geometrical ribbed design repeated in each section. Fireplace has herringbone slatework and chamfered lintel with scroll-stops initialled FI and GI to either end and centrally dated 1624. Dog-leg C17 staircase with thick turned balusters to moulded head-rail and single similar baluster to lower flight supporting moulded handrail and turned finials to round newels. Plasterwork to principal chambers, that to east has frieze of acorn clusters and geometrical ribbed design above on east wall. The chamber at west end has similar friezes at each end; that in gable wall above delightfully enriched plasterwork overmantel with seated figures to each side holding strapwork surround to central cartouche with lions heads each side of figure of Pan with male and female heads above and below. Herringbone slatework to fireback, and stone lintel carved in C16/early C17 with the descent of the Eyre family. C17 main doors and moulded doorframes to rear corridor and to upper storey of porch, the west chamber door having unusual rams horn stops to the jambs. C17 roof trusses with morticed collars intact.
SS5167242020

Ash Barton

98269

Large farmhouse, formerly manor house, principally C17 (datestone 1665) but large courtyard outbuilding incorporates earlier, possibly C15 work. Courtyard plan with main range forming crossing of intended larger house of L-shaped plan. Adjoining parallel to, but offset to rear of) 2-storey C17 main range probably is smaller building also C17, with hipped slate roof probably kitchen range with access to cellars under main house. Large probably late C18 or early C19 2-storey right-angled extension projects east forming south block of courtyard. On north side a cob and rubble shelter shed joins the kitchen block to large outbuilding on west side of courtyard which is undergoing extensive alterations (1984) but may have been the original dwelling. South-facing gable end of main range and adjoining porch is of dressed stone, west facade mainly of random rubble, with dressed stone surrounds to the openings. Main range has slate roof with post-medieval hand made clay ridge tiles with dressed stone coped gable ends. 2 large rooms to front with internal partition altered for insertion of central staircase. Continuous passage to rear with original staircase at north end and entrance porch to south. Stack at left gable end in ashlar with moulded cap. Stone gablet at apex of right gable end. Off-set stack in ashlar with crenellated cap backing onto rear passage heats room to south. West facade originally had 2 impressive large window openings symmetrically placed with segmental relieving arches on each floor but are now all differently blocked. Top left with dressed stone infill alongside a window of two pairs of 8 pane horizontal sliding sashes. Top right opening is partially slate-hung in blocking-up above a 4-light casement with 3 panes each and timber lintel. Bottom left retains stone window surround now infilled with rubble and 3-light timber window inserted, 8 panes per sash. Bottom right is blind. The upper floor windows flank an inserted horizontal timber sliding sash window 8 panes each. C17 doorway with chamfered stone jambs and hoodmould and labels below relieving arch. C20 panelled door now partly glazed. 2 relieving arches to cellar. Small slated lean-to roof towards left end. Left gable end has 2-light stone splayed mullion window. Inserted fixed windows with glazing bars to each light and relieving arch and dripstone with labels. Right gable end has large blocked square window with 1665 datestone above, over a 4-light casement on each floor with relieving arches and dripstones. The upper floor has 8 panes each light, the lower is transomed with 9 panes over 12 panes in each light. Ashlar porch with gable-ended slate roof to right with pointed arch rebuilt in brick surmounted by small heraldic shield. Single quatrefoil panel to each side and 3 small stone insets on each internal side with heraldic designs. Half-glazed door with large overlight. Main range has large bolection-moulded plaster panelling to the two main rooms; that on rear wall of north side has been pushed forward and reset on inserted partition wall when room was divided to make rear kitchen. Fine C17 dog-leg staircase complete with treads, moulded string and hand rails. Heavy turned newel posts with large acorn finials and turned balusters to each flight. 2 ancient doorways at foot of stairs, that to principal room has ovolo surround with foliated stops (q.v. Bittadon Barton), and original plank door with thick cover strips. Doorway under stairs has ovolo surround with ogee stops and original plank door of 2 leaves divided horizontally with cover strips and square-headed nails. 2 first floor doorways also with ovolo and stopped surround. The long low extension to right of south gable end of main range has cambered, arched window range of three 2-light casements (6 panes each) over 3 transomed 3-light windows with 9 over 3 panes each light. The right end windows are offset. The kitchen block to rear formerly 3 storeys. North gable end has 4-light blocked mullion window with stone lintel over taller 4-light mullion, also blocked, with relieving arch and hoodmould with returned ends. Brick lined fireplace on west wall with large stone jambs. Massive roughly chamfered beam. Rubble and cob shelter shed adjoins at right angles with 3 round rubble piers supporting lean-to slated roof. The early adjoining building on west side of courtyard has had roof timbers replaced, slate roof added, internal floors removed and north gable end partially weatherboarded during alterations in 1980s. Rubble construction with dressed stone long and short work at the lower corners but better quality coursed and dressed stone construction at upper end, where early features are concentrated suggests substantial rebuilding at lower end. 2½ storeys west side has partially blocked opening over plank door. On both sides towards lower end openings on each floor with truncated openings above at wall height. At south gable end opening on each floor above door. External stone steps at north gable end to first floor entrance, left jamb infilled with rubble. 3-light cavetto mullion window above earlier 2-light cavetto-mullion window with four-centred arches, early ferramenta and weathered hoodmould. Some brick infills. East side upper end has 2-light attic timber window with grill bars inserted in former larger opening. Below this internal evidence of first floor fireplace with dressed stone jambs.
SS5112537326

Church House

98311

Church house, now museum with office over. Probably C16 and apparently altered in C18 when it became Challoner's School. Whitewashed rubble with gable-ended rag slate roof and gabled slated pentice over 2 flights of external stone steps to first floor entrance. Rectangular plan. 2 storeys. 5 window front bay. 2 C19 brick stacks offset on west side and at south gable end both reduced in height. South end has large gateway opening with chamfered timber beam over and gates of 2 leaves To right are 4 wide blocked openings with timber lintels formerly open shambles. Second from left has inserted wooden 2-light casement ferramenta. Above are 5 wooden 2-light casements. 2 to left are replacements and have small diamond-leaded panes, those to right all have diamond-leaded panes and external ferramenta. The centre opening of the 3 is square-headed. Those to each side are C16 4-centred arches and hollow chamfered frames. West facade has a 3-light wooden casement (12 panes each light) above curving timber beam to gateway. To left are two replacement 2-light wood casements with diamond-leaded comes. All first floor windows have timber lintels. Below are 3 unevenly spaced windows with deep reveals each with 16-paned metal casements and grill bars. At each corner of the north gable to the main range are 2 dressed quoins below eaves that to east side having angular octofoil to east face and bishops head with mitre on north face. The smaller stone on west side has raised cross on west face and crowned king on north face. In the apex of the gable is a further stone bearing design of cross within a circle. Slate treads on rubble risers at north gable end lead to 4-centred arch wooden doorway with chamfered and stopped jambs and plank door. Pentil is open on gable end with original truss of principals with short curved feet and plain purlins. This is identical to the 4 trusses in the main range with unmoulded principals and plain wall plates.
SS4894637052

Broadgate

98322

Former Manor House, now 2 dwellings. C14/C15 fabric to cross-wing with interior alterations 1626 according to plasterwork overmantle. Partially rebuilt probably C19 and refenestrated C20. Cross-wing is at upper end of 3-cell through-passage plan. Probably C16. Stone rubble with slate roof. West facade has had a right-angled breeze-block extension added mid C20 at lower end. A gabled right-angled stair turret rebuilt C19 near to upper end of hall. Between is an outpost with C20 conservatory in front, the outpost now enclosing former lateral rubble and brick hall stack. At extreme upper end, west face of cross-wing has sash on each floor, 8 panes per sash above 6 panes per sash, projecting rubble stack to first floor chamber only at upper end with corbelled base. Brick stack at north gable end. East facade has 2-light casement with flat brick arch over 3-light casement in the gable end of the cross-wing and 2-light casements with brick arches on each floor on north face. All C20 fenestration. To right in the angle is an inserted mock Tudor wooden staircase opening directly into hall with ovolo-moulded jambs and reused lintel. Plank door with cover strips. 4-light hall window to right with similar window above, both C20 casements with timber lintels and stone sills. North side has fine cross-passage entrance. C19 rubble porch with slated canopy. Square-headed oak doorway with ovolo-moulded jambs with stepped stops. Oak door of plank construction with cover strips and carved C17 graffiti. Above are two 2-light casements; 12 panes each light with 8 paned horizontal pivot in the upper part. 4-light window to right of porch with glazing bars. C18 panes each light. Lateral hall fireplace has slate herringbone design and chamfered lintel with C19 brackets. Upper chamber has fine medieval stone fireplace with corbelled stone lintel with rounded corbelled stone lamp bracket each side. Plaster frieze with intertwined floriated design and C17 plasterwork over mantel. Cartouche dated 1626 in centre with scrolled head and base and fleur-de-lis to each side of human heads and floriated designs at the corners. Fine medieval roof concealed above. 2 bays with intermediate trusses. Principal trusses have apex yokes and chamfered arch braces to cambered collars. The arch braces are morticed into the principals. Intermediate trusses are raised and chamfered base crucks, with cambered chamfered collars supporting king posts. The one to east is replaced. Windbraces in the 2 bays chamfered on underside only. 3 tiers of purlins, clasped on the intermediate trusses. Top and bottom tiers are trencled in the principal trusses, middle tier of purlins have been halved and threaded. Top purlins are chamfered between the wind braces. As west gable end of cross-wing has been rebuilt, a bay may have been lost. South side lower end has cloam oven and plain timber lintel to fireplace at north end but 4 finely chamfered and stopped beams survive, 2 being partly concealed.
SS4891636866

Town Farm including adjoining wall and adjoining railings

98345

Farmhouse, now farm store. C15 or early C16. Partially roughcast rendered stone and cob. Corrugated asbestos roof hipped at upper end gable end to street. Rubble stack extended in brick at upper end. Offset brick stack to rear and large lateral hall stack at front with slated offsets, tapered cap and small rounded bread oven in the angle. 2-storeys basic 3-cell cross passage plan but upper end has slightly projecting gabled 'cross-wing' forming truncated L-shape plan. Cross-passage also widened to form extra middle room. 1½ storey outpost added to rear in the angle of the L-shape. At a later stage, probably C19, the upper end was boarded off and a staircase added to rear to form separate single cell dwelling. Courtyard facade has 3 window range of horizontal sliding sash 8 panes over 8 panes to left then 3 light window with glazing bars and 2-light window (6 panes each) to right of stack inserted in former large opening. Below is sash 8

Land at Winsham Cross, Braunton

panes over 8 panes at upper end to left of 6-panelled door. Tall 4-light hall window with ovolo mullions, formerly with leaded lights, now glazing bars. Cross-passage door to right of stack has 4 panels in the upper part, planked in lower 2 panels. Rear side has 3-light window with ovolo-moulded mullions in the gable-ended "cross-wing" over a 2-light window with timber surround. Rest of range has small oblong opening to left of 3 square openings with timber lintels. 2-light casement over. Street gable end has 2 sashes 8 panes over 8 panes. Much of the internal joinery is intact including fleur-de-lis hinges to the doors. Wooden newel staircase to rear of hall with moulded handrail. Raised cruck truss over lower end of hall with chamfered arch-braces to slightly cambered collar. Further truss over lower end with lighter straight principals. Both trusses, two tiers of purlins threaded through the cruck truss, trenched in the lower truss, rafters mostly intact and hipped construction at lower end are all smoke-blackened. Roof structure over hall entirely replaced in C20. At upper end, one main truss in the cross-wing with threaded purlins survives, no evidence of smoke-blackening. Including section of wall to road adjoining south-east and enclosing east side of farmyard. Whitewashed stone rubble with tiled capping and iron railings at east end of house, wrought iron with spear headed shafts. Town farmhouse and its range of farm buildings (q.v.) is the Village Farmstead in Braunton. It is a remarkable survival of a townfarm in a nucleated settlement which still has its open field system, the West Field.

SS4852536657

Buckland Manor

98284

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

SS4837837743

Fairlinch

98273

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

SS4751237563

Church of St. Peter

98262

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

SS5335035357

Saunton Court including garden structures

98349

Manor house, C15, possibly earlier origins, remodelled and extended by Lutyens in 1932. Rubble stone bought to courses with stone dressings to the openings. Slate roofs with gable ends, hipped to rear range with deep eaves. Ornamental guttering with acorn finials to the brackets. Stone lateral hall stack with moulded cap to rear now enclosed by 1932 additions, stacks to left and right side of cross-wings respectively and rear gable end of right-hand cross-wing with tapering caps and slated weatherings. Originally open-hall with 2-storey porch to through passage with cross wings at each end with additional short right-angled projection from right-hand cross-wing. The hall did have floor inserted at later stage but Lutyens removed floor, remodelled the fenestration and added kitchen block and single-storey range to rear parallel to main range to form an open courtyard to rear. Single-storey hall with 2-storeyed cross-wings and porch. Hall has 3 window range of C20 hornless wood sashes with cambered heads 6 over 6 panes. Gabled porch at lower end of hall with horned sash 6 over 6 panes above round-arched porch with inner arch supported on engaged columns, roll-moulded in post blocks and bases. Cambered-arched inner doorway with rusticated surround and sculptured head keystone over double-leaved door of 6 panels, the upper panels glazed. 2 sashes on each floor to each cross-wing 6 over 6 pane, square-headed to upper storey with horns with relieving arches to left hand cross-wing and cambered heads without horns to ground floor. Right side of cross-wing has sash 6 over 6 panes over 12-paned window and similar sash over double horizontal sliding sash window one ast face of right-angled projection. The range to rear by Lutyens has 3 window range on courtyard side flanking glazed door. Left side of left hand cross-wing has horizontal sliding sashes double to left and single to right above doorway with dressed stone relieving arch to left and 2 single horizontal sliding sashes to right of double horizontal sliding sashes. Projecting portion of kitchen block with steeply pitched roof to outshut at left end has triple horizontal sliding sashes, 6 panes per sash to front and rear on each floor, that to ground floor front with dressed stone relieving arch. Interior remodelled by Lutyens apart from C17 stone bolection moulded fireplace to rear end of right side cross-wing. Also much of the early roof structure intact. Over the hall, half the timbers comprising the whole rear side have been replaced with the shallower pitch required for Lutyens galleried additions. The lower cross-wing roof structure has also been replaced. But 3 heavy principals and one whole truss at the juncture of the upper cross-wing remain over hall. Original truss had yokes, diagonal set threaded ridge purlins, 2 tiers of threaded purlins and archbraced collars. Collars now removed, but substantial number of rafters, most of purlins and 2 yokes survive, all heavily smoke-blackened as are original trusses. The cross-wing at upper end has almost complete medieval roof structure with 3 trusses, 2 with short yokes and the third with saddle, 3 tiers of purlins, the middle tier square-set with soffit mortices for chamfered windbraces all intact on south side and 2 surviving to north side. Chamfered arch-bracing to cranked collars morticed into soffits of principals. The short right-angled projection from the upper cross-wing contains a single pair of raised crucks with diagonally threaded ridge purlin and small yoke, a small slightly cambered collar and 1 tier of threaded purlins. The Lutyens remodelling involved repanning of the principal rooms including master bedroom to rear of lower cross-wing. Ground floor rom of upper cross-wing to rear also has alcoves flanking panelled doors with swags above, and more elaborate frieze and eared architecture to opposing frame in front room, which also has Adam fireplace with fluted pilasters with rams head capitals, carved cherubs scene to central cartouche and flanking festoons. Hall with walnut panelled doors at each end has large painted ceiling medallion depicting "The Judgement of Paris" possibly by Cipriani 1740. Engaged classical-style pilasters but with bells in the capitals, 4 to each side and 2 to each end. Bolection marbled chimneypiece to rear wall. Panelled through-passage has alcove on left wall with goats head to head of niche in garlanded surround. Panelled room to left of through-passage has terracotta mantel with trophy cluster of rural implements flanking centre pastoral cartouche brought from France by Robert Adam. Fine wooden open-well staircase to rear of cross-passage with turned balusters, wreathed handrail ramped up to square fluted newels. Fireplaces to principal bedrooms, at front of each cross-wing, that at lower end has bolection moulded surround with ducks-nest style grate in cast iron with radiating ribbed surround. Structures in landscaped garden by Lutyens including stone wall enclosing garden on three sides to east front of house incorporating outbuildings and gateway porch with slated roofs to south side with wooden gate ledged to form 3 panels with short turned bars interlocking to middle panel. Clock tower/gazebo at south east corner of ashlar blocks with pyramidal slate roof. 2-storeyed, built into bank with round archway over wrought-iron gates on south face and convex steps leading to cambered archway to upper storey on west side. 2-light window 8 panes per light with keystone and voussiors sto cambered arch over round archway with keystone on east side, reused rainwater head to left dated 1674. Central gatepiers to front garden wall

Land at Winsham Cross, Braunton

with pyramidal caps and ball finials and wooden gates with turned bars. Grotto in front with deep niche and goats head gargoyle and plaque above. Steps in higher garden wall to north side half convex to lower flight, upper flight half concave.
SS4568737908

Beer Mill 98461

House, formerly with mill attached, probably C17. Remodelled and largely refenestrated in early C19. Partly whitewashed rubble with corrugated asbestos roof, gable end to left with rubble stack and half-hipped to right. Tall axial rubble stack. Left 2 bays probably originally an outbuilding, the dwelling with single rooms each side of cross-passage. 2 storeys 6 window range. Horizontal sliding sash 2 panes per sash to left of 4-paned window. 4 Gothic pointed arched openings to right, the 2 right side ones are blocked, those to left have Y bars and 2-light casements, 2 panes each light. Ground floor left side has 3-light casement, 8 panes per light to left of plank door and 2-light casement inserted in blocked doorway. 3 Gothic pointed arched opening to right with Y bars, the 2 outer windows with 2 panes per light, the central one with single panes and inserted in former blocked doorway to right of off centre doorway with pointed chamfered arch and ledged plank door. Scroll stops to chamfered fireplace lintel and chamfered ceiling beam with run-out stops to room to left of cross-passage. The right end bay upper storey was formerly a mill loft and has a blocked pointed arch doorway at first floor level in the right end wall. Small right-angled rubble extension at front left end.
SS5038339965

Higher Winsham Cottage 98331

Large cottage, probably late C18. Whitewashed rubble with the upper part in cob. Thatched roof with stack at lower gable end. Lateral brick stack to rear with offsets. Three 2-light casements with glazing bars over timber sash 8 over 8 panes to left and two 2-light C20 casements to right of C20 door with wooden hood.
SS5005339150

Higher Winsham 98330

House, formerly farmhouse, probably C16. Whitewashed rubble and cob. Thatched roof with gable end brick stacks. Large lateral hall stack on front, the upper part diagonally set in brick. 3 cell cross-passage plan. South front has 3 window range of from left to right two 2-light casements that to left has 4 panes each light, to right 2 panes each light, and a fixed 6-paned light over four 2-light casements, the 3 to left with 2 panes each light, that to right with 6 panes each light. C20 glazed porch and C20 small lean-to extension to right.
SS5003439126

Middle Winsham Farmhouse and adjoining stables outbuildings 98337

Farmhouse, C16/C17. Rubble with gable-ended slate roof. Rubble stack with upper part in brick at higher gable end and large lateral rubble hall stack at front with concrete capping in former 3-cell cross-passage plan, the lower end demolished circa 1940. All C20 fenestration. Cross-passage plank door of 2 leaves at lower end with C20 porch. Chamfered ceiling beams with unusual ornately carved foliated end stops. Newel staircase to rear of hall with shaped wooden handrail. The stair turret has been extended to upper gable end to form rear outshut with lean-to roof. C19 Stables and outbuilding adjoin at right angles on south side by slated cart entrance canopy supported on chamfered and stopped beam. Stable range of rubble, roughly coursed on roadside with corrugated asbestos roof. Facing yard, 3 plank doors and brick arched window. Loft door above.
SS4989938951

Lower Winsham Farmhouse 98336

Farmhouse now dwelling house. C16/C17. Colourwashed rendered rubble and cob. Rubble and brick stack with pantiled offset at south gable end. Offset brick stack in the hipped angle of L-shaped 2 storey plan with gable-ended pantiled roof. Right-angled 2-storey kitchen wing to rear of range extending south. West front has tripartite sash with 3 over 3 panes central and sliding sidelight sashes to right of half-glazed door with wooden C20 porch. Two 2-light casements over. South front has a 2-light window over 3-paned casement. The barn continues west at right angles to front with blocked loft opening over plank door with timber lintel. Roof timbers replaced in 1940s after fire. Interior much altered but roughly chamfered beam in hall with stopped and chamfered fireplace lintel survive.
SS4992738736

Ridge Cottage 98334

House, possibly C17 origins, interior remodelled C20. Whitewashed rendered cob and rubble with thatch roof with rubble stack at left gable end and axial rubble stack. Conforms to 3-cell cross-passage plan with stack backing onto cross-passage where staircase is located. But almost symmetrical disposition of windows and overall dimensions suggest it may originally have been built as 2 adjoining cottages (?). 2 storeys. 4-window range. Left side has 2-light and 3-light casements on each floor, right side with 2-light and 3-light window over gabled C20 porch and door to left and inserted French window to right.
SS4923338691

The Old Cottage 98332

Cottage, probably late C17. Colourwashed rendered rubble and cob. Pantiled roof with large rubble stack at left gable end with tapering extended cap. Right end through-passage with 2 cells and newel staircase beside left gable end stack. Rubble outshut to rear of through-passage. 2 storeys. Two 2-light casements (6 panes each light) over 2 sashes with marginal glazing bars. Through-passage doorway with half-glazed door. 2 stopped and chamfered beams. C17 oak handrail at head of stairs with turned balusters. 2 original roof trusses of straight heavy principals with 2 tiers of threaded purlins and diagonally set ridge purlin.
SS4929838427

The Manor House and Woodlands 98333

Former Manor House, now 2 dwellings. Probably C16 refronted in late C18. Roughcast rendered. Whitewashed to left, colourwashed to right. Slate roofs to front partly pantiled to rear. 2 storeys. L shape plan with tall lateral rubble stack to rear of Manor House and one to rear of Woodlands, the latter partially rebuilt in brick. Tall lateral stack to right-angled rear extension of Manor House with gable-ended pantiled roof. Outshut with slated lean-to roof to woodlands in the angle of the L-shape. Recessed 2-storey extension at left gable end to Woodlands with slated roof has 2 wood sashes 3 over 3 panes to left and sash to right 8 panes over 8 panes. Woodlands has large tripartite sash 3 over 3 panes with sidelight sashes to right of doorway in deep reveal with panelled door and 4-paned overlight. Manor House has timber sash 8 panes over 8 panes to right of ½ glazed door with 2-paned overlight and projecting porch supported on iron fluted colonettes. Woodlands has 3 stopped and chamfered beams to hall.
SS4922938436

Barn near Boode Farmhouse 98283

Barn, probably C18. Rubble, rendered to rear with gable-ended slate roof. Horse Engine House with gable end to rear with corrugated iron roof supported on 2 pairs of circular piers and squared end piers. Central double cart entrance with C20 doors. Blocked opening to right with cob infilling. 4 raised crucks survive intact with 2 tiers of trenced purlins. Angle struts removed and collars replaced.
SS5011937981

Boode Farmhouse 98282

House, c.1830-40. Rendered rubble and brick. Slate roof with deeply overhanging eaves and shaped brackets to eaves soffit. Stacks at each gable end. Symmetrical double-depth central staircase plan with 2-storey lean-to at left gable end. 2 storeys 3-window range of sashes, 6 panes over 6 panes over 2 larger sashes 6 panes over single pane with marginal glazing bars. C20 door, plain pilasters towards each end and flanking central bay.
SS5007438049

Boode House 98281

House, principally early C19 but with probably C17 wing to rear forming T-shaped plan. Colourwashed rendered rubble. Slate roofs with brick stacks to each side of the main range of 2 storeys. 2 tripartite sashes to each side of plain sash. 3 similar tripartite sashes on ground floor. East facade of earlier wing to rear has panelled door in the angle with 4-paned sidelight and projecting porch supported on Tuscan columns, with wrought-iron balustrade to balcony. Balcony window of 3 large panes with marginal glazing bars. To right two 2-light casements flank two 3-light casements all with 3 panes each light over French windows at upper end.
SS4999637946

Upcott Farmhouse and outbuildings 98359

Land at Winsham Cross, Braunton

Farmhouse, probably C17 with lower end rebuilt and incorporated in early C19 addition forming new front in L-shape plan with attached outbuildings (formerly apple stores) to rear extending west to complete 3-sided courtyard arrangement. Rubble with C19 facade stuccoed and painted. Slate roof with deep eaves to left side. Brick stack to left gable end, rubble to right with upper part in brick. 2 storey, 3 window range of timber sashes 8 panes over 8 panes with crown glass over similar sash to left and C20 4-light casement to right of panelled door with wooden pilasters with Greek key motif supporting tent-shaped canopy. 2 storey lean-to at right gable end with horizontal sliding sash 15 panes over 15 panes. The earlier right-angled rear extension has corrugated asbestos roof with renewed roof timbers. Large lateral rubble stack with slated caps. 3 irregularly-spaced 2-light casements (6 panes each light) over 2-light casements (4 panes each light) to left of stack and plank door with cover strips to right.

SS4828139256

Cider-Mill House near Upcott Farmhouse

98360

Cider-house, probably late C18. Colourwashed rubble and part cob with corrugated iron covering at right gable end. Slated roof. 2 storeys. Loft opening above square opening to left of plank 'stable' door. First floor rises near top end to admit cider press which is intact with wooden threaded screw. The cider-house is joined to the main dwelling by rubble wall with slated lean-to roof and raised doorway reached by external stone steps.

SS4828939265

Barn and Stables near Upcott Farmhouse

98361

Barn built 1833 extended at right gable end in early C20, and added extension on left end. Rubble with gable-ended slate roofs. 2 large cambered arch cart openings with roughly dressed stone in the arches. Pair of large double wooden doors flank slate plaque with inscription "This Barn was built in 1833: Mr George Avery Proprietor. Wm and Sam Hammond Builders". Extension at right end built 1915 inscription V.I.S. 1915. Rubbed brick cambered arches to openings. Lower extension to left with pantiled roof cob walling over slate rubblestone. Loft door over stable door.

SS4829139216

Range of three adjoining outbuildings near Buckland Manor

98285

Range of 3 adjoining outbuildings, probably C17, comprising former slaughter-and- salting-house with wash-house, potato-store with loft over and cider-house. Rubble with cob in the upper parts of the lower 2 buildings. Pantiled roofs. Gabled upper end and hipped lower end. All openings have timber lintels. Upper section has 2 plank doors each side of square opening. Potato store has double wooden doors to right of 2 plank doors with square loft opening above. Cider-house has 2 openings with original timber frame to left opening formerly 3-lights mullions removed and 3- light window frame to right with slayed mullions each side of ancient plank door with cover strips in chamfered square-headed timber surround. 3-light window with splayed mullions at lower end. Ancient internal staircase to partially floored loft supported on heavy chamfered beams with part of cider-making machinery intact. Door and window frames make an original set.

SS4838937773

Shippon with adjoining root store and bullock shed near Buckland Manor

98286

Shippon with root store and bullock shed adjoining. Shippon 1660 by datestone at lower gable end. Root store with bullock shed probably C18. All altered and repaired 1980s. Shippon of rubble with upper parts in cob, rest of rubble. Pantiled roof. Shippon has large inserted metal door and 2 ventilation slits. Loft floor removed but 4 trusses survive with collars and purlins intact. Pantiled lean-to roof to outshut to front of root store with large cart openings each side. Bullock shed with 3 round rubble piers extends at right angles from upper end of front wall, forming L-shaped group.

SS4833337765

Stables with loft near Buckland Manor

98288

Stables with loft over. Probably C18. Rubble with upper half in cob. Half-hipped corrugated roof, part iron, part asbestos. Pantiled lean-to roof to cob and rubble outshut to rear. 3 door openings to front with single ventilation slit above. Upper end has large pitching doorway with original timber lintel and plank door. Complete roof structure of 4 trusses with straight principals pegged collars and 2 tiers of purlins intact.

SS4834437798

Stanburys

98340

Cottage, late C18. Whitewashed rendered cob and rubble. Thatch roof with gable end stacks, that of left of rubble with offsets, brick-edged buttress and rounded bread oven in the angle. Symmetrical plan with room each side of central staircase. 2 storey, 3 window range of C20 2-light casements over central C20 tiled roof to porch flanked by two 3-light casements with timber lintels. All window openings have stone sills. 2 storey continuous outshut to rear. Interior much altered.

SS4850539280

Dyer's Farmhouse

98341

House, formerly farmhouse. C17. Colourwashed rendered rubble with some cob in the upper parts. Corrugated asbestos roof. Rubble stack at left gable end with moulded cap extended in brick and lateral rubble stack to rear heating hall, both with offsets. 2 storeys. 3 cell cross passage plan, former dairy at lower end. 4 C20 2-light casements on each floor and offset C20 door. Roof timbers replaced. Chamfered and stopped beam to hall and hearth lintel. Both fireplaces have bread ovens. Original spice cupboard to left of fireplace at upper end.

SS4849439318

Ruins of Chapel of St. John the Baptist and Priests house

98448

Ruined Chapel and Priest's House, circa 1250 and excavated and walls partially rebuilt to regular height in 1924. Low rubble walls to Chapel and 2-roomed dwelling of priest. Was a secular chantry, also burial place of Arthur Leigh Barker and Lady Arthur Cecil of Spreacombe Manor (q.v.) who carried out the excavation.

SS4827541381

Higher Bullen

98452

Cottage, late C17 or early C18, whitewashed rendered rubble and cob. Thatch roof with reed-matted covering to south side. Stacks at each gable end single cell each side of staircase. 1½ storeys. 2-window range. 4 paned-light over 2-light casement 2 panes each light to left and 2-light ground floor casement, centre- hinged with 2 panes per light to right of small single light window of 4 panes at eaves level. C20 continuous single-storey exterior with corrugated asbestos roof to north side. Inserted entry at right gable end with gabled slate roof. Roughly- hewn roof trusses intact. Chamfered and stopped lintel to fireplace.

SS4742242710

Twitchen Farmhouse

98473

Cottage, late C17 or early C18, whitewashed rendered rubble and cob. Thatch roof with reed-matted covering to south side. Stacks at each gable end single cell each side of staircase. 1½ storeys. 2-window range. 4 paned-light over 2-light casement 2 panes each light to left and 2-light ground floor casement, centre- hinged with 2 panes per light to right of small single light window of 4 panes at eaves level. C20 continuous single-storey exterior with corrugated asbestos roof to north side. Inserted entry at right gable end with gabled slate roof. Roughly- hewn roof trusses intact. Chamfered and stopped lintel to fireplace.

SS5094043848

Range of farm buildings associated with Twitchen farm

98474

Range of farmbuildings comprising barn, cartshed, stables and shippon with granary adjoining at right angles to left side of Twitchen Farmhouse (q.v.) and extending south. Probably mid C19. Morte slatestone with slate roofs hipped at left (south) end. Barn to left has double doors with loft door to right now without loft-floor. Cart-shed has loft opening above cambered-arched cart entrance with round-arched stable door opening to right. Stables and shippon have continuous row of pigeon- holes with slate landings below eaves, broken by loft door to granary. Shippon has 2 round-arched openings, that to left has inserted round-arched window with glazing bars to left of plank door, both to left of two cambered arched openings. All arched openings have slatestone voussoirs.

SS5092343833

West Stowford Barton

98472

Barton with stables and outbuildings now store sheds attached Barton C17 possibly earlier fabric concealed, refenestrated C19. Stables and outbuildings probably C19. Whitewashed rendered roughcast on rubble. Slate roofs with gable ends, complex plan. 2-storeyed right-angled kitchen block with gable end rubble stack to rear of main range forming T-shape. L-shaped dairy outshuts with slated lean-to roofs in the angle on left side, and small courtyard to right rear side of outbuildings now store-sheds. Short 2-storeyed right-angled projection to front right end of

Land at Winsham Cross, Braunton

main range. Main range has cross-passage and hall with lateral stack to rear enclosed in T-shaped projection, former inner room now forming part of hall. To left of cross-passage, an outbuilding possibly originally a byre with loft over has been partly absorbed into the dwelling with small stacks added at left end and to rear, leaving a narrow lofted outbuilding at left end from which single-storey stable block extends. Main range 2 storeys. 3-window range of sashes 2 and 2 panes. Plank doors to each floor at left end. Sash, temporarily blocked (1984) to left and hall sash with marginal glazing bars to right of cross-passage. Cambered arch doorway to porch with slate roof. 6 panelled inner door, the upper panels glazed. Wing to right has sash 3 over 6 panes on left side. Plank door to gable end with C20 casement above. Sashes at right gable end of main range on each floor. 2 C19 2-light casements to right rear side of rear projection. Outbuilding to rear has overhanging slate roof to covered walkway. Plank door to left, ½ glazed door to right. Impressively large stopped and chamfered beam to hall with smaller stopped and chamfered transverse beam. Chamfered surround to square-headed C17 inner doorway to cross-wing. 6 panelled door to left of cross-passage with sliding peep-hole, possibly to keep an eye on whatever was stocked in former outbuilding. C17 roof structure intact, 3 trusses to main range and 2 to each of the projections, but no sign of smoke-blackening.

SS5348742789

Crackaway Barton east and west [Borderline]

98467

Small barton, now 2 dwellings. C17 possibly earlier origins, extended in C18 (datestone 1732), and main range heightened in C19. Colourwashed rendered morte slates with slate roof with gable ends. Stacks to each end of main range, rubble to left end with projecting bread oven with slate stone capping. Single room deep, possibly 2-cell plan extended to 3 cells in C18. 2 outshuts to rear with slated lean-to roofs. 2 storeys. 4-window range, the 3 bays to left with higher roof pitch, 2-light casements, 6 panes per light. 3-light casement 3 panes per light to left of projecting porch with lean-to roof. C17 ovolo-moulded surround to plank door with elaborated scroll stops. Two 2-light casements to right, 3 panes per light. Half-glazed door at right hand end. Stone plaque near to eaves level above inscribed John Fols of Ilfordcombe 1732. C17 single light window to rear with chamfered surrounds on each floor, that to ground floor enclosed in C20 porch to right. C19 3-light window at left gable end. Roughly chamfered beam to left side room and old reused door to staircase.

SS5307241853

Fullabrook Barton

98274

Large farmhouse, probably C16 origins but heavily altered C19 and C20. Colourwashed render to roughly coursed rubble. Slate roofs with gable end. T-shape plan with right angled extension added C17 or early C18, forming F-shape plan. Lower end further extended in C20. Rubble stacks with inward sloping caps at each end with offsets to left stack and large lateral stack to rear now enclosed in 2 short gable-ended projections both 2 storeys. 2 storeys. Facade has lower range to left with C20 casements on each floor to left of ½ glazed door which shares a porch with lean-to slate roof with ½ glazed door at left end of main range. This has timber sashes 6 panes above 6 panes to left and 2 panes above 8 panes to right of 3-light C20 casement above off centre ½ glazed door of 2 leaves with sashes 8 panes per sash to each side. Interior entirely altered.

SS5253441027

Lee House with attached stables

98201

Large house, C18 remodelled early C19 with earlier, probably C16 fabric in small range projecting east. The main facade is stucco on rubble stone. Attached stable block to right and attached barn to left, both in squared stone built to courses with gables of rubble stone. These long wings project at right angles to form a large 3 sided courtyard, terraced down on the fourth side. Slate roofs throughout with pairs of brick stacks to each end and two offset brick stacks to rear of main block. Domestic quarters run round into the first bays of projecting wings and are marked by brick stacks. Two storeys. Main block has stone parapet and unmoulded cornice. 5 bays of 15 pane, tilting windows circa 1980, at first floor. Central projecting classical porch of paired stone pilasters, cornice and parapet surmounted by a seated animal sculpture which may not be contemporary. Pair of 3/4 glazed entrance doors. 2 tripartite original timber sash windows, 6 panes upper sash, 9 panes lower sash with glazing bars and matching pattern, single pane wide, side lights, recessed segmental heads, each side of porch. Projecting wing to right has a single opening with timber sashes, 6 panes per sash and 2 openings similarly sashed below with brick surrounds. To the right the stables proper have small 3-light windows, one each side of round headed doorway and timber door. To the right under the eaves a 2-light timber window each with 4 panes in brick reveals. Rear of barn has a slated canopy over large modern double doors. Each projecting gable has coped parapet with kneelers. Large central segmental headed blocked opening with timber sashes inserted with glazing bars, 6 panes per sash, on the barn gable. Above are 2 square-headed openings blocked, also with sills, those on the stable range have 15 pane tilting windows circa 1980 broken through. In the gable apexes round headed recess with sill, that to the stable range modified for a flag pole and flag raising. Small apex finials. The stable gable contains a sundial high up. To the rear of the stable the main range runs into the earlier fabric projecting eastwards, where 2 principals with short curved feet survive. On the south side of the projecting wing is an old square-headed doorway into the present kitchen probably reset, with heavily moulded architrave complete with ancient door. On the north side the projection is jointed by outbuildings to an outshut running from the main range, forming a small rear courtyard. Here, on the north side, is a reset datestone initialled FM:MW and dated 1581. On the south side is a C18 15-paned timber ½ glazed door. Interior: the principal room has a classical style, probably late C19 chimneypiece at the west end with paired slender reeded colonettes with horses head capitals with entablature over and bracketted mantle below. C19 cast iron fireplace with matching festoon pattern. Further fireplace in the north wall has early C19 surround with classical figures in the capitals each side of a mythological scene. 2 ornate plaster ceilings, probably contemporary, rectangular panelled to west end, circle set with encircling panels and small rose. In the room at the extreme west end of the main range, a gallery is said to include altar rails from Pitton Church.

SS5381737257

Methodist Chapel

469288

Methodist chapel. 1872, by Alexander Lauder of Barnstaple. Polychromatic stone with freestone dressings. Banded slate roof with coped gables and crested ridge tiles. PLAN: Auditorium has 2-bay north and south transepts with galleries, and with polygonal stair towers in the western angles of the transepts, and porches on the north and south sides of the stair towers. In 1975 a Sunday school extension was built on the east end. Victorian Gothic style. EXTERIOR: The west gable end of the auditorium has a large 4-light Geometric tracery window, diagonal buttresses, and two cusped lancets on the north and south sides. To the east of the north and south sides there are twin gabled transepts, each with two cusped lancets and with Geometric traceried windows above; in the angles to the west are squat polygonal stair towers with broaches, lancets and hipped roofs; on the north and south sides of the stair towers there are gabled porches with pointed arches and diagonal buttresses. On the east end there is a pointed arch window in the gable and a large brick Sunday school extension of 1975. INTERIOR: Pews intact. Arcaded rostrum with colonettes. Communion rail. The transepts each have two chamfered pointed arches containing galleries with wrought-iron fronts. Stairs to galleries with panelled balustrades and stop-chamfered newels with finials. Open timber roofs.

SS5490037180

Appendix 3
HVIA Supporting Jpegs



Ashford Church, set on the south and western slope, overlooking the Taw estuary; from the north-east.



Landscape view of Heanton Punchardon church, set amongst the trees showing local blocking; from the east.



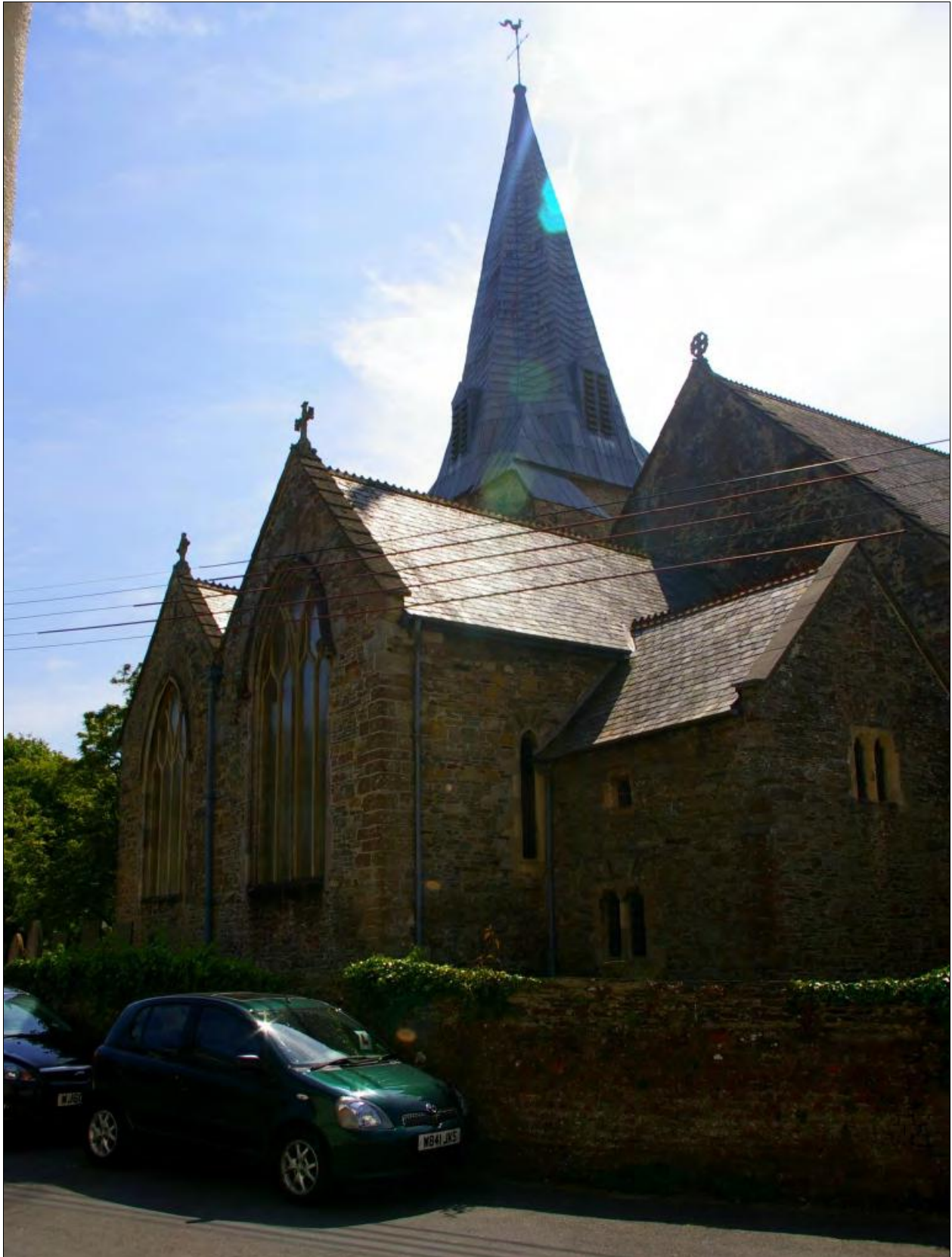
Heanton Punchardon church showing the tall tower, its the village setting and trees obscure it; from the north-west.



Braunton church, set alongside the river and amongst the houses of the historic village; from the north-west.



Church House in Braunton, set along the narrow Church Street, adjacent to the churchyard; from the north.



Braunton Church with its small spire; from the north-east.



Georgeham Church set in its walled churchyard; from the south-east.



View of the village in the valley from across the churchyard; from the east.

Land at Winsham Cross, Braunton



Landscape view of West Down Church , with Fullabrook wind farm behind; from the north-west.



Middle Winsham Farm set in the small combe/valley, with its barns to the east, west and south; from the south.

Land at Winsham Cross, Braunton



Lower Winsham Farm, set into the bank, within the steep valley; from the south-west.



Higher Winsham Farm, set into the side of a southerly slope; from the north-east.

Land at Winsham Cross, Braunton



Higher Winsham Cottage, set just to the north-east of Higher Winsham Farm, on a south-facing slope, within a shallow valley; from the south-west.



Old Cottage and The Manor House, Knowle; from the south-west.



View down Chapel Street in Knowle, showing the setting of The Old Cottage and The Manor House; from the south.



Dyers Farmhouse and Stanburys, set in the trees to the south, on a north-facing slope; from the east.



The gated entrance to Buckland Manor, which is set on a north-facing slope within a valley; from the south-east.

Land at Winsham Cross, Braunton



View from a gateway just above the entrance to Buckland Manor, with views across to Braunton; from the west.



Fairlinch, set into the slope of the hill, with wide views over the estuary; from the north-east.



Town Farm, Braunton, now surrounded by a modern housing development, in the village; from the south-east.



Broadgate House in Braunton, former manor house now split into two or three units, enclosed by barns which are also now converted to dwellings; from the south-east.



Boode House, set in the small hamlet; from the south-west.



Boode Farmhouse and barns within the hamlet; from the north.

Land at Winsham Cross, Braunton



Ash House, viewed across the fields, set amongst the trees, with Fullabrook wind farm behind; from the south.



Marwood Methodist Church, set at the top of a north-facing slope, with Marwood House and parish church on the south-facing slopes just to the north-east; from the south.



Marwood Church set within the steep valley, surrounded by trees and the famous estate gardens; from the east.



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