

LAND at NORTH BEER SPREYTON DEVON

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



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

Tel: 01769 573555
Email: mail@swarch.net

Report No.: 05/09/2014
Date: 140905
Authors: E. Wapshott
S. Walls

Land at North Beer, Spreyton, Devon

Land at North Beer, Spreyton, Devon

Results of a Desk-Based Assessment, Walkover survey & Historic Visual Impact Assessment

For

Nick Leaney

of

Aardvark EM Limited (the Agent)

On behalf of

Powerhawk Ltd (the Client)

By



SWARCH project reference: SDH14
OS Map copying Licence No: 100044808
National Grid Reference: SX6988798817
Planning Application Ref: Pre-planning
Project Director: Dr Bryn Morris
Fieldwork Managers: Dr Samuel Walls
Desk-Based Assessment: Dr Samuel Walls
Walkover Survey: Emily Wapshott
HVIA: Emily Wapshott
Report: Emily Wapshott; Dr Samuel Walls
Report Editing: Dr Samuel Walls
Graphics: Victoria Hosegood

September 2014

South West Archaeology Ltd. shall retain the copyright of any commissioned reports, tender documents or other project documents, under the Copyright, Designs and Patents Act 1988 with all rights reserved, excepting that it hereby provides an exclusive licence to the client for the use of such documents by the client in all matters directly relating to the project as described in the Project Design.

Summary

This report presents the results of a desk-based assessment, walkover survey and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) on land at North Beer, Spreyton Devon, for the proposed construction of a single 500kW 67m to tip wind turbine.

The proposed turbine would be installed on land that historically belonged to Downhayes Farm, a possession of the Manor of Spreyton, which has a complex history of descent. The turbine would be located on land west of the farm which at the time of the tithe survey encompassed a triangular shaped field, with a barn located in the north-east corner. The walkover survey that was undertaken revealed no surviving earthworks.

There are three Grade I and eighteen Grade II Listed buildings within 10km of the site that fall within the ZTV, together with a rather greater number of Grade II Listed buildings. There are numerous relevant Scheduled Monuments within 10km, almost all of which are Prehistoric, and are concentrated in two groups; one group surviving largely as cropmarks c.2-4km to the north-north-east and the other, the fantastically surviving groups of features on the northern slopes of Dartmoor, c.8-10km to the south-west of the proposed site. There are further designated assets, primarily Listed buildings and conservation areas, 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 20 of these heritage assets (**negative/minor** or **negligible to negative/minor**), and have a more serious impact on Hendicott Farmhouse, the Church of St. Michael in Spreyton (and to a lesser extent the village), Reeve Castle, Stockhay Farmhouse, Heath Farmhouse and Crooke Farmhouse (**negative/moderate**). Cumulative impact is not yet a major issue for this site.*

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

Contents	Page No.
Summary	3
List of Figures	5
List of Tables	6
List of Appendices	6
Acknowledgements	6
1.0 Introduction	7
1.1 Project Background	7
1.2 Topographical and Geological Background	7
1.3 Historical Background	7
1.4 Archaeological Background	7
1.5 Methodology	8
2.0 Desk-Based Assessment and Cartographic Analysis	10
2.1 Introduction	10
2.2 Ordnance Survey 1809 Old Series Map	10
2.3 1842 Tithe Map	11
2.4 Ordnance Survey 1 st and 2 nd Edition Maps	12
3.0 Site Inspection and Archaeological Background	14
3.1 Site Inspection	14
3.2 Archaeological Background	14
3.3 Assessment of Impact	15
4.0 Visual Impact Assessment	16
4.1 National Policy	16
4.2 Setting and Views	16
4.2.1 Evidential Value	17
4.2.2 Historical Value	18
4.2.3 Aesthetic Value	18
4.2.4 Communal Value	19
4.2.5 Summary	19
4.3 Likely Impacts of the Proposed Development	19
4.3.1 Types and Scale of Impact	19
4.3.2 Scale and Duration of Impact	20
4.3.3 Statements of Significance of Heritage Assets	21

4.4	Methodology	23
4.4.1	Assessment and Landscape Context	23
4.4.2	The Sinclair-Thomas Matrix	24
4.5	Results of the Viewshed Analysis	27
4.6	Field Verification of ZTV	28
4.7	The Structure of Assessment	29
4.8	Impact by Class of Monument or Structure	29
4.8.1	Farmhouse and Farm Buildings	29
4.8.2	Grand Residences	34
4.8.3	Lesser Gentry Seats	35
4.8.4	Listed cottages and structures within Historic Settlements	37
4.8.5	Churches and pre-Reformation Chapels	41
4.8.6	Ruined Churches and Pre-Reformation Chapels	44
4.8.7	Milestones, Guideposts and Gates	46
4.8.8	Memorials, Crosses and Inscribed Stones	46
4.8.9	Prehistoric Settlements	48
4.8.10	Medieval Castles and Moated Sites	49
4.8.11	Prehistoric Ritual/Funerary Monuments	50
4.8.12	Roman Forts, Marching Camps,	52
4.8.13	Registered Parks and Gardens	53
4.8.14	Historic Landscape	54
4.8.15	Aggregate Impact	55
4.8.16	Cumulative Impact	55
4.9	Summary of the Evidence	57
5.0	Conclusions	62
5.1	Discussion and Conclusion	62
6.0	Bibliography & References	63

List of Figures

Cover plate: View across the site of the proposed turbine; from the south-south-west.

Figure 1:	Site location.	8
Figure 2:	Extract from the 1809 OS surveyor's Old Series map.	11
Figure 3:	Extract from the 1842 tithe map of Spreyton.	12
Figure 4:	Extract from the OS 1 st Edition Map, 1887.	13
Figure 5:	Extract from the OS 2 nd Edition Map, 1906.	13
Figure 6:	Nearby HER entries.	14
Figure 7:	Distribution of designated heritage assets within the ZTV (to tip).	27
Figure 8:	Distribution of designated heritage assets related to the Sinclair-Thomas Matrix.	28
Figure 9:	Cumulative impact.	56

List of Tables

Table 1: Local HER records.	15
Table 2: The modified Sinclair-Thomas Matrix.	25
Table 3: The conceptual model for visual impact assessment.	26
Table 4: Table of operational and proposed turbines within 10km.	57
Table 5: Summary of impacts.	61

List of Appendices

Appendix 1: Project Design	63
Appendix 2: Tithe Apportionment details	65
Appendix 3: Key Heritage Assets	67
Appendix 4: HVIA Baseline Photographs	99

Acknowledgements

Thanks for assistance are due to:

Nick Leaney and Kirsty Gibson of Aardvark EM Limited (The Agent)
Bill Horner of Devon County Historic Environment Team (DCHET)
Nick Russell of English Heritage (EH)
The staff of Devon County Heritage Centre

1.0 Introduction

Location:	Land at North Beer
Parish:	Spreyton
County:	Devon
NGR:	SX6988798817

1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) at North Beer, Spreyton, Devon (Figure 1). The work was commissioned by Nick Leaney of Aardvark EM (the Agent) in order to identify any buried archaeology or heritage assets that might be affected by the installation of a 500Kw wind turbine (67m to tip).

1.2 Topographical and Geological Background

The proposed turbine would be located in an agricultural field less than 500m west of Downhayes and c.1.9km north of Spreyton (see Figure 1). It would stand on the west face of a gentle slope which leads down on the western side to the River Yeo, and up on the east towards Downhayes and Great Begbeer Farm.

The soils of this area are the slowly permeable clayey soils of the Halstow association (SSEW 1983); these overlie the Aston Mudstone of the Member and Crackington formation (BGS 2014).

1.3 Historical Background

The land of which the proposed turbine is to be sited historically formed part of the holdings of Downhayes (*Down Hays*) Farm, which is only noted in the documentary records from the 17th century onwards, when it is in the ownership of the Cann Family of Fuidge. It probably formed part of the manor of Spreyton before this date, and may have originally been part of the heavily wooded portion of the parish for at least some of the medieval period.

The field containing the proposed turbine is classified as modern enclosure adapting post medieval fields, meaning that the enclosures visible today are of likely post medieval date. The fields to the north-east, south and south-west of the site however are medieval enclosures based on strip fields.

1.4 Archaeological Background

The proposed site sits within an area characterised on the Devon Historic Landscape Characterisation (HLC) as modern enclosure adapting post medieval fields. The fields to the north-east, south and south-west of the site however are medieval enclosures based on strip fields.

A small amount of archaeological fieldwork has taken place in the wider area and more recently in relation to other renewable energy schemes to the south and north (e.g. SWARCH 2014; AC 2006). In the immediate area very little archaeological fieldwork has been carried out, with the exception of some monitoring within Spreyton village (Exeter Archaeology 2008). There are only a

small number of features noted on the Devon Historic Environment Record, although a Roman road (MDV8423) and some possible associated Roman earthworks (MDV6863) are situated less than one kilometre to the north of the site.

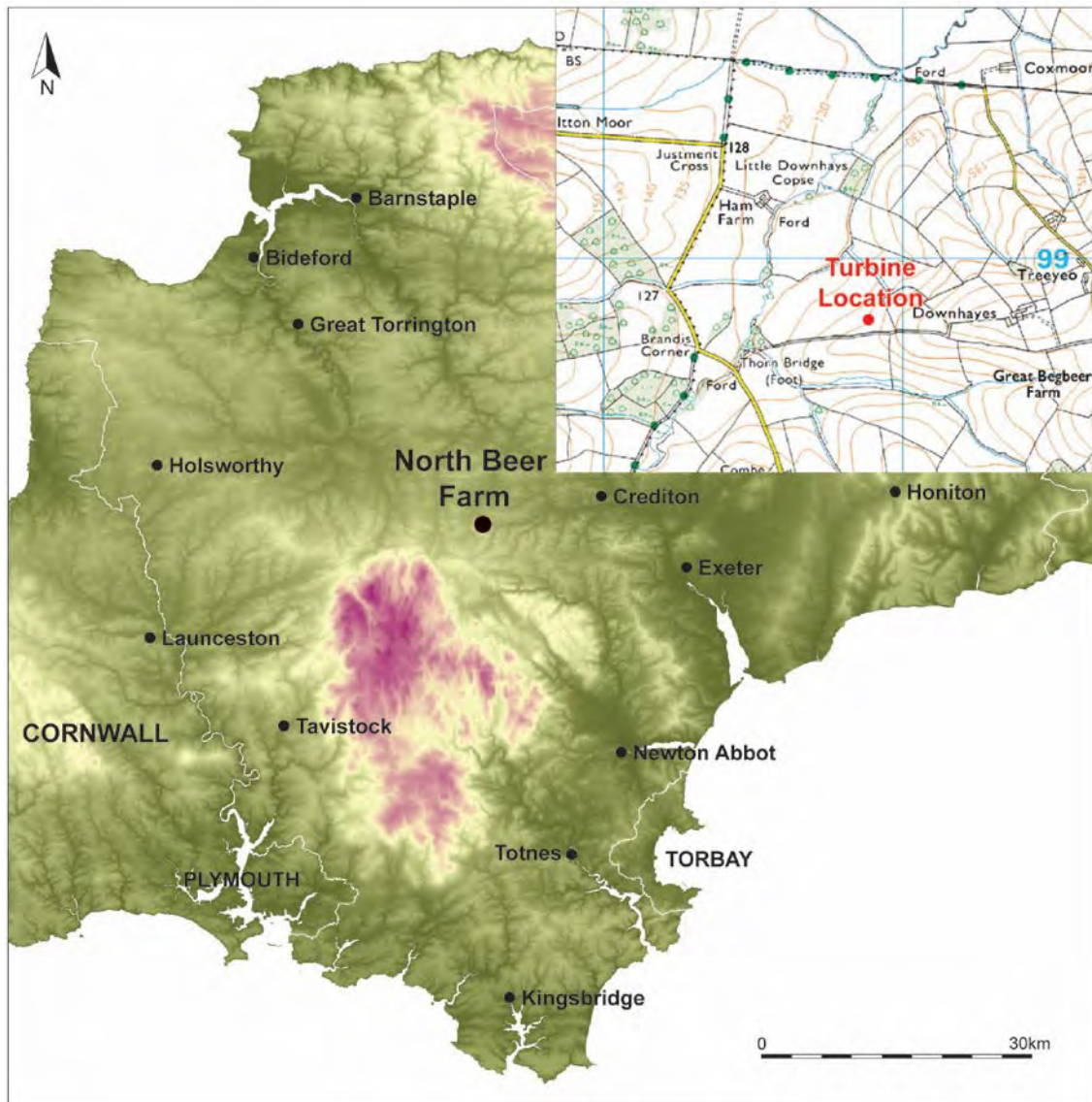


Figure 1: Site location (the approximate location of the proposed turbine is indicated).

1.5 Methodology

The desk-based assessment follows the guidelines presented in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *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 3rd edition* (Landscape Institute 2013), *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 Desk-Based Assessment and Cartographic Analysis

2.1 Introduction

The farm at Downhayes lies within the parish of Spreyton, in the Hundred of Wonford and Deanery of Dunsford. At the time of the Norman conquest the manor of Spreyton was held by Osferth, and was given like much of county to Baldwin de Brionne (Fitz Gilbert) the High Sherriff of the County. Baldwin's sons died heirless and so the estates passed via his daughters to various nobles and certainly by the late 12th century the manor had passed to the Talbot family, through whom the manor passed by marriage to the Kelly family (of Kelly, West Devon) in the early 16th century. A branch of the Kelly's made the Barton their home. However, by the 17th century the manor was divided between various owners. Half of the manor (The Barton) was sold by the Gilbert Family of Compton to John Battishill of South Tawton in 1639; Raleigh (Rawleigh) Gilbert having married Elizabeth Kelly c.1612. A separate quarter, was owned by the Wise Family of Sydenham and was sold to Nathaniel Risdon in 1657, from whom it passed to the Hole family of North Tawton. The final quarter was retained by the Kelly Family until 1758 when it was sold to John Cann of Fuidge.

In 1742 a Joseph Stoneman is apprentice to a Mr. John Cann of Down Hay (DHC: 6143E/PO2/10), with subsequent apprentices also listed at Downhayes in association with Mr. Thomas Cann in 1765, and John Cann, the younger, gentleman in 1777, 1793, 1814, 1820 and 1821. It appears that the Cann's leased Downhayes, as in a 1757 indenture Richard Hole of North Tawton holds the freehold of this and several other farms within the manor (DHC: 2914A/PF20). The Cann family primary holding appears to have been Fuidge, and from their humble beginnings as yeoman farmers within the parish, from at least the 16th century, the family become described as gentlemen from the early 18th century onwards. On the acquisition of lime kilns and quarries within Drewsteignton, the family further enhanced their wealth at this time, and they continued to increase their holdings within Spreyton throughout the 18th and early 19th century. John Cann, the younger, invested in banking in Exeter, and in 1821, shortly after his death, the bank's partners, which included his widow, were declared bankrupt and the Cann estate was gradually broken up. By the time of the 1841-2 tithe survey Fuidge was owned by John Norrish of Zeal Monachroum, although members of the Cann family still owned North Beer, and some other farms.

2.2 Ordnance Survey 1809 Ordnance Survey Old Series Map

The first available map of any real value is the Ordnance Survey surveyors Old Series map (Figure 2). Earlier maps are not detailed enough. The depiction of fields on the OS old series maps cannot be relied upon to be accurate, but it does usually distinguish between enclosed and unenclosed land with some accuracy. There are many of the primary farms indicated within the vicinity of Downhayes, but Downhayes itself is not depicted, although there is a length of 'dead-end' road leading west from Mid Bigbeer.



Figure 2: Extract from the 1809 OS surveyor's Old Series map (approximate location of the site is indicated).

2.3 1842 Tithe Map

The next cartographic source available to this study was the 1842 tithe map, this suggests that the road indicated on the 1809 map to the south of the farm was no longer in existence, although given that the land ownership seems to respect a linear feature along this approximate location, it may suggest that it survived as a farm track (there is certainly a route along this line presently). It appears likely given the field names that this roadway may have once bisected open down land or moor. The field in which the proposed turbine is to be sited was a triangular enclosure, known as Three Corner Moor, and at this time there was a building, possibly a barn, in the north-east corner of the field.

The accompanying tithe apportionment (1841) lists a Samuel Wreyford as the owner of both the Downhayes and Mortimores Down holdings, but under different leases. Samuel Wreyford was the owner of Nicholls Nymet in North Tawton, which had been purchased from the Reverend T. Hole by his father John Wre(y)ford in the early 19th century. It is therefore likely that Downhayes had been sold with this estate, and that it had never been owned, although probably tenanted and farmed by, the Cann family.

Land at North Beer, Spreyton, Devon

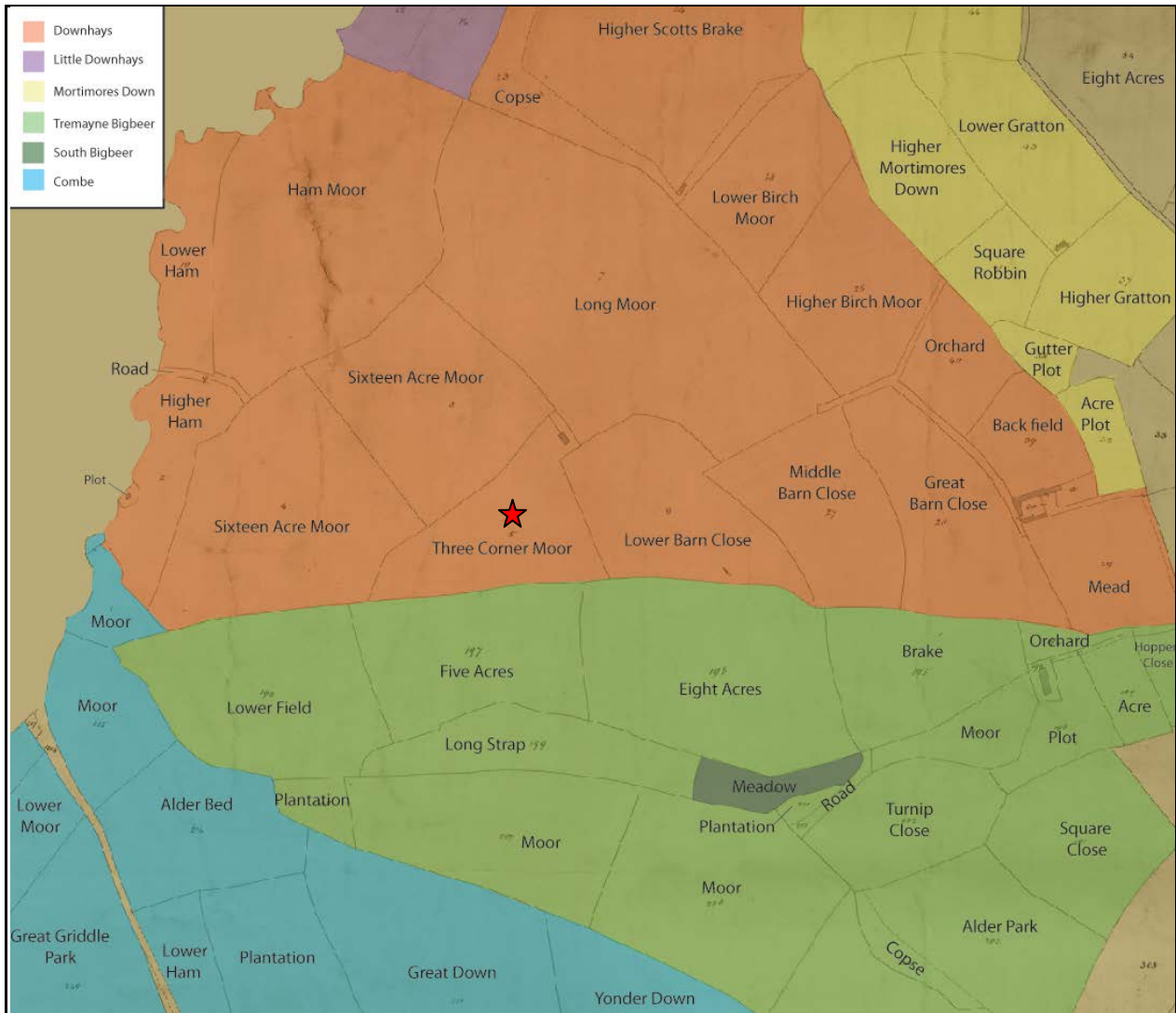


Figure 3: Extract from the 1842 tithe map of Spreyton; the different colours indicate differing land holdings (DHC).

2.4 Ordnance Survey 1st and 2nd Edition Maps

The next available cartographic source is the Ordnance Survey 1st edition map of 1887, and there are a number of changes which have occurred since the tithe survey. Notably the field in which the proposed turbine is to be positioned had been amalgamated with the field to the north (Sixteen Acre Moor), and the south-western boundary of this field extended across the former triangular enclosure, to leave a more regularly shaped field enclosure. The Barn, which was depicted in the north-east corner of Three Corner Moor, is no longer shown, although the area is depicted as rough ground. There are numerous other changes within the wider landscape, most notable is the removal of the farm building at Tremayne Bigbeer, with many of the smaller enclosures around this former farm rationalised into larger fields.

There are no major changes between the Ordnance Survey 1st and 2nd Editions, with the exception of the proposal field being depicted as rough ground, and the planting of a small plantation on the moor to the south. Later 20th century sources show some boundary changes, and the removal of the plantation to the south, but no significant changes to the proposal site.

Land at North Beer, Spreyton, Devon

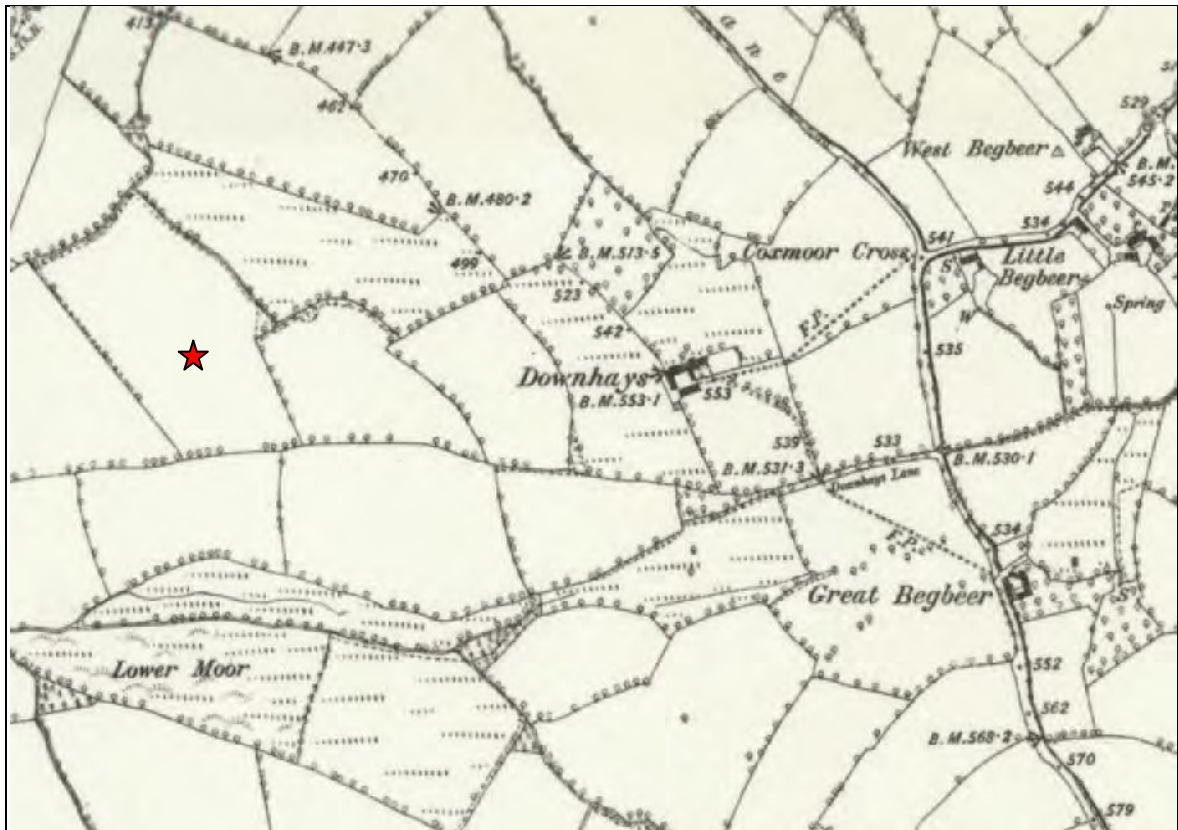


Figure 4: Extract from the OS 1st Edition Map, 1887 (the site of the proposed turbine is indicated).



Figure 5: Extract from the OS 2nd Edition Map, 1906 (the site of the proposed turbine is indicated).

3.0 Site Inspection and Archaeological Background

3.1 Site Inspection

The site of the proposed turbine was visited in August 2014 by Miss E. Wapshott. The large and irregular shaped field in which the turbine is to be situated was laid to pasture. The proposed turbine location being within the eastern portion of the enclosure, on the upper slopes, with the ground falling away to the west and north to the River Yeo, which forms the north-western and west boundary. The field is bounded by mature hedgebanks, which had been trimmed and are well maintained. The field can be accessed via a track from the farmstead to the east and also from a continuation of this track from the west; the track crossing the field at the southern end. The field has a straight sided southern boundary along the track, a dog-legged eastern boundary and a slightly curving northern boundary with an irregular river bank boundary to the west. There were some slight contour ridges noted within the field on the north-western facing slopes, as it drops to the level of the river, but no significant earthworks were viewed to suggest extensive below-ground remains of any kind. There will be general views to the hamlet of Combe, to the south-west, Ham Farm, to the north-west and Newlands Farm to the north-east. There is a general inter-visibility with the northern and north-western slopes of Dartmoor, although the ground rises to the south at Spreyton, reducing these views from ground level.

3.2 Archaeological Background

There is very little in the way of identified archaeological sites within the immediate vicinity of the proposed turbine (Figure 5 and Table 1). Most notable is the presence of a Roman road to the north (MDV6863) and the possibility that there may be other unidentified settlements or features (e.g. MDV29568) related to this routeway. The majority of assets relate to post-medieval farm buildings, some of which may be located on medieval farms (e.g. MDV33659).



Figure 6: Nearby HER entries (source DCHER).

Mon. ID	Site Name	Record	Notes
MDV6846	Possible Chapel – unknown date	Documentary evidence	The place name evidence: lower church way, suggests the site of a former chapel of unknown date
MDV6863	Roman Road	Earthwork	Roman road to the east of North Tawton fort visible as low flat topped bank 3.5 m wide
MDV8423	Roman Road	Earthworks	Coxmoor, negative results were obtained in two trenches cut across the presumed roman road from North Tawton, it may have been a timber track.
MDV21094	Field System	Documentary evidence	Enclosure award (1864) for Itton moor in Devon Record Office.
MDV29568	Platform – unknown date	Earthwork	A raised platform of large stones c.10-12m square with a well in the middle lies in the garden of Coxmoor
MDV33659	Hendicott Farmhouse – medieval/post medieval farmhouse	Extant structure	GII* Listed late C15/ early C16 with major C16 and C17 improvements
MDV63414	Linhay – unknown date	Demolished building	The linhay adjoining Hendicott farmhouse was recorded in 1997 prior to demolition
MDV67928	Farmstead – post medieval	Documentary evidence	Site of Justment shown on OS Map of 1880 as three groups of buildings in an irregular shaped yard
MDV79567	Threshing Barn at Hindicott – unknown date	Documentary evidence	Cob threshing barn depicted at Hendicott on the first edition OS map 1880-1899

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

3.3 Assessment of Impact

The location of the proposed turbine, on an exposed north-east facing slope, is not particularly favourable to settlement. However, the farm track to the south of the proposal site runs along the ridge, before dropping down to a crossing point over the River Yeo, and could be of early origin. As the site is located on a slight projecting spur, it is also possible funerary remains, such as barrows, may be identified. There is therefore a possibility of encountering Prehistoric and or Romano-British archaeological remains.

Ground disturbance associated with the installation of supports for the wind turbine, the concrete base pad and ancillary works during the construction phase could result in permanent, irreversible loss of below-ground remains of archaeological features within the development area, or of elements of these. The works, where they penetrate the topsoil levels, will affect any buried features.

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

4.0 Visual Impact Assessment

4.1 National Policy

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 128

*In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, **including the contribution made by their setting**. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Paragraph 129

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (**including by development affecting the setting of a heritage asset**) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

4.2 Setting and Views

The principle guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2011) and *Seeing History in the View* (2011). While interlinked and complementary, it is useful to consider the following sites in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or that include the heritage asset.

Setting is the primary consideration of any HVIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the English Heritage publication *The Setting of Heritage Assets* (2011a, 4 & 7):

Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings... In some instances the contribution made by setting to the asset's significance is negligible; in others it may be the greatest contribution to significance.

The HVIA below sets out to determine the magnitude of the effect (with reference to the Sinclair-Thomas Matrix and other guidance, see below) and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this.

Historic and significant views are the associated and complementary element to the setting, but can be considered separately as turbines may appear in a designed view without necessarily falling within the setting on a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011b, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

4.2.1 Evidential Value

Evidential value is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. Individual wind turbines tend to have a very limited impact on evidential value as the footprint of the development tends to be relatively small. It is, however, the least equivocal value: evidential value is absolute, all other ascribed values are subjective.

4.2.2 Historical Value

Historical value is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

Individual wind turbines tend to have a limited impact on historical value, save where the illustrative connection is with literature or art (e.g. Constable Country).

4.2.3 Aesthetic Value

Aesthetic value is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

Aesthetic values are where a proposed wind turbine would have its principle or most pronounced impact. The indirect effects of turbines are predominantly visual, and their height and moving parts ensure they draw attention within most vistas. In most instances the impact is incongruous;

however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

4.2.4 Communal Value

Communal value is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic*, *social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

Social value need not have any relationship to surviving fabric, as it is the continuity of function that is important.

Spiritual value is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

Individual wind turbines tend to have a limited impact on present-day communal value. However, where the symbolic or spiritual value is perceived to be connected to the wild, elemental or unspoilt character of a place, the construction and operation of a wind turbine would have a pronounced impact. In the modern world, communal value most clearly relates to high-value ecclesiastical buildings and sites (e.g. holy wells) that have been adopted by pagan groups. In the past, structures, natural sites or whole landscapes (e.g. stone circles, barrows, rocky outcrops, the environs of Stonehenge) would have had a spiritual significance that we cannot recover and can only assume relate in part to locational and relational factors.

4.2.5 Summary

As indicated, individual wind turbine developments have a minimal or tangential effect on most of the heritage values outlined above, largely because the footprint of the development is relatively small and almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous, as wind turbines are, despite the visual drawbacks, part of the evolution of the historic landscape. There are also clear implications for other value elements (particularly historical/associational and communal/spiritual).

4.3 Likely Impacts of the Proposed Development

4.3.1 Types and Scale of Impact

Three 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 (67m 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.
- Cumulative Impact – a single wind turbine will have a visual impact, but a second and a third turbine in the same area will have a synergistic and cumulative impact above and beyond that of a single turbine. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

4.3.2 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 based on the one presented in *Seeing History in the View* (English Heritage 2011b), and in line with best practice as outlined in the GLVIA (2013, 38):

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.

Wherever possible, the monuments and structures that fall within the ZTV, or which have been identified as being particularly important, have been visited by SWARCH personnel and the impact assessment reflects the experience of the site as it currently survives. However, it is not usually possible to visit sites on privately-owned land, or identify those that may lie within a large group of buildings. On the basis that to do anything else would be misleading, an assessment of negative/unknown is usually applied. A *probable* impact assessment can be made, based on topographical mapping, aerial photography and views from the closest point of public access, but this can be no substitute for a site visit.

4.3.3 Statements of Significance of Heritage Assets

The majority of the heritage assets – the ‘landscape receptors’ – considered in the historic visual impact assessment (below) have statutory protection:

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.

Many heritage assets have settings that have been designed to enhance their presence and visual interest or to create experiences of drama and surprise. Views and vistas, or their deliberate screening, are key features of these designed settings, providing design axes and establishing their scale, structure, layout and character (The Setting of Heritage Assets 2011, 10).

4.4 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) and *Conservation Principles* (English Heritage 2008) 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 (see GLVIA 2013, 21-2).

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 2), 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 3 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

4.4.1 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 to define the *setting*.

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 *extended context* (i.e. the wider landscape within which the asset sits). A similar distinction between *immediate* and *extended* or *wider* context appears in the ICOMOS *Xi'an Declaration* (2005) and the ASIDHOL2 (CADW 2007, 20).

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.

4.4.2 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 North Beer, Spreyton, Devon

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.

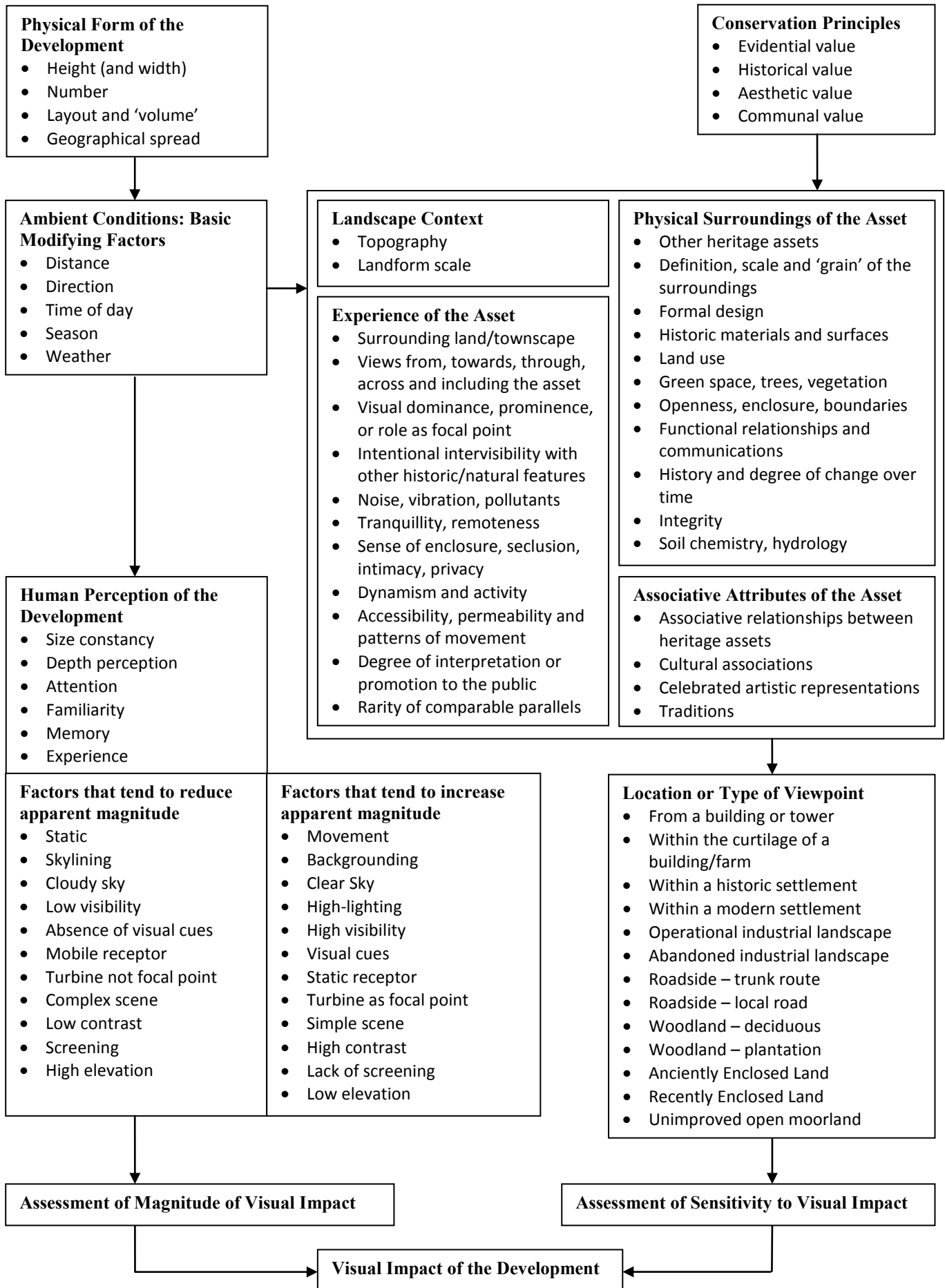


Table 3: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011a, 19).



Figure 7: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine: within 10km, based on an observer height of 2m (based on a 25km ZTV supplied by Aardvark EM Limited) (© English Heritage 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained on 16.12.13).

4.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this landscape will be fairly comprehensive within 3km; subject to local blocking, only the deeper valleys will avoid theoretical intervisibility. The ZTV was mapped to a total distance of 10km from the turbine site by Aardvark EM Limited; 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, east and west. Theoretical visibility has been assessed as the visibility to the blade tip (67m). Up to 5km Listed Buildings (of all grades) were considered; at 5-10km only Grade II*, Grade I Listed Buildings and Scheduled Monuments were considered; at 10-15km only Registered Parks and Gardens and Registered Battlefields were considered. Beyond the dominant zone (up to 3km), Grade II listed structures were considered collectively by category.

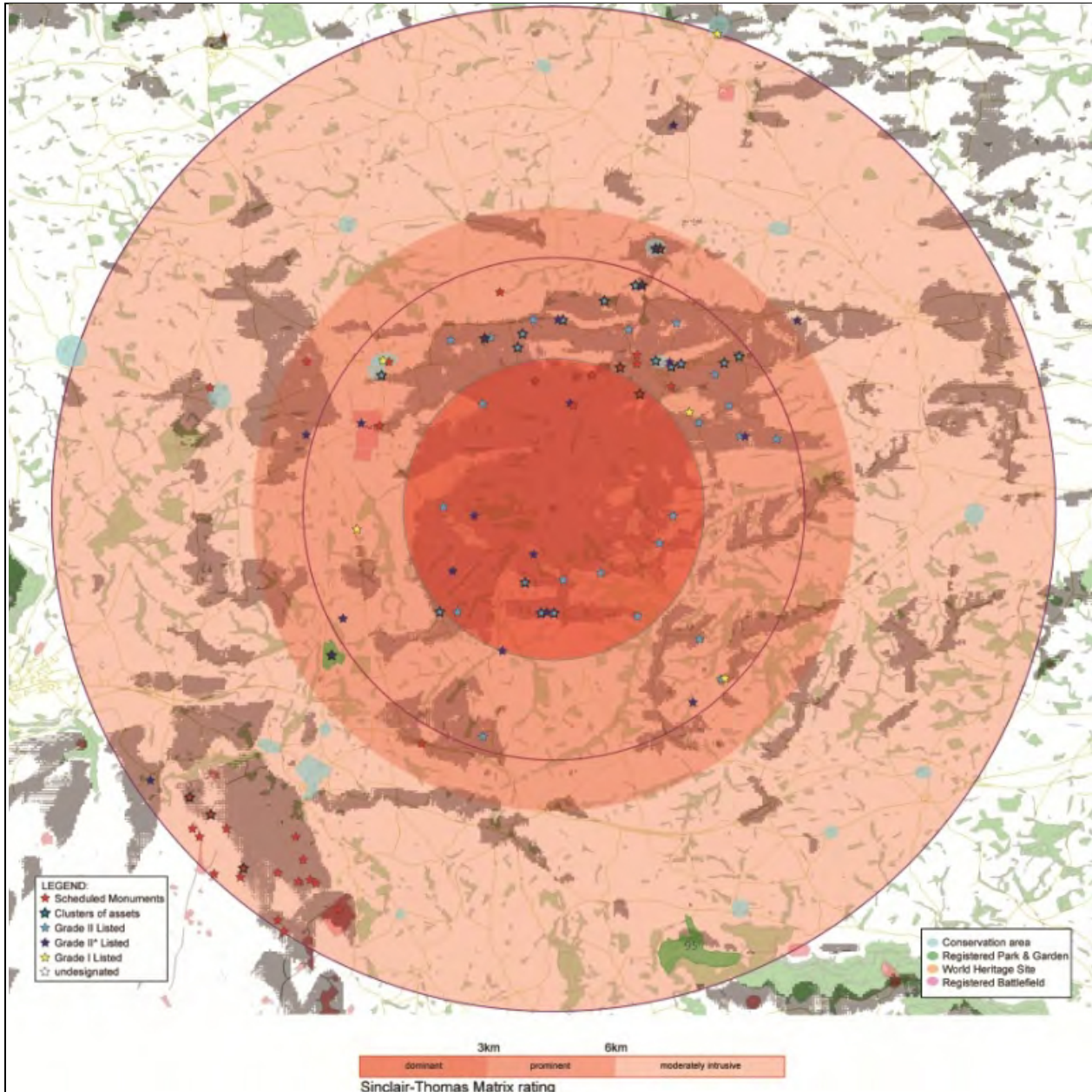


Figure 8: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km, based on an observer height of 2m (based on a 25km ZTV supplied by Aardvark EM Limited), related to the Sinclair-Thomas Matrix (© English Heritage 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained on 16.12.13).

4.6 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely inter-visibility between the proposed wind turbine and the surrounding landscape out to 5km and then 10km, with all the heritage assets that landscape encompasses. There are no designated heritage assets within 1km, but one Grade II* Listed farmstead lies on the 1km radius boundary. There is one further Grade II* Listed building within 1-2km and three Grade II Listed buildings or groups of buildings. Within 3km there are five scheduled monuments or groups of monuments. Within 10km there are thirty scheduled monuments or groups of monuments, with the majority grouped on the north and north-western slopes of Dartmoor. There are five Grade I Listed

buildings within 10km, four of which are within 5km, one at 10km; four of these Grade I buildings are churches and one a farm, but only three, two churches and the farm, are identified as having inter-visibility with the proposed turbine. Overall there are twenty Grade II* Listed buildings or individual buildings, of these only three are churches and one a former church, the majority are medieval farmhouses of the particular Devon vernacular style, of cob and stone, with thatched roofs. There are two registered parks and gardens, one at Wood House, at between 5.25-5.75km and Castle Drogo, at 8.5-9.5km. There are seventeen conservation areas within the 10km radius from the proposed turbine but only five are located within the ZTV. Overall there are one hundred and fourteen heritage assets within the 10km radius.

4.7 The Structure of Assessment

Given the large numbers of heritage assets that must be considered by the HVIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* page 15 and 18), this HVIA groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors.

It is essential the individual assessments are read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.8 Impact by Class of Monument or Structure

4.8.1 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 lincage 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.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). However, working farms are rarely aesthetically attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Sinclair-Thomas Matrix Zone A: Dominant

- Combe Farmhouse, Spreyton; high significance; Grade II* Listed; condition: unknown. Distance to turbine; c.1km. Set on the east side of the River Yeo valley, on the south side of a forked combe, on a north-facing slope. The farm is accessed via a long private track off the parish road and could not be accessed and therefore not fully assessed for views. A supposed 'Dartmoor style longhouse', of early 16th century date with extensive later 17th century extensions and updating which varied from its longhouse plan. The house is set into the slope, across the contours, facing south-east and north-west. The turbine will stand within the same valley but due to the curving nature of the Taw, it is not immediately viewed as within the same valley, but viewed across the combe and higher ground to the north-east. The parish road which runs along the higher ground to the north-east at Combe Moor, may slightly reduce views to the turbine with its upstanding hedgebanks. The landscape context of the combe will include views to the turbine, looking north and the turbine dominates the wider landscape setting of the Taw River valley. The actual setting of the farm in a wooded enclosure enclosed by hedgebanks will not be directly affected as some further screening is expected from the trees and hedgebanks to the north and east of the house. This screening is significantly reduced in winter when views to the turbine may increase; impact **negative/unknown** applied but negative/moderate to negative/minor expected.
- Hendicott Farmhouse, South Tawton; high significance; Grade II* Listed; condition: fair. Distance to turbine: c.1.6km. A late 15th century farmhouse with later 16th and 17th century expansion and improvements, extensively remodelled and renovated in the 19th century. Not accessible as set down a long private track but viewed across the fields. Set within a farmyard with historic barns of a later date lying to the south, facing the farmhouse. The farmstead is positioned in a small enclosure amongst fields, with a large wood, Jusment Copse, to the north and north-east. The field boundaries are almost exclusively mature hedgebanks which enclose and protect views in and around the farmstead. The farmhouse does have views over the fields to the west and south-east. The ground falls away shallowly to the south and east of the farm, to the River Yeo valley, which is occupied by further woodland. The turbine will stand on the east banks of the valley, within the same landscape context as the farm. It will dominate the valley views generally, although intimate views in and around the farmstead are expected to be screened by the trees, although these will reduce in winter quite markedly. The physical setting of the asset is not affected, in the farmyard, although the turbine will appear in numerous views across the immediate agricultural landscape, which provides the context to the asset. The turbine will also appear in views to the farm from the parish road which runs to the west; impact: **negative/moderate**.
- Lower Sessland Farmhouse, South Tawton; high significance; Grade II* Listed; condition: fair. Distance to turbine: c.2.4km. An early 16th century longhouse, of Dartmoor type, with significant phases of later alteration in the late 16th, 17th and 18th centuries. Set in a small enclosure, part framed by hedgebanks, part by a stone wall, the house stands within a vast farmstead of modern and historic barns, which frame either side of the parish road. Set on the

shallow mid slopes, facing east, with a high peak to the west, the farm looks down into a steep combe to the south which runs north-east down into the River Yeo Valley and a shallower forked combe to the north which also drops to the east to the River Yeo valley. The turbine does not stand within this landscape context of the farm but within the wider landscape setting of the River Yeo valley system. There are views south from the farm to the head of the combe and some views to the south-east, there are more limited views east between modern metal-framed farm buildings. Views north-east to the turbine will certainly be limited by the extensive modern buildings on the farm some of which stand taller than the house others of which enclose the ground floor and surroundings and farmyard. The turbine will be visible due to its proximity but generally, direct views from the asset itself are limited, views over the house and farm from the adjacent road, will include the turbine behind in the distance. The setting on a working farm will not be affected; impact: **negative/minor**.

- Stockhay; medium significance; Grade II Listed; condition: good. Distance to turbine: c.1.4km. Farmhouse located in a large enclosure lined with tall hedgebanks including numerous mature trees, especially along the northern boundary, limiting and screening views to the turbine. Views back to the village are not affected by the turbine, but views to the farmhouse from the village will include the turbine in close proximity, framing views. The turbine will stand directly within the landscape context of the asset, although the setting of the house within its small enclosure and in relation to the few outbuildings will not be affected. Its wider landscape setting as an edge of settlement farm, on the north edge of Spreyton, will be affected; impact: **negative/moderate**.
- Heath Farmhouse including stables and front garden walls; Barn and Linhay; medium significance; Grade II Listed; conditions: fair. Distance to turbine: c.1.6km. Farmhouse standing to the south of its farmyard, with barns to the east and west, walled garden to the south. Set alongside the parish road, on the north side, oriented to the east-west. The turbine stands directly within the landscape context of the asset, with views generally to the turbine from the farmland surrounding the farmstead, but limited views from the farmhouse itself. There may be some views to the turbine from the barns to the rear of the farmyard, on the north side. The setting of the farmhouse, and farm buildings within their farmyard is unaffected, the views from the farmhouse are mainly focused to the south, so are also unaffected. The overall views in and around the farm and effect on the rural character of its wider landscape setting however, is detrimental; impact: **negative/minor to negative/moderate**.
- Week Farmhouse; medium significance; Grade II Listed; condition: unknown. Distance to turbine: c.1.6km. The farm stands on a high ridge, with the ground falling away to the east and south, the farm lying just off the peak of the slope. The landscape context of the farm is the ridge and valleys it overlooks to the south and east, the turbine stands outside of this landscape context, to the north. The farm is accessed via two private tracks, leading off the parish road, the farmstead is still a functioning farm with very large modern barns which block views to the farmhouse. It is therefore expected that the barns and buildings of the farmyard will locally block any views to the turbine; impact: **negligible**.
- South Hill Farmhouse, South Tawton; medium significance; Grade II Listed; condition: fair. Distance to turbine: c.2.3km. Set on a large farmstead on a working farm, the farm house stands to the west, with a road to the south which truncates the farmyard. There are numerous modern barns and buildings to the east, on the north side of the road. The farm has historic buildings to the south and directly to the east, on the south side of the road. The setting within the working farmstead will not be affected. It is expected that although the turbine will be generally visible from the area, the farmhouse will not have direct views, as it is oriented east-west and the barns and buildings to the east will block views. There will be views to the turbine in and around the farm, and when looking across the farm, notably when approaching from the west, the turbine will stand behind the farm on high ground to the east; impact: **negative/minor**.
- Spestos Farmhouse; medium significance; Grade II Listed; condition: unknown. Distance to

turbine: c.2.4km. The farm lies down a long track, the farm lying to the south and east of the farmyard, with modern and historic buildings stretching to the north and west between the farmhouse and the proposed turbine. A house in a wooded garden frames the entrance to the track with barns and buildings in the scrub to the other side of the track. There is also a linear plantation of trees along the road. These increase the local blocking, with all views reduced. The turbine will be generally visible within wider landscape views of the farmhouse; impact: **negligible**.

- Crooke Farmhouse; medium significance; Grade II Listed; condition: good. Distance to turbine: c.2.5km. Set down a farm track called Crooke Lane, on a south-facing slope, looking down a valley to the south-east. In an open position, with wide views across the surrounding fields. The farmhouse and historic buildings lie to the west of some very large modern barns and a walled garden enclosure lies to the south. There will be views to the turbine to the south-south-east, and it will frame views down and across the valley. The turbine will also frame all views east and south-east across the fields. This has a direct effect on the setting of the farm within its fields as it interrupts and dominates views. There is no effect on the setting within the buildings and farmyard; impact: **negative/moderate**.
- Allison Farmhouse; medium significance; Grade II Listed; condition: fair to good. Distance to turbine: c.2.8km. Viewed from the A3124, down Allison Lane, across the fields. The farmhouse is set on a working farmstead with modern farm buildings lying north and north-east of the farmhouse, further structures glimpsed to the east, and some mature trees nearby. It is expected that views will largely be blocked towards the turbine to the north-east by the surrounding buildings. There will be general views from within the fields around the farm and when viewed from the main road the turbine will certainly be visible in the distance. The setting of the asset within a rural character location amongst agricultural buildings provides a continuation of its historical function and will not be affected by the turbine directly; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Upcott Farmhouse, Barn, and Cart Shed, North Tawton; high significance; Grade II* Listed House, Grade II Listed Barn and Cartshed; conditions: good. Distance to turbine: c.3.7km. A late 15th century farmhouse, with 17th century remodeling and extensions, with large 18th century extension. Set within a large farmstead, on a working farm with modern farm buildings to the east, north and west and older stone buildings framing the road to the south. The farmhouse is therefore almost completely framed by farm buildings on all sides and the farm is itself bounded by mature hedgebanks. The turbine lies to the south of the farm but the tall barns alongside the road will completely block all views to the proposed turbine. The setting of the farmhouse within its buildings and within the farmyard will in no way be affected. The mature hedgebanks along Burrow Lane, which leads to the farm, will shield views to the turbine so when experiencing the farm from the public road it will not appear within any views. Views to the farm from its landholding are also not expected to be particularly affected due to the height of the mature hedgebanks in the area. The farm does stand on a slight south-facing slope, the ground falling to a valley to the south, beyond the road. The turbine stands outside of the setting of this asset, but may appear within wider landscape views; impact: **negligible**.
- Thorne, Barn, Stables and lincay approximately 8m W of Thorne; high significance; Grade II* Listed House, Grade II Listed Barn; condition: good. Distance to turbine: c.4.1km. Medieval farmhouse, with later 16th and 17th century additions. Altered in the 1860s, when partially restored, and renovated in the 1970s. Unusual medieval smoke-blackened roof structure. Set down a long private farm track, known as Thorne Lane, this farm can be glimpsed across the fields. The farm is set on a south-facing slope, on the north side of a valley now divided by a railway line. The farm appears to be set in a wooded enclosure, the tall mature trees and hedgebanks possibly providing local blocking, or at least reducing outward views. The setting of the farm, within the farmstead and in relation to its extensive range of barns, will not be

affected. The landscape context of the farm, the valley and views within it will not be affected by the turbine, but it will appear in distant views and views across the farm from the north-east and north. For example there will be views from the higher ground of the main parish road to the north which will include the turbine; impact: **negligible to negative/minor**.

- Hayne Farmhouse; Barn approximately 40m E of Hayne Farmhouse; high significance; Grade II* Listed; (Garden Terrace wall, railings and mounting block, Barn and stable adjoining to E, all Grade II Listed); condition: fair to good. Distance to turbine: c.4.8km. A 17th century farmhouse refurbished in the early 19th century with extensive internal 17th century details. Set south of a combe and north of a steep valley, on an east facing slope the farmland is bounded by a lane to the south, the farmyard accessed via a short section of sunken track and shielded by a small orchard and paddock, lined by mature trees. The ground falls away steeply to the south of the lane, to a wooded valley, which will provide some local blocking to the farmstead, interrupting views to the proposed turbine to the south. The track to the farm is lined by trees and the roadside boundary of the farm is lined by mature trees. The farmstead is framed by a plantation of trees to the north-west and scattered trees to the north and north-east. The setting of the farm is unaffected, views are limited to nonexistent, there is an impact on the wider agricultural landscape and views back to the farm from Zeal Monachorum will include the turbine in the distance; impact: **negligible**.
- Greenslade Farmhouse, North Tawton; high significance; Grade II* Listed; condition: good Distance to turbine: c.5.2km. Farmhouse with possible medieval origins extended and remodelled in the 17th and 18th centuries. The farm is set off the parish road, down a short track. The A3072 runs just to the north and immediately south of the farm is the railway line, just beyond Greenslade Bridge. Set on an undulating east-facing slope, at the head of a slight combe, running down to the east into the River Taw valley, on the west side of the valley, south-west of North Tawton. The ground rises to the south, near Beacon Cross. The turbine stands far outside of this landscape context. The farmhouse sits on a working farmstead with extensive historic and smaller 20th century farm buildings, set within a mature wooded enclosure. The land rises to the west and when looking back to the farm from the farmland to the west, the turbine may be visible in the distance to the east, but the ground falls away to the east and views are limited by the trees. When looking down to the farm from North Tawton the turbine will not affect the views. The almost level ground creates extensive local blocking and the mature hedgebanks along the road and field boundaries blocks views; impact: **neutral to negligible**.
- There are ten Grade II farmhouses or farm buildings, or groups of buildings, within 3-5km that fall within the ZTV of the proposed turbine. All are medium significance; conditions: fair to good. None of these farmhouses or farm buildings lie within the same landscape context as the turbine, though in most instances views to each asset could include the turbine. Woodgreen Farmhouse, Coursebeer Farmhouse, West Halse, Lansend Barton Farmhouse, Higher Nichol Nymet; Linhay approximately 20m NE of Higher Nichol Nymet are all still on large working farmsteads, and enjoy comprehensive local blocking from modern farm buildings and historic buildings within the farmyards. Sutton Farmhouse is also located on a working farm, but the topography appears to shield this asset from any views, with the ground rising up to the south towards Bow. Staddon Farmhouse is located within enclosures defined by tall stone-faced hedgebanks, with mature trees and some historic farm buildings supplementing the local blocking. Hittisleigh Barton Farmhouse sits within a walled enclosure, and is also locally blocked by the other farmhouses and barns within the small village of Hittisleigh, which surrounds the Church of St Andrew. Lower Burston Farmhouse is set down a long private farm track and could not be accessed, but could be seen to be set in a wooded enclosure and have extensive modern farm buildings, expected to be comprehensively blocked from views; impact: **negligible to neutral** for all assets.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Pennycotts Farmhouse including outbuildings adjoining to the W, Lapford; high significance;

Grade II* Listed; condition: unknown. Distance to turbine: c.8km. Farmhouse of probably early 15th century date, with extensive later 16th and 17th century improvements. 17th century barn extension which was converted to a dairy, then cider house in the 19th century. House renovated extensively in the 1970s. Set down a long farm track, the farmhouse can be seen to the south of a farmyard with long ranges of historic and 20th century farm buildings. The farm stands on a south and east facing slope, looking east down into the River Yeo valley. It is within an enclosure with stone-faced bank and a small wood frames it to the west and partly to the south. There distant views are expected, but the turbine is only one of many in the landscape at this distance, standing far outside of the landscape context or wider setting of the farm and not affecting the setting within its land holding or farmyard; impact: **negligible**.

4.8.2 Grand Residences

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

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

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

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

What is important and why

The great houses are examples of regional if not national architectural value, and may be located on sites with a long history of high-status occupation (evidential). They may conform to a particular style (e.g. Gothic, Palladian) and some were highly influential locally or nationally; surviving examples are often well-maintained and preserved (historical/illustrative). They were typically built by gentry or noble families, could stage historically important events, and were often depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). The epitome of design, they have clear aesthetic/design value, arising from their intrinsic architectural style, but also the extensive grounds they were usually associated with, and within which they were designed to be seen and appreciated. The aesthetic/design value can improve with time (the 'patina of age'), but it can also

be degraded through unsympathetic development. As large structures built for the use of a single family, communal value is typically low, although an argument can be made the 19th and early 20th century great house was a community in its own right, with its family, servants and extended client base. Not all survive as country houses; some are schools, nursing homes or subdivided into flats, and this has a severe impact on their original historical/associational value, but provides new/different associational and also communal/social value.

Sinclair-Thomas Matrix Zone B: Prominent

- North Wyke, South Tawton; high significance; Grade I Listed; condition: unknown. Distance to turbine: c.4km. Country House of various periods, from late medieval onwards, now converted and owned by a private research institution. Two phases of significant restoration, firstly in the 18th century, focusing on the main block and then again in 1904. Built of local stone ashlar blocks, of original double courtyard plan, facing south-east. Set just off the peak of a hill, which occupies the east side of the wide River Taw Valley, the house sits on a north-east facing slope, looking down into a narrow wooded secondary valley to the east. The site is private and could not be fully accessed for full assessment. The house is set within a large and expansive enclosure of former barns and agricultural buildings now all converted for research. These modern and also stone historic, probably 19th century barns and buildings wrap around the earlier house and appear to enclose it on all sides. The house is further enclosed by wooded grounds and gardens to the south. The house can only be glimpsed among these buildings across the grassy banks which frame the various entrances off the parish road. There are views across the valley to Great Cocktree Farm and South Hill, where the ground peaks just south-east of North-Wyke, on the east side of the valley. The turbine is not expected to be visible from this location; impact: **negative/unknown** applied but neutral expected.

4.8.3 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 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.

What is important and why

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a

dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

Sinclair-Thomas Matrix Zone A: Dominant

- The Barton including service rooms, Spreyton; high significance; Grade II* Listed; condition: fair, undergoing some renovation works, the building does not appear to be a working farm. Distance to turbine: c.2.1km. 16th century farmhouse having received a significant phase of remodeling in the 17th century and heavy early to mid 19th century makeover. Original three-room and cross passage plan, with former open hall. 17th and 18th century service rooms survive, 16th and 17th century structures certainly survive but much detail is obscured by later development. Set in the churchtown part of Spreyton, immediately adjacent to the church, within the historic core of the settlement, the farm is defined and understood within the context of the other historic buildings in its immediate surroundings, the village, therefore provides its landscape context. The turbine does not intrude or appear visually within this context but does stand in the wider landscape setting of the village. The house faces south and south-east and is framed to the north along the roadside by service ranges and agricultural buildings, such as a tall cob barn. These buildings will comprehensively block all views to the turbine. This effect is further enhanced by the trees over the road, in the heavily wooded grounds of another house and by the wooded churchyard which frames the east side of the house. Views to the farmhouse within its own grounds and land will be framed by and screened by the church and the wooded churchyard, blocking all views to the turbine; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Nichols Nymet House and Gazebo; medium significance; both Grade II Listed; conditions: good. Distance to turbine: c.3.5km. A former early 19th century country house, with late 19th century additions, formerly used as a hotel and now on the edge of a holiday park. The house and gazebo are set in a wooded enclosure with mature landscaped private grounds which enclose the buildings and define the status and character of the assets, these grounds may limit views, although the primary façade, to the south, is considerably more open and therefore could have views over the A3072 towards the proposed turbine. The house's setting is intruded upon by a holiday park to the north, and so views to the south are therefore of added importance. The turbine is however too distant to intrude upon the setting of the House, but it will appear within views from the asset, but any views of the asset which could include the turbine are affected by the holiday park; impact: **negative/minor**.
- Westacott Barton, Well, Barn; high significance; Grade II* Listed House and Well, Grade II Listed Barn; conditions: good. Distance to turbine: c.3.6km. A 15th century farmhouse, with later 16th, 17th and 18th century alterations and additions. 17th century Barn and wellhead. Set down a long private farm track, assets were assessed via a public footpath. The house stands to the west of its extensive ranges of barns and agricultural buildings. The farm lies on the steep mid-slopes of a valley on the north side of the stream called Shepherds Lake. The valley is boggy, rushy and overgrown, there is a wooded section below the farmstead and a pond immediately to the south. The enclosure in which the farm stands is wooded, with mature trees and shrubs and scrub, the track to the farm, Westacott Lane, has historic stone-faced hedgebanks lining it. The setting in the valley forms the landscape context and the views between the farm and its landholding and the valley would not be affected. The turbine stands outside of the landscape context. The landscape is now also divided by the A3072 road and the railway line, which form cultural boundaries between the landscape of the proposed turbine and that of the asset; impact: **negligible**.
- Reeve Castle including adjoining glasshouse, engine house, terrace, ponds, bridges and garden paths; Water tower approximately 200m NW of Reeve Castle, Zeal Monachorum; all of medium significance; Grade II Listed; condition: good. Distance to turbine: c.4.3km. Country House built circa 1900, set within wooded landscape grounds, with banks of trees to the south

of the house, which focus the views to the east and west. The ornate grounds are focused upon the house at the centre and views across them are key to the experience of the whole group. There may be limited views to the turbine to the south but the trees to the south of the garden will certainly limit these views. This can affect our understanding and the experience of the asset as it is a higher status dwelling; impact: **negative/minor** to **negative/moderate**.

- Collatons, and Rear courtyard of outbuildings and cob walls to the north; medium significance; Both Grade II Listed; conditions: good to fair. Distance to turbine: c.4.5km. A c.1790 house, enlarged and gentrified in the 1830s, with a group of early 19th century farm buildings to the north. The house is glimpsed from the public road to the north, as are parts of the outbuildings; some of the outbuildings to the north are only in fair condition. The main house faces south, and although there may be some local blocking offered by tree planting and Tannery House and Farm there are likely to be views possible to the turbine to the south-west. The turbine would appear in any views of Nymet Tracey and the Grade I Listed Church. The setting of the house and courtyard will not be impacted by the proposed turbine, but given that it will appear within views from the house, there is a negative effect; impact: **negative/minor** on the house; impact: **negligible** on the courtyard.
- Grattans Manor including adjoining outbuildings to rear, and Grattans Cottage; medium significance; Both Grade II Listed; conditions: good to unknown. Distance to turbine: c.4.7km. An early 19th century country mansion set down a private drive on the outskirts of Bow. The house was viewed from the road to the south, but the outbuilding and cottage are completely screened from views by the House. The manor is set in a small wooded enclosure, with views limited in all directions, except to the south. The proposed turbine, to the south-west, is likely to be completely screened by the thickly planted tree-lined drive. The turbine will be far removed from the setting of this asset; impact: **neutral**.
- Heron Court including outbuildings to the W and cob garden walls; all high significance; Grade II* Listed; condition: fair to good. Distance to turbine: c.5.6km. A former rectory of 16th century date remodelled and partly rebuilt in the 18th century and extended in the 19th century with service ranges. The house stands within walled gardens and frames the south side of the churchyard. Zeal Monachorum is situated on high ground on a south-facing slope with vast views to the south and south-west, the turbine will certainly be visible at a distance within these views. The asset takes its landscape context from the village in which we experience the asset and understand its status and function within the community. The wider landscape setting is the high ground, the south slope and the valley to the south and the steep River Yeo Valley to the east. The setting would not be impacted but its views will include the turbine and, as several other turbines now stand within this landscape the issue of cumulative impact must also be considered; impact: **negligible** to **negative/minor**.

4.8.4 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 by 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.

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalowoid growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Totnes), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. Redruth-Camborne-Pool for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Sinclair-Thomas Matrix Zone A: Dominant

- *Spreyton*: The Old Vicarage; Gate piers 73m SW of the former Vicarage; Bush House including garden walls adjoining to the SE and the SW; Stables 2m NW of Bush House; Stables approximately 5m N of Bush House; Barn approximately 12m N of Bush House; Bush Cottage and Bargains cottage; Rose Cottage and Trumps Cottage; Ivy Cottage; Copley Cottage; ten headstones and tombs in the churchyard; medium significance; Grade II Listed; conditions: fair to good. Distance to turbine: c.2.1km. The churchtown settlement in Spreyton lies to the west of the rest of the settlement, characterised by small thatched cottages along a main street, which runs east-west. The nature of the settlement, to the west is wooded, with mature trees and hedgebanks surrounding each of the buildings. Bush House sits in a walled garden, with extensive outbuildings to the north, which enclose the house. The outbuildings themselves will be partially screened by the mature trees in the gardens of the house but may have some limited views towards the turbine which will be dominant visually to the north. Copley Cottage and Rose Cottage are both set in long thin plots with some trees and outbuildings to the rear but otherwise they may have some limited views to the turbine. The landscape context of the assets however is the village and the turbine will not appear in views to the south within the

village or between houses and cottages along the main street. The Old Vicarage is set in wooded grounds on the north side of the road, opposite the church. The setting of the house in its grounds and in relation to the outbuildings in its surroundings will not be affected but there will certainly be views to the turbine across the fields to the north. The views along the street within the village and to houses within the settlement will not be affected; impact: **negative/minor** to **negative/moderate**.

- Next to the Post Office and Corner Cottage; medium significance; Grade II Listed; condition: good. Pair of probable 18th century cottages, set off the parish road, with a short drive leading south-south-east to a yard with low outbuildings, and the cottages to the south. There is local some blocking from individual trees and the low, c.1.5m hedges which enclose the cottages. The proposed turbine will be located to the north-north-west, and the mixed mature woodland of Deerpark Copse and Wannaway Copse to the north of the cottages will to some extent block views. Views of the turbine may however be possible from the first floor over the top of the woodland. The turbine will not impact upon the setting of these cottages, which are understood in relation to a small holding of agricultural land surrounded by mature deciduous woods, it is also unlikely that the turbine will appear in views of the asset when approaching along the public road; impact: **negligible** to **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- There are five Grade II Listed cottages or groups of structures in historic settlements, within 3-5km that fall within the ZTV of the proposed turbine. All are medium significance; Grade II Listed; conditions: good to fair. Fourways including garden and playground walls to the SE; Pair of cottages at Langdown Cross; Langdown Cross Cottages, and Paddocks Cottage are locally blocked by each other within the small collection of houses/hamlet in which these assets stand, often locally blocked by farm buildings, hedgebanks and trees, as well as the other buildings; impacts: **negligible** or **neutral**. Nichols Nymet Cottage in contrast stands in relative isolation and faces south towards the proposed turbine. Views will be partially limited by the deciduous Nichols Nymet Moor Plantation, although there is a clearing directly in front of the cottage which prevents complete screening. There is however additional blocking to the south from the mature wooded field boundary which runs north-east to south-west, which will seasonally limit/block views of the turbine; impact: **negligible** to **negative/minor**.
- Barakel and Riddaways Stores, Bow; high significance; Grade II* Listed; condition: good. Distance to turbine: c.3.6km. A 16th century building, formerly an inn, now a shop and a house, with later 17th century improvements. Converted in the 20th century. Former three room and cross passage plan, now much altered, but with a smoke-blackened 16th century timber roof structure, over former open hall. Positioned along the main road through the village, now the A3072, the building lies at the heart of the settlement, which is its landscape context, the space in which it is defined, experienced and understood. The wider landscape setting is the ridge of ground occupied by the village and the valleys around it, particularly at Tuckingmill to the south. The turbine stands outside of this landscape setting. The building will be comprehensively blocked from any views by the surrounding buildings of the village, especially those on the south side of the road, facing the building. There is no impact on its setting within the village and no impact on views; impact: **neutral**.
- Bow Conservation Area; very high significance; includes 20 Grade II Listed structures (21 including the Congregational Church located just outside) and the Grade II* Listed Barakel Stores (see Above); conditions: fair to good. Distance to turbine: c.3.6-3.8km. The large village of Bow is focused around a main street (former line of a Roman Road), now adopted as the A3072, it never developed into a town, although its size is considerably larger than that of other settlements in the area. The character of the area is of terraces of rendered whitewashed or painted cottages, in pastel shades, with thatched roofs or steep slate pitched roofs. The village is largely on a shallow west slope, with the ground rising to the south, the cottages on the south side of the main street are set higher with a railed walkway to the front in places. The main views within the village are the streetscapes of the A3072, framed to the

north and south by the attached rows of cottages. The majority of the Listed buildings in the village will be locally blocked by the other buildings around them, their setting enclosed and intimate within their particular street or lane. Some cottages such as Wallens Cottages and Dukes Cottage may have some limited views south across their gardens towards the proposed turbine to the south or south-west. There will be general views to the turbine to the south-west when approaching Bow from the east and when leaving from the western end, these views affect the wider landscape setting of the village but do not affect the conservation area or the individual assets within it as local blocking means that views to the turbine do not intrude directly. The turbine will be located outside of the setting of all of the conservation area and the assets it encompasses; impact: **negative/minor** to **negligible** for the conservation area; impact: **negligible** to **neutral** for individual assets.

- Zeal Monachorum Conservation Area; very high significance; condition: good. Distance to turbine: c.5.5km. The Conservation area encompasses 23 Grade II Listed structures primarily cottages and graveyard memorials, two Scheduled crosses within the churchyard (see below) and the Grade II* Listed Church (see below) and Heron House (see above). The village occupies the ridge of a hill and the south-facing steep slopes, within the River Yeo valley systems, which lie to the east. Generally there are very wide views from the surrounding area to the south, as the village is set on such a high ridge. However, within the conservation area views are significantly more limited to streetscapes by the closely packed historic cottages, many of which are thatched over rendered cob. Built around an off-set cross-road, the southern lane which runs out of the village will have views out towards the turbine. Some of the houses and cottages set around the church within the upper parts of the historic village, such as Glebe Cottage will have views out to the wider landscape, in which the turbine stands. These views/glimpses across the churchyard or down one of the village streets will not significantly alter our appreciation of the conservation area or its cohesive historic appearance, as the turbine does not directly interrupt views within the village and will not stand within its setting. The turbine will be visible in the distance when approaching the village from the north-east and leaving from the south and the west; impact: **negative/minor**.
- North Tawton Conservation Area; very high significance; condition: good. Distance to turbine: c.4.5km. Including 25 Grade II Listed structures or groups of structures, the Grade I Listed Church (discussed below) and the Scheduled castle motte (discussed below). The present town is a medieval market town, already well established by the end of the 12th century. The town grew considerably with the woollen mill industry, with the last mill closing in the 1930s. The majority of the buildings are terraced thatched cottages, of whitewashed cob. The ground rises to the east of the town and there are not expected to be any views at all from within the conservation area or across it. From the high ground on the A3124, when coming from Winkleigh, there will be views over the River Taw Valley and the town, to the south-east which will include the turbine. Other wind turbines stand in closer proximity and will have more impact on the conservation area and the Grade II assets it encompasses; impact: **negligible**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Sampford Courtney Conservation Area; very high significance; condition: good. Distance to turbine: c.7km. The conservation area encompasses 26 Grade II Listed buildings or structures, two Grade II* Listed buildings (Church House and South Town) and the Grade I Listed Church of St. Andrew (see below). This village is set in a steep narrow combe, running south, with the ground rising to the east, west and north-west. The village is separated into two sections, one around the river crossing to the south, the other to the north around the church. There will be no views from the core of the village, but there may be some limited views from the northern part of the village, when looking south-east due to the ground levels here. There will be views of the turbine when approaching the village leading down into the valley from the west, looking east over the village to the landscape beyond, towards Crediton; impact: **negligible**.
- Lapford Conservation Area; very high significance; condition: good. Distance to turbine:

c.10km. The conservation area encompasses 11 Grade II Listed structures or groups of structures and a Grade I Listed Parish Church (see below). The village stands on a high hill with a long southerly slope, in the rolling Mid-Devon countryside. The village is dominated by cob thatched cottages of the Devon vernacular style. The village is largely bypassed by the A377, and the historic village has received extensive modern developments of bungalows and houses to the south-west and north-east. There will be no views or impact on its historic core and conservation area or the Grade II Listed assets in encompasses; impact: **neutral**.

4.8.5 Churches and pre-Reformation Chapels

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a wind turbine unless it is to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local* expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

As the parishes in Devon and Cornwall can be relatively small (certainly in comparison with the multi-township parishes of northern Britain) the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed turbine is located within the landscape in such a way to interrupt line-of-sight between towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive vertical element in this landscape. However, if the turbine is located at some distance from the church tower, it will only compete for attention on the skyline from certain angles and locations.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and lychgates are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). They are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value. In general terms, the evidential, historical and communal value of a church would not be particularly affected by individual wind turbine developments; however, the aesthetic of the tower and its role as a visible symbol of Christian worship in the landscape/soundscape could be.

Sinclair-Thomas Matrix Zone A: Dominant

- Church of St. Michael, Spreyton; medium significance; GII Listed; condition: fair. Distance to turbine: c.2.1km. A largely 15th Century church with Norman origins, and a major late 19th century renovation. The Listing notes that the waggon roofs are 'the best features of the church'. There is a tall 3 stage tower with an embattled parapet with corner pinnacles at the west end. The listing for the church notes the tower as a 'landmark', although the trees within the churchyard and nearby copses limit its visual prominence. The tower is certainly a clear landmark asset from the south and south-east. The church lies to the west of the rest of the settlement. Tall trees stand to the north of the church tower and are expected to screen much of the views to the turbine. There will still be views to the turbine from the top of the tower but the body of the church and the churchyard are protected by the mature trees. The views along the street within the village and to the church will not be affected and the turbine will stand outside of the setting of the church; impact: **negative/moderate**.

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St. Bartholomew, Nymet Tracey, Bow; high significance; Grade I Listed; condition: good. Distance to turbine: c.3.4km. Parish church of 'Norman-transitional' origins, 14th century rebuild of the nave and west tower, 15th century rebuild and expansion including the north aisle and south porch and an extensive late 19th century renovation and remodelling by R.M. Fulford. Set in the small farming hamlet of Nymet Tracey, south of Bow, on the undulating mid-slopes, facing north, on the south side of the valley. This is the landscape context of the church in which it is experienced, views from the larger village of Bow, down to the valley and the hamlet and church are not affected by the turbine. The turbine will not be visible from the surroundings of the church or the churchyard or even within the valley. The church tower is tall however and the churchyard is particularly open on the west side and there may be views to the turbine from the top of the tower. This has no effect on the setting of the church, next to the farm, or within the valley, or in relation to Bow. Views which include the church tower from the high ground to north-east, e.g. from Collatons and possibly Clannaborough may include the turbine behind; impact: **negative/minor** for the tower, impact: **neutral** for the church and churchyard.

- Church of St. Andrew, Hittisleigh; high significance; Grade I Listed; condition: good. Distance to turbine: c.4.8km. A small parish church with Norman origins, with late 13th century nave and chancel and 15th century west tower. There was some 16th century refurbishment of the church and extensive early 20th century renovation, restoration works in the 1960s. The tower is of two stages, with diagonal off-set buttresses, embattled parapet and crocketed pinnacles. The village of Hittisleigh stands on a tall ridge of ground, between steep valleys to the east and west and a wider shallower valley to the south. To the south, the village looks across to another peak of ground at Hittisleigh Cross. There is some visibility shown on the ZTV around the church and within the eastern part of the village and visibility which runs north along the ridge of ground. The high ridge is the landscape context in which we experience the building, approaching on high ground then dropping into the valleys to rise back onto high ground in the immediate vicinity of the church. The turbine does not stand within this context and does not appear in views to the church when approaching it, as it stands too far to the north-west. Views are certainly possible generally from the high ridge of ground and there will be views from the church tower. There is a small chance that there may also be views from the north-west part of the churchyard, through the trees, especially in winter, when the screening of the tree foliage to the churchyard will be much reduced. The setting of the church, within a rectangular enclosure, enclosed by stone-faced banks and mature trees will not be affected. The east side the church is framed by a historic farmhouse, barns and cottages, this is the setting which provides the views to the church from the public road and the views achieved entering the churchyard along the path from the road. We therefore understand and largely experience the church building in the context of this small farming community; impact: **negative/minor**.
- Church of St Peter the Apostle, Zeal Monachorum; high significance; GII* Listed; condition: good. Distance to turbine; c.5.6km. Parish church of 12th century origins, with a 13th century south aisle but mostly rebuilt in the 15th and early 16th century. Two phases of restoration in the 1850s and early 20th century. A low two stage 15th century west tower, the architectural details of which have all been replaced in the 19th century. Set in an open irregularly shaped and much reduced churchyard, in the centre of the village, once possibly sub-ovoid in shape. The churchyard is framed by Heron Court to the south, with a walled enclosure to the east and the road wrapping around to the north and west. The church tower does not have as wide a landscape presence as some of the others in the area as it is not as tall. The turbine is too far away to compete for presence with the tower. There will be no effect on the setting of the church within the village. The village stands on high ground on a south-facing slope with vast views to the south and south-west and the turbine will certainly be visible at a distance within these views. The wider landscape setting is the high ground, the south slope and the valley to the south and the steep River Yeo valley to the east. The church's setting is not impacted but views particularly from the tower will include the turbine and, as several other turbines now stand within this landscape, the issue of cumulative impact also has to be considered; impact: **negative/minor** for the tower, impact: **negligible** for the church and churchyard.
- St Peter's Church, North Tawton; high significance; Grade I Listed; condition: good. Distance to turbine; c.4.5km. A largely 13th and 15th century parish church, restored in the 19th century. There is a squat unbuttressed west tower with broach spire, which was lowered after a fire in 1834. The church, churchyard and tower will have no views of the proposed turbine, which will stand outside of their landscape setting; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of St. Petrock, Clannaborough; high significance; Grade II* Listed; condition: fair. Distance to turbine; c.6.2km. A small parish church with early medieval origins and plan, but largely rebuilt in the 15th century. The church was extensively restored and largely rebuilt in the 1850s. There is a two-stage unbuttressed west tower, with embattled parapet and granite machicolations and crocketed corner pinnacles. Set in the small hamlet of Clannaborough,

north of the Barton and south of the farm buildings, down a long lane leading off the A3072. The hamlet is set on an undulating south-facing slope, with a combe to the east and the west. The landscape to the south of the barton is suggestive of some element of landscaping and planning, with scattered mature native trees and sinuous linear plantations of trees around combe fish ponds. The turbine will ultimately be visible at a distance down the valley to the south-east. The setting of the church and its landscape context and wider landscape setting will not be affected by this appearance in views at a distance, although any possible views of the Church of St. Bartholomew at Nymet Tracey may include the turbine; impact: **negligible to negative/minor**.

- Church of St. Andrew, Sampford Courtenay; high significance; Grade I Listed; condition: good. Distance to turbine; c.7.4km. A largely 15th century church, restored in 1899, with an imposing 3-stage tower to the west. The tall tower is expected to possibly have views from the very top, although there will be no views for the rest of the church and churchyard due to the high ground and local blocking to the east. Despite these possible views the turbine is too distant to intrude upon the setting of the church or compete for landscape presence with the tower. The turbine is also unlikely to affect any views of other church towers within the landscape, although it may be visible; impact: **negligible**.
- Church of St. Mary the Virgin, Belstone; high significance; Grade II* Listed; condition: good. Distance to turbine: c.9.6km. Parish church of mostly early 16th century date but with earlier 15th century tower. The church underwent significant late 19th century restoration. The two-stage tower is low and unbuttressed, with embattled parapet and corner pinnacles. The church stands in a small wooded churchyard within the village, on the foothills of the moor, within the national park fringes. The setting amongst the historic houses and its parish will be unaffected by the turbine at this distance. There may be some views from the top of the tower but the tower does not hold as much presence as a taller structure would do. Also the turbine is too distant to compete with the tower or frame any key views; impact: **negligible**.
- St Thomas of Canterbury Church, Lapford; high significance; Grade I Listed; condition: good. Distance to turbine: c.10km. A largely 15th Century parish church with Norman origins, and several phases of 19th and 20th century restoration. The church has a tall three-stage west tower with a semi-octagonal stair turret projecting from south-east corner and embattled parapet. Local blocking restricts views from the church and churchyard, but glimpses of the distant turbine may still be possible in places. Views from the tower will certainly exist, but it is too distant to compete with the church tower or intrude upon the setting of the asset; impact: **negligible**.

4.8.6 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.

What is important and why

Anglican or private chapels can preserve medieval fabric and may reflect regional architectural trends, but are more often representative examples of the local vernacular (evidential value). They are not usually visually impressive structures, though notably exceptions do exist and some may be termed iconic (e.g. St Michael's Chapel on Roche Rock) (historical/illustrative). They exist because of local need and often at the behest of the local gentry, and may form part of a complex of buildings associated with, or integral to, the local manor house; they are also places of worship (historical/associational). They can be attractive buildings, more often a product of piecemeal/incremental development overlain by the 'patina of age' (aesthetic/fortuitous). They may retain communal value, with strong commemorative, symbolic, spiritual and social value where they survive as places of worship. Ruined examples may foster a different aspect of spirituality, that of decrepitude and 'wildness'. Converted examples retain the shell but lose the meaning.

Sinclair-Thomas Matrix Zone A: Dominant

- Former Church of St Martin (St. Martin's Chapel), Broadnymett, North Tawton; high significance; Grade II* Listed, Scheduled Monument; condition: good. Distance to turbine: c.2.1km. Set low on a shallow south facing open slope above a wide forked shallow river valley, partially served by Den Brook. The asset stands on a farmstead with later buildings to the north higher up the slope and a farmhouse to the north-east. The farmstead is accessed via a long track, past Higher Hampson Farm. The ground rises to the south and the rough grazing poorer quality land to the south side of the valley is referred to as Broadnymett Moor. A small copse of deciduous trees frames the building on its south side, which will seasonally block all views down the valley and to the south, in winter it reduces and breaks up views but will not block them. The turbine will frame views to the valley when approaching the farmstead down the slope along Hampson Lane. The former chapel however lacks prominence or wider landscape presence, and is only visible along a short length of the lane on turning the corner past Broadnymett Cottages. The turbine will be within views from the farmstead and generally within the valley. Views back across the valley to the chapel will be intact. The setting of the chapel on the farmstead will not be directly affected, although now being part of a farmyard, the building has lost its intended setting and purpose as a religious structure; impact **negative/minor**.

4.8.7 Milestones, Guideposts and Gates

What is important and why

Milestones, guideposts and fingerposts can be medieval in origin, but are typically 19th century (evidential). They are usually associated with the transport infrastructure particularly turnpike roads (historical/associational). They are deliberate constructions, usually of a single phase and usually conform to limited number of functional types; early examples are occasionally seen as visually pleasing (aesthetic/design). They can have symbolic value, but otherwise lack communal value.

Sinclair-Thomas Matrix Zone A: Dominant

The setting of milestones and guideposts, one example of which fall within the ZTV, are rarely affected by wind turbines. The specificity of function, their roadside location and small size usually mean they are experienced and understood within highly restricted landscape contexts. The impact on the single example, which is located within the Bow Conservation Area, and is completely locally blocked from views; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Field gate approximately 250m S of Nymet Barton Farmhouse; medium significance; Grade II Listed; condition: fair. Distance to turbine: c.3.4km. The asset is screened by the hedgebanks of the field system and there are no direct views to the turbine. The turbine stands outside of the landscape context of the asset and the cultural landscape boundary of the land holding/farmstead. Some general views may be possible from the surrounding areas but these will have no effect on the asset; impact: **neutral**.

4.8.8 Memorials, Crosses and Inscribed Stones

Memorials are typically located in order to be seen, often at road junctions, high points or central locations within the communities that they were designed to evoke remembrance within. Many examples are located within churchyards or cemeteries, but those which are typically afforded statutory protection are those located outside of these bounds. Context and setting is often confined to the settlement with which they are associated and therefore wind turbines, when visible at a distance, do not affect their relationships with their surroundings or public understanding of their meaning and significance. Some large (primarily 19th century) memorials are afforded a much wider setting by their prominent positioning on hilltops above settlements, and in these instances they are more sensitive to wind turbine developments.

Most medieval 'wayside' crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18th or 19th century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance. This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

Inscribed stones are memorials erected during the early medieval period; these can survive *in situ*, but more often now found in churchyards. They essentially constitute the only written records for this period.

What is important and why

Inscribed stones are often the only written sources from the early medieval period (evidential). All have strong communal value, in terms of commemorative power and symbolic associations (communal).

Sinclair-Thomas Matrix Zone A: Dominant

- Hillerton Cross; medium significance; Grade II Listed; condition: fair. Distance to turbine: c.2.2km. Well preserved medieval waysides cross at a crossroads. The shaft and head both survive and its stands over 6ft high set on the bank, looking across the crossroads to the north. The crossroad is framed by hedgebanks and mature trees. The landscape context in which we understand the cross is the crossroads and immediate surrounding fields. The cross does not hold landscape presence outside of the roadscape views, so the turbine cannot affect or compete with it as it is experienced locally. The turbine will be visible when approaching the cross roads from the east, but the views from the cross itself will not include the turbine, to the north-north-east. At this distance although not intruding upon the setting of this asset the turbine will alter the rural simple character of the surrounding landscape to which the road network and the cross are related; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Wayside Cross 100m NW of East Langford, Bow; high significance; Scheduled Monument; condition; fair to good. Distance to turbine: c.3.4km. The cross stands on a bank, now surrounded by 20th century buildings, once set on a routeway south of Bow village, in the valley. There are generally wide views towards the turbine (to the south-west) from the area, but the cross's views will be blocked by the bungalows to the south-west and west along Station Road. The landscape context of the cross is the immediate roadscape and settlement, the turbine stands outside of this; impact: **negligible**.
- Wayside Cross 225m NE of Scarhill Cross; high significance; Scheduled Monument; condition: fair to good. Distance to turbine: c.5.4km. The cross is set alongside an old routeway which is now significantly compromised by the adjacent A30 with its large banked and landscaped sides and concrete overpasses. Along the road, within the roadscape the cross has landscape primacy, but it has no wider landscape presence. The banks on the north side of the A30 rise slightly higher and the cross has some very limited (seasonal) views over these, but the hedgebanks along the road to the north will limit or block views to the turbine. The general views from the position of the asset will include the turbine at a distance but the impact of the immediately adjacent road reduces this impact in comparison; impact: **negligible**.
- Churchyard cross and cross socket stone in Zeal Monachorum churchyard; high significance; Scheduled Monument; condition; fair. Distance to turbine; c.5.6km. These crosses are located within the churchyard, and will be completely locally blocked by the historic cottages of the settlement (especially those to the south) the churchyard walls and the wider village, and there will be no affect on their current setting; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Wayside cross at Bulland Cross; high significance; Scheduled Monument; condition: fair. Distance to turbine: c.7.3km. Set along Chapel Lane, just north-west of Sampford Courtenay, on an east-facing slope. Surrounded by very tall, well kept hedgebanks which screen views out of the roadscape, to which the views from the cross are restricted. The cross may have some limited views down the lane to the village hall, a 19th century stone and brick building, which will further block views to the east; impact: **neutral**.

4.8.9 Prehistoric Settlements

Enclosures, 'rounds', hut circles

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

These monuments are relatively common, which would suggest that decisions about location and prospect were made on a fairly local level. Despite that – and assuming most of these monuments were contemporary – visual relationships would have played an important role in interactions between the inhabitants of different settlements. Such is the density of these earthwork and cropmark enclosures in Cornwall (close to one every 1km²), it is difficult to argue that any one example – and particularly those that survive only as a cropmarks – is of more than local importance, even if it happens to be Scheduled.

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

What is important and why

Smaller Prehistoric earthwork monuments contain structural and artefactual information, and represent a time and resource investment with implications of social organisation; they may also be subject to reoccupation in subsequent periods (evidential). The range in scale and location make generalisations on aesthetics difficult; all originally had a design value, modified through use-life but then subject to hundreds if not thousands of years of decrepitude, re-use and modification. The best examples retain their earthworks, but many no longer exist in an appreciable form.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Two Hut Circles E of Foxes Holt; high significance; Scheduled Monument; condition: fair to poor. Distance to turbine: c.8.3km. Small settlement site on the lower fringes of north Dartmoor. There are also views out to the surrounding improved agricultural landscape. An extensive funerary landscape lies on the upper slopes to the south and there will be important visual links between this asset and those others on the moorland which the turbine will not interrupt. The remains have very little wider presence, experienced only locally and they have no direct outlook, however wider landscape views across them will include the turbine at a distance; impact: **negligible**.
- An agglomerated enclosed settlement 480m W of Stonyhurst; Round cairn 570m W of Stonyhurst; Cairnfield 760m W of Stonyhurst; high significance; Scheduled Monument group; condition: fair. Distance to turbine: c.8.9km. Large mixed monument grouping on the moorland, in an open and exposed position on the upland landscape. It is this upland rough grazing which provides the setting for the assets and this will not be affected. The turbine will be such a slight visual feature at this distance that the comparative locality and immediacy of the experience of the cairnfield is not affected by its appearance on the views out to the surrounding improved agricultural landscape; impact: **negligible**.
- Coaxial field system, associated and later remains at Throwleigh Common and Kennon Hill;

high significance; Scheduled Monument group; condition: fair to good. Distance to turbine: c.9km. The monuments are on the northern and western slopes of Dartmoor. There are wide general views to the surrounding improved agricultural landscape. The monuments are set in an exposed open position, amongst the upland rough grazing, with areas of gorse and scrub. The monuments are mostly very shallow earthworks outlining the field boundaries of the field system, these monuments are only experienced in a localised manner. There are wide views across the field system but actual views between the earthworks are somewhat limited because of how shallow they are; they are easily blocked by tall moorland grasses. The turbine will stand within a completely different landscape, far outside of the landscape context and in no way affects the upland setting of the monuments, despite appearing within distant views; impact: **negligible**.

- A warren, two stone hut circle settlements, cairnfields and cairns at Ivy Tor, ESE of Belstone; high significance; Scheduled Monument groups; conditions: good. Distance to turbine: c.9.3km. There will be views across the northern slopes of the moorland and down into the wooded River Taw valley, to the east. Numerous turbines now stand within the wider improved agricultural landscape and can be seen from the general location of the assets. At over 9km the turbine will have no real effects on the setting of the monuments and the immediate views between the assets and the Tor will remain unaffected. The wide views across the various monuments will include the turbine, but only as a very small distant feature; impact: **negligible**.

4.8.10 Medieval Castles and Moated Sites

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

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

What is important and why

Other than churches, castles – ruined or otherwise – are often the most substantial medieval structures to survive in the landscape, and associated with extensive buried remains (evidential). The larger and better-preserved examples are iconic and grandiose expressions of political power and status. Most can be associated with notable families and some have been the scene of important historical events, represented in literature, art and film (historical/associational). All were originally designed structures, located within a landscape manipulated for maximum strategic and visual advantage (aesthetic/design). The passage of time has reduced some to ruins and others to shallow earthwork; some survived as great houses. All have been subject to the rigours of time, so the current visual state can best be described as a fortuitous development. Communal value is limited, although the ones open to the public are heritage venues, and the larger ruined examples retain a grandeur that borders on the spiritual/romantic. In the past there would have been a strong communal element. They may or may not retain a curtilage of associated buildings, and may or may not retain an associated landscape park or deer park.

Sinclair-Thomas Matrix Zone B: Prominent

- Motte 160m east of St Peter's Church, North Tawton; high significance; scheduled monument; condition: good. Distance to turbine: c.4.4km. This large mound survives up to 2m high, with a wide ditch visible. The motte stands within a garden to the east of the church, shielded by

mature trees and to the south by the primary school. The proposed turbine will be far removed from the setting of this asset and there will be no views possible from the motte; impact: **neutral**.

4.8.11 Prehistoric Ritual/Funerary Monuments

Stone circles, 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.

What is important and why

Prehistoric ritual sites preserve information on the spiritual beliefs of early peoples, and archaeological data relating to construction and use (evidential). The better examples may bear names and have folkloric aspects (historical/illustrative) and others have been discussed and illustrated in historical and antiquarian works since the medieval period (historical/associational). It is clear they would have possessed design value, although our ability to discern that value is limited; they often survive within landscape palimpsests and subject to the 'patina of age', so that fortuitous development is more appropriate. They almost certainly once possessed considerable communal value, but in the modern age their symbolic and spiritual significance is imagined or attributed rather than authentic. Nonetheless, the location of these sites in the historic landscape has a strong bearing on the overall contribution of setting to significance: those sites located in 'wild' or 'untouched' places – even if those qualities are relatively recent – have a stronger spiritual resonance and illustrative value than those located within enclosed farmland or forestry plantations.

Sinclair-Thomas Matrix Zone A: Dominant

- Two long mortuary enclosures 570m E and 590m ENE of Sandford Barton; high significance; Scheduled Monument grouping; condition: unknown. Distance to turbine: c.2.6km. A long fenced track leads away from the A3072, to the high peak of ground, just off the break of the slope to a large fenced enclosure, on the south-facing slope. This contains the Scheduled Monuments, but they could not be viewed from the road. It is expected there will be wide and direct views to the turbine, from this location as it is an open position, with no or little local blocking. The monuments are described as cropmarks, and therefore would retain a limited setting, due to their lack of landscape presence; impact; **negative/unknown** but negligible anticipated.
- Bowl barrow 500m NE of Broadnymett; A henge, two barrows, two ring ditches, two enclosures and part of a linear feature 420m NW of Lower Hampson; very high significance; Scheduled Monuments; condition: trace or below ground survival only. Distance to turbine c.2.1-2.7km. The ground peaks just south of the A3072 and then drops to a southern slope. The fields were viewed from the main road and then from Hampson Lane but no barrow or structures, such as banks or ditches were visible. The area appears to comprise intensively farmed arable land and there does not appear to be any evidence above ground of these features. There will be views from and around the monuments which will include the turbine to the south, and although the monuments cannot themselves be seen to be experienced their

landscape positioning can be understood and the proposed turbine will have an impact upon this wider setting; impact: **negligible to negative/minor**.

- Two bowl barrows 250m N of Natson Farm; Ring ditch 150m N of Natson Farm; high significance; Scheduled Monuments; conditions: trace. Distance to turbine: c.2.8km. Bowl barrows set in fields north of the farm, with ring ditch to the south. The group is located to the south-west of the village of Bow set on a slight knoll of ground in an undulating river valley with views back to the village of Bow. No significant earthworks can be viewed from the road, therefore it seems the assets have no wider landscape presence which can be affected by the turbine and it is unlikely that there will be any intervisibility. There will be general views to the turbine from the area in which the assets are to be found, the dominance of the turbine visually will generally affect the rural character of the setting of the monuments; impact: **negative/unknown** but expected negligible.

Sinclair-Thomas Matrix Zone B: Prominent

- Two bowl barrows 180m SW of Hampson Cottage; Bowl barrow 80m SW of Hampson Cottage; Bowl barrow 220m SW of Hampson Cottage; high significance; Scheduled Monument group; condition: trace. Distance to turbine: c.3.2km. The fields in which the assets are to be found can be seen from the road and an adjacent lane and no significant mounds were visible. These assets will be comprehensively blocked from having any outward views to the proposed turbine as their poor survival means they retain no wider landscape presence and their setting is now very limited, with views limited to the field in which they are to be found; impact: **neutral**.
- Bowl barrow 130m NE of Burston Cross; Bowl barrow 140m SE of Burston Cross; high significance; Scheduled Monuments; conditions: trace. Distance to turbine: c.3.5km. Mound in agricultural field, north-east of the road junction Burston Cross, the southern boundary of the field is a wooden fence with scattered mature trees. To the south of the junction there is a holiday caravan park, the fields of which are framed by hedges. The local blocking will be fairly comprehensive with the views to the proposed turbine blocked by the hedges, caravans; impact: **neutral**.
- Long mortuary enclosure and ring ditch 250m SW of Week Meadow Farm; high significance; Scheduled Monument group; condition: trace. Distance to the turbine: c. 5.7km. Area of rough grazing between the fields east of the A3124, on a high down, north-west of North Tawton. The assets lie in the middle of the field system and are not accessible via footpath or road, so could not be fully assessed. The hedgebanks of the fields are quite tall but there are general views across the town and landscape to the south-east, towards the proposed turbine; impact **negative/unknown** but expected negligible.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Round cairn on Cosdon Hill 1010m N of Cosdon Beacon; high significance; Scheduled Monument; condition: good. Distance to turbine: c.9.2km. Upstanding stone covered mound, with significant localised landscape presence and wide views, visible from much of the surrounding moorland area as set high on the hill. There is no connection to the agricultural landscape, despite the wide views; the character and nature of the two landscapes is very different. The setting is the upland landscape, the exposed open position and views back to other relict funerary landscape features. The turbine will not frame or interrupt any of these views; impact **negligible**.
- Cairnfield, cairn and a length of the Taw Marsh Reave ESE of Moorland House; high significance; Scheduled Monument group; condition: good. Distance to turbine: c.9.2km. There will be views across and between the cairns within the cairnfield, and the turbine will technically be visible at a distance within these views. The turbine stands within the improved agricultural landscape far outside of the upland, open and exposed rough grazing of the moor and the two landscapes have little connection. Views towards and between the cairns are

important for the funerary and memorial function of the assets, their setting however on open ground is largely unaffected and the views are so distant as to have very little quantifiable impact on the assets, or our experience of them; impact: **negligible**.

- Ring cairn 140m NE of Cawsand Beacon; A round cairn 190m NE of Cawsand Beacon; A platform cairn 240m ENE of Cawsand Bacon, all forming part of a cairn cemetery on the summit of Cawsand Hill; very high significance; condition: good. Distance to turbine: c.9.5km. Large number of shallow and upstanding stone covered mounds across the high hill on the northern slopes of Dartmoor, in and around Cawsand Beacon and Hill. There are very wide general views from this location and there will be views across the entire cairnfield site towards the agricultural landscape. There is no real connection, despite the views, between the agricultural landscape and the upland moorland landscape as they are so different in character and appearance. There will be no effect on the open exposed rough grazing 'setting' of the cairns, despite the potential distant views; impact: **negligible**.
- Triple stone alignment and cairn 780m E of Cawsand Beacon; Cawsand Beacon, round cairn, a ring cairn, a stone building and five post medieval shelters on the summit of Cawsand Beacon; all of high significance; Scheduled Monuments; conditions: good. Distance to turbine: c.9.6km. Views along the alignment are central to our understanding of the possible ritual function of this monument, and its association with the wider relict funerary upland landscape. The wide views achieved from the upland location of the assets on the northern exposed slopes of Dartmoor is crucial to their significance and our experience and understanding of them, however the distant turbine will have no real effects on the setting of the monuments and the immediate views between the cairn and the alignment will remain intact. Numerous turbines now stand within the wider improved agricultural landscape and can be seen from the general location of the assets. The cairn has some outlook but the stone alignment, set amongst the scrub and moorland grasses, has little wider outlook; impact: **negligible**.
- Cairn cemetery and earthwork bank 340m SW of Blackaton Brook Ford; Cairnfield 370m W of Blackaton Brook Ford; high significance; Scheduled funerary Monuments groups; conditions: good to fair. Distance to turbine: c.9.9km. Set in a wide and shallow combe, with the brook at the base, these monuments' landscape context is the combe and the wider setting the moorland. Generally, there are wide views from the northern slopes of Dartmoor but there are however, very few views from the direct location of these assets. The ground around Throwleigh Common to the east rises up and any views out of the moorland will be limited; impact: **neutral**.

4.8.12 Roman Forts, Marching Camps,

Roman Forts and Marching Camps form the primary permanent and temporary bases of the Roman Army in Britain – built for and by the troops. As Roman military monuments, they are important in representing army strategy and therefore government policy in Roman Britain. Although forts and camps were built and used throughout the Roman period, the majority of forts were constructed between the mid-first and mid-second centuries AD. Some were only used for short periods of time but others were occupied for extended periods on a more or less permanent basis. As military sites the location and setting of these complexes would have been important; it is probable they would have been strategically positioned in relation to road networks, population or resource centres. However, most survive as buried features and the cultural landscape in which they were located has long since passed away. On that basis, the setting of these monuments is unlikely to constitute a particularly important part of their overall significance, which is weighted more to their archaeological potential.

What is important and why

The principal value of Roman forts and marching camps is evidential.

Sinclair-Thomas Matrix Zone B: Prominent

- Roman forts marching camps and associated monuments; high significance; Scheduled Monuments; condition: fair to trace. Distance to turbine: c.3.8km. With two marching camps a fort and probable fortress on the same site, some of which has above average preservation for the monument type, the North Tawton monument represents a particularly unusual association of military enclosures. This suggests a complex history of troop dispositions unequalled by any other in the south west peninsula, and by only a small number of sites nationally. Site slopes slightly down to the river to the west and peaks to the east with level ground running east, which may have views to the turbine, no views from the site itself to the proposed turbine. To the east the A3124 road, the large building groups at De Bathe Farm and Railway Farm limit views from the site, and there is consequently no intervisibility with the proposed turbine; impact: **neutral**.

4.8.13 Registered Parks and Gardens

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

What is important and why

Parks and gardens can be extensive, and are usually associated with other high-value heritage assets. They may contain a range of other associated structures (e.g. follies, grottos etc.), as well as important specimen planting (evidential). Individual examples may be archetypes of a particular philosophy (e.g. picturesque) or rare survivors (e.g. medieval garden at Godolphin) (historical/illustrative). Parks that cover an extensive area can incorporate and utilise existing monuments, structures and biota of varying date and origin. They may have their origins in the medieval period, but owe their modern form to named landscape gardeners of national importance (e.g. Capability Brown). They may be depicted in art and lauded in poetry and prose (all historical/associational). The landscape park is the epitome of aesthetic/design: the field of view shaped and manipulated to conform to a particular ethos or philosophy of design; this process can sweep away what went before, or adapt what is already there (e.g. Trewithen Park). Planned views and vistas might incorporate distinctive features some distance removed from the park. Many of these parks have been adapted over time, been subject to the rigours of time, and have fully matured in terms of the biological component. The communal value of these landscapes is limited; in the present day some are open to the public, but in origin and conception they were essentially the playgrounds of the elite. They might contain or incorporate commemorative structures (communal/commemorative).

Sinclair-Thomas Matrix Zone B: Prominent

- Wood House; high to very high significance, protected landscape; Registered Park and Garden; condition: good to excellent. Distance to turbine: c.5.1-5.5km. The gardens were created out of an earlier 16th/17th century agricultural park and farm, with an orchard and walled kitchen gardens. Thomas Mawson laid out formal early 20th century style gardens around the house which also underwent significant change. The site is privately owned and is not open to the public. Set in a valley the site runs down to the A30, with sinuous plantations breaking up the views. The river Taw runs to the west with a focus of views to the south-south-west. The turbine lies to the north-east where the ground rises and although there may be some limited views from the north and north-eastern edges of the estate there will be no views from the

formal gardens around the house or from within the valley; impact: **negligible**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Castle Drogo; high to very high significance, protected landscape; Registered Park and Garden; condition; good to excellent. Distance to turbine: c.8.5-9.5km. Early 20th century formal gardens and woodland gardens set around the Lutyens designed 'castle'. Gertrude Jekyll advised on some of the planting schemes within the garden. The gardens extend to 4.9 hectares within a wider agricultural estate of 240 hectares, set around a large wooded river valley, the Teign Gorge. The adjoining managed moorland and wooded valley are linked by sinuous parkland walkways which provide designed views back to the castle building. The landscape, including the gorge in which the castle is set is very dramatic and complex occupying the full attention of the viewer, the grounds on the higher slopes are wooded which tends to preclude wider views with some views focused upwards to the moorland, but not seemingly out to the agricultural landscape. The areas of agricultural pasture which lie to the north of the castle beyond the banks of trees have been converted to provide car parks and a visitor centre, with extra tree planting screening this from the castle and further reducing views. Views along the gorge and valley to the west towards the castle and carefully focused upon the building and again do not provide outer views. There may be very distant views to the turbine from the roof of the castle, but the ground level and interior experience of the building and the experience of the enclosed gardens and valley are largely unaffected even if very limited distant views can be achieved from peripheral locations; impact: **negligible**.

4.8.14 Historic Landscape

General Landscape Character

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

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

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

- The proposed turbine would be erected within the Inland Undulating Upland Landscape Character Area (West Devon Borough Council 2008). The Inland Undulating Upland is characterised as a gently rolling landscape with scattered medieval settlement often found at road junctions or along the former main road to Cornwall. It is characterised as a rather empty landscape with isolated houses and farms typical, often only glimpsed down private drives; the LCA states "this is a very traditional open, large-scale rural landscape with long views out in all directions". From a historic landscape perspective, the proposed turbine would clearly be an intrusive new element in this largely pastoral landscape, but it is not unprecedented.

- The biggest issue, in a landscape sense, is clearly that of cumulative impact and there are several individual turbines, with a reasonable number under consideration (see below). The presence of turbines in this area will serve to erode the relative distinctiveness of the LCA. On that basis, the overall impact on the historic environment is assessed as **negative/moderate**.
- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

4.8.15 Aggregate Impact

The aggregate impact of a proposed development is an assessment of the overall effect of a single wind turbine on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

The proportion of heritage assets in this area likely to suffer any appreciable negative effect includes a fair number. The assessment for one Scheduled Monument, one Grade I Listed Church, two Grade II* Listed buildings and five Grade II Listed buildings and one Conservation Area, is rated as negative/minor. The impact on six assets and one group of assets; Hendicott Farmhouse (Grade II*), Stockhay (Grade II), Heath Farmhouse (Grade II), Crooke Farmhouse (Grade II), Reeve Castle (Grade II), the Church of St. Michael, Spreyton (Grade II) and the wider village of Spreyton (group of Grade II); is rated as negative/moderate or negative/minor to negative/moderate. Given that the proposed turbine will not affect the immediate setting of any of these assets, and that the majority of the assets which will suffer more impact are of lesser value, including only one landmark assets (church tower at Spreyton), the aggregate impact is taken to be **negative/moderate**.

4.8.16 Cumulative Impact

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

The visual impact of individual wind turbines can be significant, but the cumulative impact of wind energy generation will undoubtedly soon eclipse this. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational turbines, turbines with planning consent, and turbines in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, there are a scattering of operational and approved turbines within 5km to the north and west, and a number of others at the 5-10km range, primarily to the north-west, but also with a grouping to the south-east. One additional turbine is currently under consideration within 5km. A number of wind turbines are currently under consideration or in screening (see Figure 9) and it is clear from this data that if cumulative impact is not currently an issue, it may soon become one; impact: **negative/minor**.

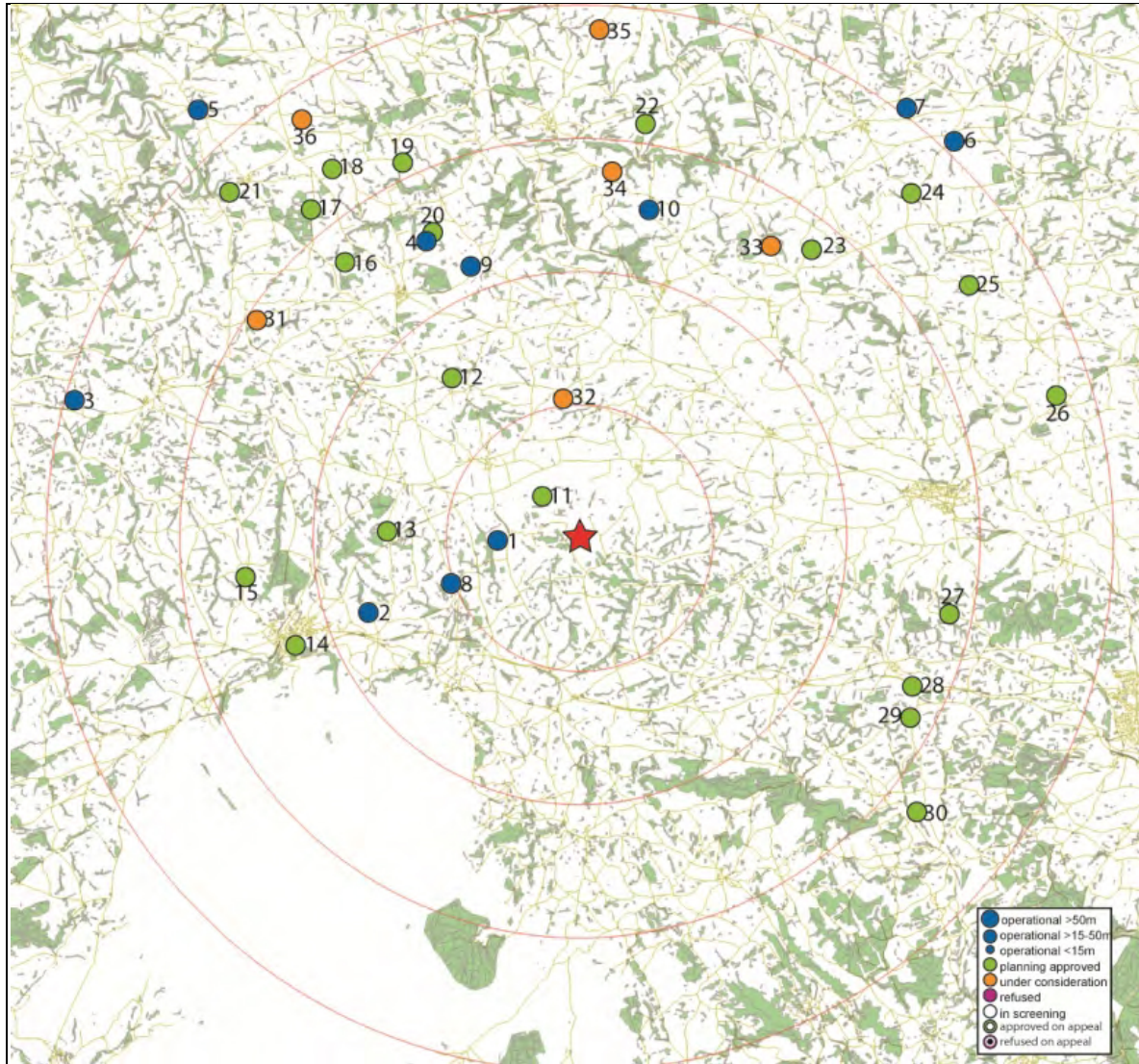


Figure 9: Cumulative impact: distribution of operational and proposed turbines (based on a ZTV supplied by Aardvark EM Limited and data from West Devon Borough and Torridge District Councils, as of 05.09.14). The numbers correspond to Table 4 below, and the proposal site is indicated by a red star.

No	Site Name	No. of turbines	Height	Status
1	Great Cocktree	1	34.2m	Operational
2	Middle Coursecombe Farm	1	20m	Operational
3	Keytherne Farm	1	46m	Operational
4	Great Punchardon Farm	1	39.6m	Operational
5	Coombe Farm	1	24.8m	Operational
6	Machine farm	1	17.8m	Operational

Land at North Beer, Spreyton, Devon

7	Pilliven	1	24.5m	Operational
8	Hayrish Farm	1	34.2m	Operational
9	Upcott farm	1	35m	Operational
10	Nutson Farm	1	34.2m	Operational
11	Den Brook	9	120m	Consented
12	Haywoods Farm	1	79m	Consented
13	Hatherton	1	35m	Consented
14	Exeter Road Okehampton	2	26m	Consented
15	Ellmead farm	2	45m	Consented
16	Winkleigh Farm	1	45m	Consented
17	Woodternill Farm	2	45m	Consented
18	Coldharbour Farm	1	34.2m	Consented
19	Densham Farm	1	35m	Consented
20	Wheatland Farm	1	25m	Consented
21	Ham Farm	1	18m	Consented
22	Mounticombe	1	35m	Consented
23	Land North of Lilleborough Cross	1	45.5	Consented
24	Higher Henceford Farm	3	17m	Consented
25	Park Farm	2	24.5m	Consented
26	Thornes Farm Shop	1	25m	Consented
27	Cleave Cottage	1	15m	Consented
28	Oak Farm	1	15m	Consented
29	Halstow Farm	1	24.8m	Consented
30	Bartone Farm	1	18m	Consented
31	Bryony Hill Farm	1	77m	At appeal
32	Manns Newton Farm	1	77m	At appeal
33	Langlands Farm	1	71m	At appeal
34	Philam Farm	1	34.2m	At appeal
35	Beara Farm	1	46m	At appeal
36	East Westacott	1	36m	Planning

Table 4: Table of operational and proposed turbines within 10km, see Figure 9 for locations.

4.9 Summary of the Evidence

ID	UID	Name	NGR	Assessment
SCHEDULED ANCIENT MONUMENTS				
SAM	34281	Two long mortuary enclosures 570m E and 590m ENE of Stanford Barton	SS6954701412 SS6953901290	Negative/unknown
SAM	28634	Bowl barrow 500m NE of Broadnymett	SS7035501452	Negligible to negative/minor
SAM	34285	St Martin's Chapel, Broadnymett	SS7023500942	Negative/minor
SAM	28633	A henge, 2 barrows, 2 ring ditches, 2 enclosures and a linear feature NW of Lower Hampson	SS7078901631	Negligible to negative/minor
SAM	28638 28639	Two bowl barrows 250m N of Natson Farm Ring ditch 150m N of Natson Farm	SS7162101121 SS7157301025	Negative/unknown
SAM	28636 28637 28635	2 bowl barrows 180m SW of Hampson cottage Bowl barrow 80m SW of Hampson Cottage Bowl barrow 220m SW of Hampson Cottage	SS7118201652 SS7128701675 SS7126301531	Neutral
SAM	28611 28632	Bowl barrow 130m NE of Burston Cross Bowl barrow 140m SE of Burston Cross	SS7153801858 SS7156501716	Neutral
SAM	27322	Wayside cross 100m NW of East Langford	SS7222201266	Negligible
SAM	10384	Roman forts, marching camps, etc.	SS6618400623	Neutral
SAM	34280	Long mortuary enclosure and ring ditch 250m SW of Week Meadow Farm	SS6496901742	Negative/unknown

Land at North Beer, Spreyton, Devon

SAM	27323 27324	Churchyard cross S of Zeal Monachorum Church Churchyard cross socket stone SW of Church	SS7199304005 SS7198703996	Neutral
SAM	34289	Wayside Cross 225m NE of Scarhill Cross	SX6721394159	Negligible
SAM	27312	Wayside cross at Bulland Cross	SS6298701239	Neutral
SAM	28694	Coaxial field system, associated and later remains at Throwleigh Common and Kennon Hill	SX6501189787	Negligible
SAM	28699 28700	Cairnfield 370m W of Blackaton Brook Ford Cairn cemetery and earthwork bank 340m SW of Blackaton Brook Ford	SX6437090602 SX6449190371	Neutral
SAM	28705 28706 28707 28704	An agglomerated enclosed settlement 480m W of Stonyhurst Round cairn 570m W of Stonyhurst Cairnfield 760m W of Stonyhurst Cainfield 790m NW of Stonyhurst	SX6514491369 SX6503291419 SX6482391406 SX6488691827	Negligible
SAM	24143 24144	Triple stone alignment and cairn Caswand Beacon, round cairn, a ring cairn, a stone building and five post medieval shelters on the summit of Cawsand Beacon	SX6438691581 SX6363491500	Negligible
SAM	24145 24146 24147	Ring cairn 140m NE of Cawsand Beacon A round carin 190m NE of Cawsand Beacon A platform cairn 240m ENE of Cawsand Bacon	SX6370991597 SX6372591656 SX6370691714	Negligible
SAM	DV776	Two Hut Circles E of Foxes Holt	SX6474292315	Negligible
SAM	34439	Round cairn on Cosdon Hill N of Cosdon Beacon	SX6338292474	Negligible
SAM	34438	Cairnfield, cairn and a length of the Taw Marsh Reave ESE of Moorland House	SX6305192793	Negligible
SAM	28727	A warren, two stone hut circle settlements, cairnfields and cairns at Ivy Tor, ESE of Belstone	SX6259393083	Negligible
SAM's that fall outside of the ZTV but that are within 5km				
SAM	34286	Motte 160m E of St. Peters Church	SS6660801753	Neutral
SAM	30320	Medieval settlement of Beere	SS6881903129	
SAM	28800	A Prehistoric Settlement, reave, tin streamwork & stamping mill on western slope of Cosdon Hill	SX6286291915	
SAM	28799	Partially enclosed stone hut circle settlement 650m SE of Tawcroft	SX6268092432	
SAM	24140	Enclosure & hut circles 500m west of Cawsand Beacon	SX6311591552	
GRADE I LISTED STRUCTURES				
GI	445091	Church of St. Andrew, Hittisleigh	SX7336795445	Negative/minor
GI	96548	Church of St. Bartholomew [Borderline]	SS7274400664	Neutral to negative/minor
GI	432320	Church of St. Thomas of Canterbury	SS7315208277	Negligible
Grade I Listed buildings that fall outside the ZTV but that are within 5km				
GI	92975	Church of St. Peter	SS6644901722	Neutral
GI	94949	North Wyke	SX6602198379	Negative/unknown
GI	93055	Church of St Andrew; Sampford Courtney	SS6324101267	Negligible
GRADE II* LISTED STRUCTURES				
GII*	94942	Hendicott Farmhouse	SX6834698640	Negative/moderate
GII*	95070	Combe Farmhouse	SX6944997902	Negative/unknown
GII*	94996	Lower Sessland Farmhouse including cob walls	SX6783497549	Negative/minor
GII*	95085	The Barton including adjoining service rooms	SX6971196740	Neutral
GII*	92947	Former church of St Martin	SS7023400942	Negative/minor
GII*	92968	Westacott Barton	SS6849002244	Negligible
GII*	92970	Well immediately W of Westacott Barton	SS6846602250	
GII	92969	Barn approximately 40m SE of Westacott Barton	SS6854002230	
GII*	92964	Upcott Farmhouse	SS6998902610	Negligible
GII	92965	Barn immediately SW of Upcott Farmhouse	SS6996702594	
GII	92966	Cart Shed c.50m SSE of Upcott Farmhouse	SS7001302570	
GII*	95617	Hayne Farmhouse	SS7163203387	Negligible
GII*	95620	Barn approximately 40m E of Hayne Farm	SS7168203369	
GII	95618	Garden Terrace wall, railings and mounting block	SS7162703374	
GII	95619	Barn and Stable adjoining to E of Hayne Farm	SS7165903378	
GII*	96532	Barakel and Riddaways Stores [Borderline]	SS7222001734	Neutral
GII*	96572	Thorne	SS7369200242	Negligible to negative/minor
GII	96573	Barn, Stables and linhay c.8m W of Thorne	SS7365000261	

Land at North Beer, Spreyton, Devon

GII*	92949	Greenslade Farmhouse	SS6493700262	Neutral to negligible
GII*	95641	Heron Court including outbuildings to the W and cob garden walls	SS7202003995	Negligible
GII*	95647	Church of St. Peter the Apostle	SS7199804019	Negative/minor to negligible
GII*	432262	Pennycotts Farmhouse including outbuildings	SS7226306409	Negligible
GII*	96564	Church of St. Petrock	SS7470902534	Negligible to negative/minor
GII*	94801	Church of St. Mary the Virgin	SX6192793500	Negligible
Grade II* Listed Buildings outside the ZTV But that are within 5km				
GII*	94961	Powlesland Farmhouse	SX6886296016	
GII*	95056	Wickington Farmhouse	SX6569296705	
GII*	92945	Cottles Barton	SS6606500492	
GII*	444884	Medlake Farmhouse	SX7270694959	
GII*	94973	Wood House	SX6549896019	
GII*	94974	Terrace walls, Gazebo steps, pond and statue	SX6553695968	
GII*	94975	Gate posts adjoining NW of woodsheds	SX6548096046	
GII*	94976	Kitchen Garden Walls North East of Wood House	SX6553596093	
GII*	94977	Steps and terrace walls around the tennis lawn	SX6545096020	
GII*	94978	Walls and summer house of Wood House	SX6545196060	
GII*	94979	Bowling green pavilion	SX6543095935	
GII*	94980	Sundial S of Wood House	SX6545795914	
GII*	94981	Summer house c.120m SW of Wood House	SX6531895927	
GII*	94982	Bridge c.130m SE of Wood House	SX6564795907	
GII*	94983	Gate post and gate c.140m SE of Wood House	SX6572895884	
GII*	94984	Summerhouse c.250m SE of Wood House	SX6567195794	
GII	94985	Gate Posts & Gates c.350m SW of Wood House	SX6530395708	
GII	94986	Wood House Lodge	SX6531095699	
GII	94939	Garden Cottages	SX6534095617	
GII	94972	Wood Cottages	SX6531795975	
GRADE II LISTED STRUCTURES				
GII	94965	South Hill Farmhouse	SX6745398807	Negative/minor
GII	94993	Fourways including garden and playground walls	SX6760196733	Neutral to negligible
	94995	Pair of cottages at Langdown cross	SX6759096760	
	94994	Langdown cross cottages	SX6759896704	
GII	94930	Allison Farmhouse	SX6797396657	Negative/minor
GII	95068	Stockhay	SX7011897460	Negative/moderate
GII	95083	Heath Farmhouse, stables & front garden walls	SX6925497349	Negative/minor to negative/moderate
	95084	Barn and Linhay c.3m N of Heath Farmhouse	SX6934497368	
GII	95072	Church of St. Michael, Spreyton	SX9673796724	Negative/moderate
GII		SPREYTON:		
	95086	The Old Vicarage	SX6972496787	
	95087	Gate posts 50m SW of the former Vicarage	SX6967196756	
	95073	Battishill Headstone	SX6974496716	
	95074	Rowe Headstone	SX6975696728	
	95075	Cobley Headstone	SX6974096704	
	95076	Battishill Chest Tomb	SX6976296712	
	95077	Willcocks Headstone	SX6974896705	
	95078	Martin Headstone	SX6976996715	
	95079	Norrish Chest Tomb	SX6975696749	
	95080	2 Headstones	SX6977796733	
	95081	Gifford Headstone	SX6977396750	
	95082	2 Trew Headstones	SX6977596744	
	95088	Bush House including adjoining garden walls	SX6985596800	
	95089	Stables 2m NW of Bush House	SX6983996802	
	95090	Stables approximately 5m N of Bush House	SX6983596811	
	95091	Barn approximately 12m N of Bush House	SX6983896823	
	95092	Bush Cottage and Bargains cottage	SX6985996761	
	95093	Rose Cottage and Trumps cottage	SX6991396778	
	95094	Ivy Cottage	SX6993296781	
	95095	Cobley Cottage	SX6994496778	
GII	95096	Next to Post Office and Corner Cottage	SX7134396710	Negligible to negative/minor
GII	95069	Week Farmhouse	SX7083197549	Negligible
GII	96521	Hillerton Cross	SX7199498414	Negative/minor
GII	92946	Crooke Farmhouse	SS6841100925	Negative/moderate

Land at North Beer, Spreyton, Devon

GII	96523	Spestos Farmhouse	SX7227698667	Negligible
GII	445089	Woodgreen Farmhouse	SX7274896271	Neutral
GII	445092	Hittisleigh Barton Farmhouse	SX7340795455	Neutral
GII	94931	Coursbeer Farmhouse	SX6846694313	Neutral
GII	92962	Staddon Farmhouse	SS6781102199	Negligible
GII	92950	Higher Nichol Nymet	SS6915402084	Neutral
	92951	Linhay c.20m NE of Higher Nichol Nymet	SS6916802117	
GII	92954	Nichols Nymet House	SS6922402287	Negative/minor
	92955	Gazebo immediately E of Nichols Nymet House	SS6924402297	
GII	92958	Nichols Nymet Cottage	SS6928502600	Negligible to negative/minor
GII	95622	Lower Burston Farmhouse	SS7135502402	Neutral
GII	95626	Reeve Castle	SS7098202975	Negative/minor to
	95627	Water tower c.200m NW of Reeve Castle	SS7089203032	negative/moderate
GII		<i>BOW:</i>		Negligible to neutral
	96524	Wilhay	SS7179001779	
	96525	Tracey	SS7186001805	
	96547	Wallens Cottages	SS7186001754	
	96546	Reeves	SS7191901774	
	96526	Grandlands cottage and Brook Villa	SS7192301793	
	96527	White Hart Hotel	SS7194201801	
	96529	Hildons Cottage	SS7195701805	
	96528	Reeves House	SS7194801779	
	96545	White Hart Cottage	SS7209601755	
	96544	The Post Office	SS7209601755	
	96533	Kings Arms Inn	SS7224401732	
	96541	The Old School House	SS7221101717	
	96540	Tavy Cottage	SS7222001714	
	96539	Godfreys Cottage	SS7222701713	
	96538	Hillside	SS7224301708	
	96537	Richmond Cottage	SS7224901708	
	96536	Raised pavement	SS7225801714	
	96561	Congregational Church	SS7220101629	
	96535	Dukes Cottage	SS7244401711	
	96534	Milestone	SS7520017321	
GII	442067	West Halse	SS7305101549	Negligible
GII	96516	Collatons	SS7331201709	Negative/minor
GII	96517	Rear courtyard, outbuildings and cob walls adjoining N of Collatons	SS7327501713	Negligible
GII	96520	Grattans Cottage	SS7357001880	Neutral
	96519	Grattans Manor including adjoining outbuildings	SS7359301853	
GII	95628	Suttons Farmhouse	SS7225102516	Neutral
GII	96562	Paddocks Cottage and Nymet Cottage	SS7335900834	Negligible to negative/minor
GII	96559	Field gate c.250m S of Nymet Barton Farmhouse	SS7278600575	Neutral
GII	96587	Lansend Barton Farmhouse	SS7438400176	Neutral
REGISTERED PARKS AND GARDENS				
RPG	1458	Wood House	SX6551195957	Negligible
RPG	1420	Castle Drogo	SX7279790074	Negligible
CONSERVATION AREAS				
CA	-	Bow	SS7198001801	Negative/minor to negligible
CA	-	Zeal Monachorum	SS7195304032	Negative/minor
CA	-	North Tawton	SS6639001701	Negligible
CA	-	Stampford Courtney	SS6332100878	Negligible
CA	-	Lapford [Borderline]	SS7296408186	Neutral
Conservation Areas that fall outside the ZTV				
CA	-	Yeoford [Borderline]	SX7829298883	
CA	-	Cheriton Bishop	SS7730593570	
CA	-	Coldridge	SS6974707627	
CA	-	Down St. Mary	SS7432504382	
CA	-	Bondleigh	SS6577904538	
CA	-	Exbourne	SS6015701991	
CA	-	Drewsteighnton	SX7354490899	
CA	-	Crockernwell	SX7529492374	
CA	-	Throwleigh	SX6682490761	

Land at North Beer, Spreyton, Devon

CA	-	South Zeal	SX6522693219	
CA	-	Sticklepath	SX6425094085	
CA	-	South Tawnton	SX6529794395	
-	-	Historic Landscape Character	-	Negative/moderate
-	-	Aggregate Impact	-	Negative/moderate
-	-	Cumulative Impact	-	Negative/minor

Table 5: Summary of impacts. Sinclair-Thomas Matrix colour code: **RED** = Dominant Zone; **ORANGE** = Prominent Zone; **YELLOW** = Moderately Intrusive Zone. Assets in grey are listed but were not assessed.

5.0 Conclusions

5.1 Discussion and Conclusion

The proposed turbine would be installed on land that belonged to Downhayes Farm, a small holding comprised of two (or more) separate tenements which was part of the manorial estate. The turbine would be located on land west of the farm which was formerly divided between two enclosures and on the tithe map a barn is depicted to the north-east. The walkover survey revealed no obvious earthworks within the field.

The site is located on the north-east facing slope of a projecting ridge of land which intrudes into the River Yeo valley system. The farm track which runs to the south of the proposal site may be of ancient origins, leading to a fording point over the River Yeo to the west. The farm lies within a landscape of primarily post-medieval and modern enclosures, many of which may be based upon earlier field boundaries. In this landscape, new, tall vertical elements will be highly visible, especially as the landscape is fairly open and undulating, with low visual complexity; however, the scale of the landform and local blocking would serve to diminish the visual effect.

There are three Grade I and eighteen Grade II* Listed buildings within 10km of the site that fall within the ZTV, together with a rather greater number of Grade II Listed buildings. There are numerous relevant Scheduled Monuments within 10km, almost all of which are Prehistoric, and are concentrated in two groups; one group surviving largely as cropmarks c.2-4km to the north-north-east and to the other the fantastically surviving groups of features on the northern slopes of Dartmoor, c.8-10km to the south-west of the proposed site. There are further designated assets, primarily Listed buildings and conservation areas, 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 20 of these heritage assets (**negative/minor** or **negligible to negative/minor**), and have a more serious impact on Hendicott Farmhouse, the Church of St. Michael in Spreyton (and to a lesser extent the village), Reeve Castle, Stockhay Farmhouse, Heath Farmhouse and Croke Farmhouse (**negative/moderate**). Cumulative impact is not yet a major issue for this site, but could soon become one.

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

6.0 Bibliography & References

Published Sources:

- Cornwall Council** 2012: *Technical Paper E4 (b) Annex 1: Landscape Sensitivity and Strategy Matrices for each Landscape Character Area.*
- Cornwall Council** 2013a: *The Development of Onshore Wind Turbines.* Renewable Energy Planning Guidance Note 3.
- Cornwall Council** 2013b: *An Assessment of the Landscape Sensitivity to On-shore Wind Energy and Large-scale Photovoltaic Development in Cornwall.*
- Bishop, I.D.** 2002: 'Determination of the thresholds of visual impact: the case of wind turbines', *Environment and Planning B: Planning and Design* 29, 707-18.
- English Heritage** 2005: *Wind Energy and the Historic Environment.*
- English Heritage** 2008: *Conservation Principles: policies and guidance for the sustainable management of the historic environment.*
- English Heritage** 2011a: *The Setting of Heritage Assets.*
- English Heritage** 2011b: *Seeing History in the View.*
- Gelling, M. & Cole, A.** 2000: *The Landscape of Place-Names.* Shaun Tyas.
- Gover, J. E. B., Mawer, A. & Stenton, F. M.** 1931: *The Place-Names of Devon: Part One.*
- Highland Council** 2010: *Visualisation Standards for Wind Energy Developments.*
- Historic Scotland** 2010: *Managing Change in the Historic Environment: Setting.*
- Hull, R.B. & Bishop, I.D.** 1988: 'Scenic impacts of electricity transmission towers: the influence of landscape type and observer distance', *Journal of Environmental Management* 27, 99-108.
- ICOMOS** 2005: *Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas.*
- Landscape Institute** 2013: *Guidelines for Landscape and Visual Impact Assessment, 3rd edition.* London.
- Landscape Institute** 2011: *Photography and Photomontage in Landscape and Visual Impact Assessment.* Advice Note 01/11
- Scottish Natural Heritage** 2005: *Cumulative Effect of Windfarms, Version 2 revised 13.04.05.*
- Scottish Natural Heritage** 2006: *Visual Representation of Windfarms: Good Practice Guidance.*
- Soil Survey of England and Wales** 1983: *Legend for the 1:250,000 Soil Map of England and Wales (a brief explanation of the constituent soil associations).*
- University of Newcastle** 2002: *Visual Assessment of Windfarms: Best Practice.* Scottish Natural Heritage commission report F01AA303A.
- West Devon Borough Council** 2008: *West Devon Borough and Tamar Valley Area of Outstanding Natural Beauty Landscape Character Assessment.*

Websites:

- British Geological Survey** 2012: *Geology of Britain Viewer.*
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html [accessed 19.08.2014]

Unpublished Sources:

- AC Archaeology** 2006: *Den Brook Wind Farm, North Tawton, Devon. Results of Archaeological Evaluation.* AC Archaeology.
- Exeter Archaeology** 2008: *Archaeological monitoring of groundworks associated with the construction of a new dwelling at the rear of Cessland House, Spreyton, Devon.* Oasis Id: exeterar1-45437.
- SWARCH** 2014: *Land at Martin Farm, Drewsteignton, Devon: Results of a Desk-Based Assessment and Walkover survey.* SWARCH Report No. 140819

Appendix 1

PROJECT DESIGN FOR DESK-BASED ASSESSMENT, SITE WALKOVER AND VISUAL IMPACT ASSESSMENT ON LAND AT NORTH BEER, SPREYTON, DEVON

Location: Land at North Beer
Parish: Spreyton
County: Devon
NGR: SX6988998820
Planning Application ref: Pre-application
Proposal: Construction of one (67m to tip) wind turbine.
Date: 05/09/14

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 Nick Leaney of Aardvark EM Ltd (the Agent) on behalf of Powerhawk Ltd (the Client). It sets out the methodology for desk-based research, site walkover and a visual impact assessment for related off site analysis and reporting at land at Land at North Beer, Spreyton Devon. The PD and the schedule of work it proposes have been drawn up in line with guidance issued by Stephen Reed, Archaeology Officer, Devon County Historic Environment Service (DCHES) and Nick Russell of English Heritage (EH).

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed site sits less than 500m west of Downhayes and c.1.9km north of Spreyton within an area characterised on the Devon Historic Landscape Characterisation as modern enclosure adapting post medieval fields, meaning that the enclosures visible today are of likely post medieval date. The fields to the north-east, south and south-west of the site however are medieval enclosures based on strip fields, this falls into the category of *Anciently Enclosed Land* (AEL). Very little in the way of archaeological investigation has taken place in the immediate area of the proposed site and there are only a small amount of features noted on the Devon Historic Environment Record. One feature worth noting is the roman road which is situated less than one kilometre to the north of the site (MDV8423) and some possible Roman earthworks associated with it (MDV6863).

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Undertake a desk-based appraisal of the site;
- 3.1.2 Undertake a walkover survey of the site;
- 3.1.3 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;
- 3.1.4 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;
- 3.1.5 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;
- 3.1.6 Produce a report containing the results of the desk-based research and the visual impact assessment;
- 3.1.7 Provide a statement of the impact of the proposed development on the potential archaeological resource, with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

4.0 METHOD

4.1 Desk-based Appraisal:

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

4.2 Walkover survey:

The site of the turbine and the length of the access track/other infrastructure will be examined for evidence of archaeological remains i.e. unrecorded earthworks or artefactual material identified in the topsoil.

4.3 Visual Impact Assessment (VIA):

- 4.3.1 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.
- 4.3.2 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 Grade II Listed structures and exceptional un-designated assets within a 5km radius, all Grade I and Grade II* Listed buildings, Scheduled Monuments within 10km and all Registered Parks and Gardens, Battlefields and World Heritage Sites within a 15km. An abbreviated list of these heritage assets will be included as an appendix within the report.
- 4.3.3 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

Land at North Beer, Spreyton, Devon

Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 3rd Edition 2013. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.

- 4.3.4 The likely impact will be assessed using the methods outlined in the English Heritage 2012 *Guidelines on the Setting of Heritage Assets*.

5.0 REPORT

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

- 5.1.1 A report number and the OASIS ID number;
- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.6 A statement of the impact of the proposed development on the potential archaeological resource;
- 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 HES on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.

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 Southwes1-189469

6.0 FURTHER WORK

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

7.0 PERSONNEL

7.1 The project will be managed by Bryn Morris; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of (DCHES) will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Victoria Hosegood

South West Archaeology Ltd the Old Dairy, Hacche Lane Business Park, Pathfields Business Park, South Molton, Devon EX36 3LH
Telephone: 01769 573555 email: mail@swarch.net

List of specialists

Building recording

Richard Parker 11 Toronto Road, St James, Exeter. EX4 6LE, Tel: 07763 248241

Conservation

Alison Hopper Bishop The Royal Albert Memorial Museum Conservation service, a.hopperbishop@exeter.gov.uk

Richard and Helena Jaeschke, 2 Bydown Cottages, Swimbridge, Barnstaple, EX32 0QD, Tel: 01271 830891,

Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter, EX4 3LS Tel: 01392 665356

Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon, EX32 8LN, Tel: 01271 346747

Bone

Human Professor Chris Knusel, University of Exeter, Tel: 01392 722491, c.j.knusel@ex.ac.uk

Animal Wendy Howard, Department of Archaeology, University of Exeter, Tel: 01392 269330, w.j.howard@exeter.ac.uk

Lithics

Dr Martin Tingle Higher Brownston, Brownston, Modbury, Devon, PL21 OSQ martin@mtingle.freeseerve.co.uk

Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 dana.challinor@tiscali.co.uk

Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk

Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell, 39D Polsloe Road, Exeter EX1 2DN, Tel: 01392 433214

Roman Alex Croom, Keeper of Archaeology, Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Baring Street, South Shields, Tyne and Wear NE332BB, Tel: (0191) 454 4093 alex.croom@twmuseums.org.uk

Medieval John Allen, Exeter, EX2 4AN, Tel: 01392 665918

Post Medieval Graham Langman, Exeter, EX1 2UF, Tel: 01392 215900, su1429@eclipse.co.uk

Appendix 2

Tithe Apportionment Table

No.	Land Owner	Occupier	Field name	Cultivation
South Bigbeer				
200	John Battishill	Himself	Meadow	Pasture
Tremayne Bigbeer				
188	Thomas Bellworthy	Himself	Hoppers Close	Pasture
190			Acre	Arable
191			Square Close	Arable
192			Moor	Pasture
193			House	-
194			Orchard	Orchard
195			Brake	Pasture and Furze
196			Eight acres	Arable
198			Lower field	Arable
199			Long strap	Pasture
201			Plantation	Plantation
202			Turnip Close	Arable
203			Alder park	Arable
204			Copse	Pasture and woodland
205	Road	Road		
206	Moor	Pasture		
207	Moor	Pasture		
208	Plantation	Plantation		
Coombe				
1	William Brock	John Brock	Moor	Arable
214			Lower Moor	Pasture
215			Moor	Arable
Bigabeer				
33	Thomas Coble	John Cann	Plot	Pature
34			Furze Close	Arable
35			Plot	Arable
36			Plot	Arable
Little Downhays				
12	John Langman	Thomas Langman	-	Arable
13			-	Plantation
14			-	Woodland
15			-	Pasture
16			-	Arable
17			-	Pasture
18			-	Arable
19			-	Arable
20			-	Arable
Mortimores Down				
32	Samuel Wreyford	John Vanstone	Acre plot	Arable
37			Higher Graddon	Arable
38			Gutter Plot	Arable
41			Square Robbin	Arable
42			Higher Mortimores Down	Arable
43			Lower Graddon	Arable
44			Round Robbin	Arable
45			Lower Robbin	Arable
46			Mid Mortimores Down	Pasture
47			Lower Mortimores Down	Arable
Downhays				
2	Samuel Wreyford	John Vanstone	Higher Ham	Arable
3			Plot	Woodland
4			Sixteen acre Moor	Furze pasture
5			Three Corner Moor	Furze/ Pasture
6			Lower Barn Close	Arable

Land at North Beer, Spreyton, Devon

7			Long Moor	Pasture
8			Sixteen acre moor	Pasture
9			Road	Road
10			Lower Ham	Arable
11			Ham Moor	Arable
22			Lower Scotts Brake	Arable
23			Copse	Woodland
24			Higher Scotts Brake	Arable
25			Lower Birch Moor	Arable
26			Higher Birch Moor	Arable
27			Middle Barn Close	Arable
28			Great Barn Close	Arable
29			Mead	Pasture
30			Houses and court	-
31			Garden	Garden
39			Back field	Pasture
40			Orchard	Orchard

Appendix 3 Key Heritage Assets

Scheduled Ancient Monuments

Two Long Mortuary enclosures 570m E and 590m ENE of Stanford Barton

34281

This monument, which includes the cropmarks of two long mortuary enclosures, in two areas of protection, is located on a gently sloping ridge which forms the watershed to two tributaries of the River Yeo. To the south and east are further important ritual monuments in the form of bowl barrows and a henge; these are the subject of separate schedulings. The two long mortuary enclosures survive as cigar shaped enclosures surrounded by ditches. These enclosures measure up to approximately 70m long and 25m wide. They are both clearly visible from the air as cropmarks, and they are preserved as entirely buried features. SS6954701412, SS6953901290

Bowl Barrow 500m NE of Broadnymett

28634

This monument includes a bowl barrow situated 500m north east of Broadnymett on a ridge overlooking the valley of the Venn Lake to the north and the River Yeo to the south. It lies within an area which has a rich concentration of ritual and funerary sites centred around the village of Bow. The area is also characterised by the placename 'Nymett' which has some significance to Celtic sacred features. The barrow survives as a low circular mound which has a diameter of 18m and is 0.4m high. The ditch from which material was quarried to construct the mound, surrounds the barrow and survives as a buried feature, which is clearly visible on aerial photographs. A henge with associated features and barrows lie to the north east and these are the subject of separate schedulings. SS7035501452

St Martin's Chapel, Broadnymett

34285

This monument includes a chapel, probably of late 13th century date with a 17th century porch and an immediately adjacent 14th century stone cross, situated within the hamlet of Broadnymett overlooking the valley of the River Yeo. Originally, the chapel lay within a walled garden, which is now largely incomplete, connected with the nearby residence. The chapel, which is Listed Grade II*, is no longer used for worship. The monument survives as a single celled, rectangular building which measures 14.1m long by 4.1m wide internally, and stands to its full original height with rubble walls and a slate roof. At the western end is a bell-cote, although the bell is missing, while on the southern side is a small ashlar porch. There are no windows on the northern side of the chapel, just one small putlog hole. On the southern side there are three single light windows and one triple light, while the eastern end has a triple lancet window. The doorway is round headed with simple moulding. Both door jambs have single stone carvings of a circle and incised cross design. The wooden door itself is probably 17th century and has short hinges and lozenge shaped studs. The original timber lintel to the outer door of the porch has now been replaced with brick. Internally the chapel has an undecorated common rafter wagon roof, above which are pegged wooden boards which form a lining beneath the slates. There are also some crenellated wooden wall plates. A large proportion of apparently plain medieval floor tiles remain in place, especially close to the door and where they appear to define the altar area. Simple whitewashed plaster is also apparent on much of the internal walls. Marks on this plaster indicate the position of the original screen. No other internal fixtures and fittings survive. At the north eastern end of the chapel immediately adjacent to the corner of the building stands a cross shaft. The head and arms are missing but the shaft is octagonal in section, tapers upwards and stands up to 1.7m high. The cross has metal gate hanging brackets attached to it, although these do not support a gate. The chapel originally served the parish of Broadnymett, which consisted of only 42 acres (about 67ha). The earliest recorded chaplain died in 1332. The surface of the access road immediately to the east of the chapel is excluded from the scheduling, where it falls within the chapel's 2m protective margin, although the ground beneath this feature is included. SS7023500942

A henge, two barrows, two ring ditches, two enclosures and part of a linear feature 420m NW of Lower Hampson

28633

This monument includes a henge, two bowl barrows, two ring ditches, two enclosures and part of a linear feature. They are situated on a hilltop overlooking the valleys of the River Yeo to the east and the Venn Lake to the north. They form part of a complex of ritual and funerary monuments located around the village of Bow. They also lie within an area of Devon which has concentrations of the placename 'Nymett', thought to have some Celtic sacred significance. The henge itself is oval in shape and measures 60m long by 50m wide across the outer edges of the ditch and encloses an area of 45m by 40m. Traces of an outer bank have also been recorded on the aerial photograph taken in September 1984 although dimensions for these were unclear. The typology of the features present at the henge have enabled its identification as a Class II henge. The henge is seen to have two opposing entrances, one on each of the eastern and western sides, although the one to the east is considerably narrower owing to the presence of a terminal pit at the eastern end of the northern ditch. The orientation of the entrances lies just WSW to ENE of a true east to west line. Within the henge an irregular ovoid of approximately 19 pits were identified from the aerial photographs, which seem to enclose an area of 30m from east to west and 17m from north to south. The presence of a flattened platform up to 0.2m high is visible on the ground to confirm its location. Fieldwalking in the area of the henge has produced 826 flint and chert pieces with a high ratio of arrowheads and scrapers, indicative of a Late Neolithic date. To the east of the henge is a linear feature running from north to south. The function and date of this feature are unclear, although it clearly curves around the bank of the henge. The ditch associated with this feature shows up clearly on aerial photographs of the area and on the ground a slight bank measuring up to 1.5m wide and 0.2m to 0.3m high is visible continuing to a length of some 460m. Further to the east and slightly north of the henge are two distinct overlapping enclosures. The larger of the two is roughly rectangular in shape and measures 85m long from east to west and 73m wide from north to south. The second enclosure is also sub-rectangular in shape, and measures 43m long from north to south by 33m wide from east to west. Both enclosures have entrances on the eastern side. The exact date and chronological progression of these enclosures is unclear. In the area between the henge and the enclosures, aerial photographs indicate a series of pits, ditches and other features which are difficult to rationalise into distinct features but which clearly indicate a concentration of archaeological activity. To the south west of the henge lie a group of two bowl barrows and two ring ditches. The westernmost barrow has a slight circular mound with a diameter of 10m and is 0.2m high. The surrounding quarry ditch is preserved as a buried feature. The largest has a slight circular mound with a diameter of 20m and is up to 0.3m high and is also surrounded by a buried ditch. The ring ditches, which lie east of the barrows, survive as buried features with a diameter of 10m and are visible only on aerial photographs. This monument is part of a larger concentration of funerary and ritual monuments located around the present day settlement of Bow and many of these are the subject of separate schedulings. SS7078901631

Two bowl barrows 180m SW of Hampson cottage

28636

This monument includes two bowl barrows, aligned broadly north-south, 180m south west of Hampson Cottage, Bow. They lie on a ridge which overlooks the valleys of the River Yeo to the south and the Venn Lake to the north. These features form part of a complex of ritual and funerary monuments centred around the village of Bow. The placename 'Nymett' associated with the site, is thought to have Celtic sacred significance. The northern barrow survives as a circular mound with a diameter of 18.5m and is 0.4m high. The ditch from which material to construct the mound was quarried, surrounds the barrow, is preserved as a buried feature and is clearly visible on the aerial photographs. The barrow underlies a field boundary bank but is seen to survive on both sides of the boundary. The southernmost barrow survives as a slightly raised and flattened circular mound with a diameter of 22m and is 0.35m high. This partly underlies a field boundary on its eastern side. The quarry ditch is preserved as a buried feature visible on aerial photographs. Many of the other funerary and ritual monuments in the area are the subject of separate schedulings. The field boundary bank overlying this monument is excluded from the scheduling, but the ground below is included. SS7118201652

Bowl barrow 80m SW of Hampson Cottage

Land at North Beer, Spreyton, Devon

28637

This monument includes a bowl barrow 80m south west of Hampson Cottage, Bow. It is located on a ridge between the valleys of the River Yeo to the south and the Venn Lake to the north. It is one of a group of ritual and funerary monuments centred around the village of Bow. The area is also associated with the placename 'Nymett' which is thought to have sacred Celtic significance. The barrow survives as a low circular mound which measures 18m in diameter and is 0.4m high. The ditch, from which material to construct the mound was quarried, surrounds the mound and is preserved as a buried feature which is clearly visible on aerial photographs. Many of the other funerary and ritual monuments in the area are the subject of separate schedulings.
SS7128701675

Bowl barrow 220m SW of Hampson Cottage

28635

This monument includes a bowl barrow 220m south west of Hampson Cottage, Bow. The monument is situated on a ridge between the valleys of the River Yeo to the south and the Venn Lake to the north. It forms part of a complex of ritual and funerary monuments concentrated around the village of Bow. It is associated with the placename 'Nymett' which has significance to sacred Celtic monuments. The barrow survives as a circular mound which has a diameter of 12.4m and is 0.2m high. The ditch from which material to construct the mound was quarried survives as a buried feature which is clearly visible on aerial photographs. Many of the other funerary and ritual monuments in the area are the subject of separate schedulings.
SS7126301531

Bowl barrow 130m Ne of Burston Cross

26811

This monument includes a bowl barrow situated in the valley bottom of the River Yeo. The barrow survives as an oval mound which measures 32.3m long from north to south by 29.7m wide from east to west and is 1.2m high. The ditch from which material was quarried during the construction of the mound surrounds the barrow and is preserved as a buried feature c.4m wide.
SS7153801858

Bowl Barrow 140m NE of Burston Cross

28632

This monument includes a bowl barrow situated within the valley of the River Yeo. The barrow survives as a large oval mound which measures 34.1m long from north to south by 28.5m wide from east to west and is 1.35m high. A slight hollow in the centre of the mound may suggest early part excavation or robbing. The ditch from which material to construct the mound was quarried, surrounds the barrow and is preserved as a buried feature c.3m wide. On the western side the mound has been slightly cut by a field boundary which passes over it. On the north eastern side a well and small pond have been constructed which also cut the mound and ditch. The barrow is part of a larger concentration of funerary and ritual monuments located around the present day settlement of Bow and many of these are the subject of separate schedulings.
SS7156501716

Two bowl barrows 250m North of Natson Farm

28638

This monument includes two bowl barrows, aligned broadly east-west, 250m north of Natson Farm, Bow and 140m south east of the River Yeo in a low lying field occupying a slightly raised spur of land. This monument forms part of a complex of ritual and funerary monuments centred around the village of Bow. The area is also associated with the placename 'Nymett' which is thought to have sacred Celtic significance. The eastern barrow survives as a circular mound which measures 20m in diameter and is 1.3m high. The ditch from which material was quarried to construct the mound, surrounds it and is preserved as a buried feature which is clearly visible on aerial photographs. A flint blade and fragment were collected during the fieldwalking of this area in 1991. Forty metres to the west lies a second sub-circular barrow which aerial photographs indicate to have an internal feature and 30m diameter quarry ditch all of which are preserved as buried features. Many of the other funerary and ritual monuments in the area are the subject of separate schedulings.
SS7162101121

Ring Ditch 1150m North of Natson Farm

27322

This monument includes an oval ring ditch, representing a levelled bowl barrow, 150m north of Natson Farm, Bow and 200m south of the River Yeo on a spur of land in a low lying field. The monument is one of a complex of ritual and funerary monuments which are concentrated around the village of Bow. The area is also associated with the placename 'Nymett' which is thought to have sacred Celtic significance. The ring ditch represents the ditch of a bowl barrow and survives as a buried feature clearly indicated on aerial photographs. It is oval in shape and measures 20m long north west to south east and 12m wide south west to north east. Many of the other funerary and ritual monuments in the area are the subject of separate schedulings.
SS7157301025

Wayside Cross 100m NW of Langford

27322

This monument includes a wayside cross situated 100m north west of East Langford on Station Road leading from Bow. It survives as an ancient fragment of shaft with modern pedestal, socket stone, head and arms. The modern pedestal is octagonal in shape with a diameter of 1.6m. The length of each side is 0.7m and it is 0.2m high. Above this is a modern socket stone which measures 0.91m square at the base and 0.3m high. It is octagonal above with the length of each side being 0.38m. The ancient portion of shaft is 1.05m high, 0.27m square at the base, octagonal above small stops and tapers upwards. Above the shaft a modern head and arms have been added. This measures 0.55m wide at the arms, is 0.23m thick and 0.83m high. The cross is said to have once been part of a pavement in the village of Bow, and originally brought from Clannaborough. It was rescued and restored in 1921. This cross is Listed Grade II.
SS7222201266

Roman Forts, marching camps and associated monuments

10384

The monument includes a complex of large Roman military enclosures together with a series of smaller enclosures and ring-ditches in fields around The Barton on the east bank of the River Taw. The military enclosures have been identified as two forts and two marching camps. One fort, immediately south of the Okehampton-Crediton railway line, survives as low earthworks, the second is in cultivated fields north of the line and is visible as cropmarks. The marching camps, which lie further north apparently enclosing The Barton, are also visible as cropmarks. The southernmost fort is limited by a low bank 0.4m high and 10m wide enclosing an area of about 2ha. To the south and east traces of a bank are visible. To the west is an extension or annexe of about 1ha. Immediately north of the fort, aerial photography has revealed a Roman roadway running east-west. The extent of the northernmost fort has been determined by aerial photography and survey. It appears to comprise at least two constructional phases and may reach 8-10ha in area, confirming its identity as a vexillation fortress. Three of the ring ditches lie to the north of The Barton, the fourth lies further south, at the north western angle of the northernmost fort. Unusually, three of the four have double concentric ditches, the fourth has a single ditch. They are identified as prehistoric funerary features, although, in view of their proximity to the military complex and their unusual double layout, they may be Roman military works. Additional cropmarks between the northernmost fort and The Barton are identified as prehistoric enclosures and land boundaries.
SS 66184 00623

Wayside Cross at Bulland Cross

27312

This monument includes a wayside cross at Bulland Cross, in Sampford Courtenay, at the crossroads between Bulland Lane, Chapple Lane and Cliston Lane. The wayside cross is complete and set into a hedge at the roadside. The cross is 2.3m high and has an octagonal shaft which is 0.43m wide at the base and tapers to

Land at North Beer, Spreyton, Devon

0.3m at the arms. The cross measures 0.7m wide at the arms and 0.3m at the head. At the back of the cross and 0.33m from the head is a recess which measures 0.23m high, 0.1m wide and 0.06m deep and is rectangular in shape. The Bulland Cross is thought to date to the 14th to 15th centuries and is of a type common to Devon. Excluded from the scheduling are the field boundary bank and metalled road surface where they fall within the cross's protective margin, although the ground beneath both is included.

SS6298701239

Long Mortuary enclosure ring ditch 250m SW of Week Meadow Farm

34280

This monument includes the cropmarks of a long mortuary enclosure and ring ditch situated on an upland ridge overlooking the valley of the River Taw. The mortuary enclosure consists of an elongated cigar shaped feature measuring up to approximately 70m long by 19m wide, being defined by an outer ditch. The ring ditch is immediately adjacent to this and measures up to approximately 35m in diameter including its outer ditch. Both features are clearly recognisable as cropmarks from the air, and are preserved as buried features.

SS6496901742

Churchyard Cross 4m South of Zeal Monachorum Church porch

27323

This monument includes a churchyard cross standing 4m south of Zeal Monachorum church porch. It is one of two standing crosses in the churchyard, the other being some 6m to the south west, and lies at the convergence of two paths through the churchyard. The cross survives as a pedestal, socket stone and fragment of shaft of a type thought to date to the 15th century. The pedestal is 1.67m square, is constructed from large slabs of granite and has a single step, with a protruding top edge. It is 0.34m high. Above the pedestal is a socket stone which is 0.33m high, 1.05m square at the base, is octagonal above and has chamfered edges. Within the socket stone is a fragment of shaft. This is 0.37m high, 0.36m square at the base, tapers upwards and also becomes octagonal above. The cross is Listed Grade II. Excluded from the scheduling is the surface of the church path where it falls within the cross's protective margin, although the ground beneath is included.

SS7199304005

Churchyard cross socket stone 10SW of Zeal Monachorum Church porch

27324

This monument includes the socket stone of a churchyard cross 10m south west of Zeal Monachorum church porch. It is one of two standing crosses in the churchyard, the other being situated some 6m to the north east. The socket stone lies beside a path near the south gate; it is 0.49m high and 0.83m square at the base. It is octagonal above with a chamfered top edge and the socket hole is 0.27m square by 0.16m deep. The cross is Listed Grade II. The wall is excluded from the scheduling where it falls within the cross's protective margin, although the ground beneath it is included.

SS 71987 03996

Wayside cross 2250m NE of Scarhill Cross

34289

This monument includes a wayside cross situated on the northern side of a minor road to South Tawton and immediately to the south of the main A30 trunk road, on an upland ridge which is the watershed between the valleys of tributaries to the River Yeo and River Taw. The monument survives as a simple Latin cross carved from a single piece of granite. The cross shaft is rectangular in section, measures 0.35m long by 0.16m wide and is 1.9m high. At 1.4m from the base the arms extend outwards and measure 0.53m wide. At a height of 0.85m from the base, on the north and south sides of the cross, are oval notches for gate hangings. The east and west faces of the cross both bear an incised cross decoration which measures 0.26m high by 0.23m wide. The cross was moved to its present location following major improvements to the A30 in November 1988. The cross is Listed Grade II.

SX6721394159

Coaxial field system, associated and later remains at Trowleigh Common and Kennon Hill

28694

The monument, which falls into two areas, includes the larger part of the prehistoric coaxial field system known as Throwleigh Common, six broadly contemporary settlements, a length of territorial reave separating the North Teign and Cosdon prehistoric territories, at least 27 cairns, two lengths of leat, three shelters, a building and two boundary stones. The coaxial field system includes a large number of fields arranged on a single prevailing axis, subdivided by transverse boundaries. Within the area defined by the fields there are two settlements. The largest of these survives as a scatter of at least 27 stone hut circles extending over the western slopes of Throwleigh Common. The stone hut circles survive as walls each surrounding a circular internal area with internal diameters ranging from 3m up to 10.5m with the average being 6.7m. Some of the huts in this settlement are amongst the most visually impressive on Dartmoor with ten having walls standing above 1m high. Eighteen of the huts have visible doorways, and 11 are attached or linked to the coaxial field system. The second settlement includes a solitary stone hut circle situated at SX 65459050 which survives as a 5.5m diameter area defined on the western side by a 0.8m wide and 0.6m high single orthostatic wall. The remaining settlements lie outside the coaxial field system and the one at SX 64959012 includes six stone hut circles associated with an area of irregular aggregate fields and clearance cairns. To the south of this at SX 65078977 is a linear cluster of at least eight unenclosed stone hut circles and near to these are two round cairns. The fifth settlement includes two stone hut circles associated with an enclosure and lengths of field wall leading from the nearby territorial reave. The sixth settlement lies beside the Gallaven Brook and survives as a 'D'-shaped enclosure containing two stone hut circles. Most of the cairns within the monument were probably formed as a result of stone clearance, but some were certainly built for funerary purposes. A large number of archaeological remains relating to the historic period survive within the monument and amongst these are a length of the Bradford Leat, which was constructed in the mid-16th century to serve a tinwork at Bradford Pool. The leat is about 19.3km long, with one length remaining in use, and other lengths within moorland surviving as an earthwork. Within the monument, the leat averages 1.7m wide by 0.7m deep with an associated bank measuring 2m wide and 0.6m high. The length of leat within the monument is known to have become disused after 1697. A number of buildings of historic date survive within the monument, and whilst most of these are shelters associated with upland grazing the structure at SX65549044 may have been a dwelling. Two post-medieval boundary stones situated on the territorial reave were erected to denote the edge of Throwleigh parish. One of these stones no longer stands on the parish boundary and may therefore provide information concerning adjustment of the boundary in historic times.

SX6501189787

Cairnfield cemetery and earthwork bank 340m SW of Blackaton Brook Ford

28700

The monument includes a cairn cemetery and sinuous linear earthwork bank situated on a gentle east facing slope overlooking the valley of the Blackaton Brook. The cairn cemetery survives as a linear cluster of six mounds standing between 0.6m and 1.3m high. Three of the mounds are circular in shape with their diameters varying between 4.5m and 8m. The remainder are oval with lengths between 5.5m and 13m. Four of the mounds have been robbed or partially excavated and an edge set stone in the centre of the northern cairn may represent the remnants of a cist. The earthwork bank lies a short distance upslope of the mounds and its alignment suggests that it is contemporary with the cairns.

SX6449190371

Cairnfield 370m West of Blackaton Brook Ford

28699

The monument includes a cairnfield situated on a gentle east facing slope overlooking the valley of the Blackaton Brook. The cairnfield survives as a tight cluster of eight mounds standing between 0.7m and 1.1m high. Five of the mounds are circular in shape with their diameters varying between 4m and 6m and the remainder are ovoid with lengths between 6.7m and 8m.

SX6437090602

An agglomerated enclosed settlement 480m W of Stonyhurst

Land at North Beer, Spreyton, Devon

28705

The monument includes an agglomerated enclosed settlement situated on a relatively steep east facing slope of Cosdon Hill overlooking Shilley Pool. The agglomerated enclosure includes two enclosed areas, each defined by rubble bank walling. The eastern enclosure is earliest and contains a stone hut circle. Both enclosures are irregular in shape and lynched in places. The stone hut circle survives as a 1.6m wide and 0.4m high rubble bank surrounding a 5.1m diameter circular internal area.

SX6514491369

Round Cairn 570m West of Stonyhurst

28706

The monument includes a round cairn situated on the lower east facing slope of Cosdon Hill. The cairn measures 8m long by 7m wide and stands up to 0.7m high. Two trenches cut into mound are the result of robbing or partial early excavation.

SX6503291419

Cairnfield 760m West of Stonyhurst

28707

The monument includes a cairnfield situated on a gentle east facing slope overlooking the valley of the Blackaton Brook. The cairnfield survives as a cluster of at least 25 mounds standing between 0.4m and 0.8m high. Fourteen of the mounds are circular in shape with their diameters varying between 3m and 6.9m and the remainder are ovoid with lengths between 4m and 10.2m. One mound is denoted by a number of edge set stones, indicating the presence of a kerb, which is in turn surrounded by a 1.5m wide and 0.3m high platform. This mound is probably a funerary round cairn and it has seen some damage as a result of robbing or partial early excavation. Two lengths of rubble walling survive within the monument, suggesting that a field system was starting to be laid out before the area was abandoned.

SX6482391406

Triple Stone alignment and cairn 780m E of Cowsand Beacon

24143

This monument includes a triple stone alignment, a cairn and short length of hollow way situated on a gently sloping natural shelf on the eastern side of Cawsand Hill (also known as Cosdon Hill) at the head of Cheriton Combe. The stone alignment, known locally as The Cemetery or The Graveyard, is orientated from WNW to ESE and includes a 138m long, triple row of at least 118 stones whose heights gradually increase uphill towards the cairn. The tallest stones stand up to 1m high, whilst many of those at the eastern end protrude only a short height above the ground. Many stones at the eastern end probably survive as buried features, and the eastern terminal point is consequently not visible at ground level. At the western end of the alignments there are three blocking stones standing up to 1m high. The distance between the three rows remains constant at 1.4m, but the distance between the stones along the alignments decreases eastwards, from 1.6m to 1.3m. There is a marked curve in the alignments of about 3 degrees to the north from a point 70m from the western end. In 1896 members of the Dartmoor Exploration Committee re-erected an unknown number of stones, including at least two of the blocking stones. The cairn lies 4.5m west of the blocking stones and survives as a circular mound measuring 7.8m in diameter and standing up to 0.7m high. Seven stones set on edge around the perimeter of the mound, indicate the presence of a kerb which survives largely as a buried feature. Two conjoined cists sharing a common end slab are visible within the mound. The northern cist includes one end and a side slab defining a rectangular hollow measuring 1.2m long by 0.9m wide and 0.5m deep. The southern cist includes three upright slabs obscured in part by a large granite slab which probably represents an original coverstone. This cist appears to have maximum dimensions of 1.1m long by 1m wide and 0.4m deep. This cairn was excavated by the Dartmoor Exploration Committee in 1896, who found that the cists had already been robbed and no finds were made. The excavators, however, did find an inner kerb of upright slabs within the mound surrounding the cists, although this feature is no longer visible. The stone alignments are cut through by a hollow way which represents part of a track leading from South Zeal to Hangingstone Hill. This track was probably originally used to carry peat from the moorland and may date from the medieval period. Within the monument the trackway survives as two parallel hollow ways. The western hollow way measures 3m wide and 0.7m deep, whilst the eastern example is 3m wide and 1m deep.

SX6438691581

Cowsand Beacon, round cairn, a stone building and five post medieval shelters on the summit of Cawsand Hill

24145

This monument includes a round cairn, known as Cawsand Beacon or Cosdon Beacon and which was later reused as a beacon site, a ring cairn, a stone building and five post-medieval shelters situated on the summit of Cawsand Hill. The cairns form part of a cemetery which includes at least two round cairns, two ring cairns and one platform cairn. The round cairn mound measures 27m in diameter and stands up to 3m high. Large hollows in the centre of the mound may suggest partial early excavation or robbing, though it has also been suggested that they may have been excavated by the beacon builders to form a heart. The beacon is considered to be medieval in origin, although the earliest documentary references to the site are 16th century. The beacon, when lit, would have been visible throughout much of North Devon and, until late in the 19th century, this spot was believed to be the highest in southern England. Five post-medieval shelters have been constructed from the cairn material and lie on the periphery of the mound. These structures are composed of drystone walling surrounding an oval or triangular shaped internal area. An Ordnance Survey triangulation pillar lies on the eastern side of the mound. Lying 3m east of Cawsand Beacon is a circular 1.3m wide and 0.3m high rubble bank surrounding a 4.3m diameter internal area. This structure has been identified as a stone hut circle, though it seems more likely that it represents the foundations of the building which the person responsible for lighting the beacon would have occupied during times of crisis. A large ring cairn lies 25m to the east of Cawsand Beacon and survives as a 3m wide rubble bank standing up to 0.6m high surrounding a 22.5m diameter internal area.

SX6370991597

A round carin 190m NE of Cawsand Beacon forming part of a cairn cemetery on the summit of Caswand Hill

24146

This monument includes a round cairn situated on the summit ridge of Cawsand or Cosdon Hill. The cairn forms part of a cemetery including at least two round cairns, two ring cairns and one platform cairn. The cairn mound measures 7m in diameter and stands up to 0.6m high. A hollow in the centre of the mound representing an early excavation is faced on two sides with large slabs which may represent the cist described by Falcon in 1905 as being 4ft long by 2ft wide. A ring of edge set stones around this cist is visible and may represent an internal kerb, which survives largely as a buried feature. Two stones set on edge on the eastern periphery of the mound may represent a second cist. Two ring cairns, a further round cairn and a platform cairn also lie on the summit of Cawsand Hill.

SX6372591656

A platform cairn 240m ENE of Cawsand Bacon forming part of a cairn cemetery on the summit of Cawsand Hill

24147

This monument includes a platform cairn situated on the summit ridge of Cawsand or Cosdon Hill. The cairn forms part of a cemetery including at least two round cairns, two ring cairns and one platform cairn. The cairn mound measures 16.5m in diameter and stands up to 1m high. A hollow in the centre of the mound representing an early excavation has been largely backfilled with loose rubble to form a pile of stones measuring 3m in diameter and 1m high. The outer edge of the mound is faced with close set orthostats, many of which are leaning outwards away from the cairn, forming a kerb standing up to 0.7m high. A second kerb survives largely as a buried feature 1m inside the outer ring and is visible as four edge set stones in the western side of the mound. Two ring cairns and two round cairns also lie on the summit of Cawsand Hill.

SX6370691714

Cainfield 790m NW of Stonyhurst

28704

The monument includes a cairnfield situated on a gentle east facing slope of Cosdon Hill. The cairnfield survives as a tight cluster of ten mounds standing between 0.3m and 1.2m high. Six of the mounds are circular in shape with their diameters varying between 3m and 5m and the remainder are ovoid with lengths between 4m and 5.5m. A short length of rubble walling measuring 1m wide and up to 0.25m high lies immediately west of the cairnfield and may represent a broadly

Land at North Beer, Spreyton, Devon

contemporary unfinished field boundary. In the same area, another unfinished field boundary is represented by four short lengths of drystone walling foundations. This boundary is of historic date and illustrates the method used to enclose moorland.
SX6488691827

Two Hut Circles E of Foxes Holt

DV776

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available. Please contact us if you would like further information.
SX6474292315

Round cairn on Cosdon Hill 1010m N of Cosdon Beacon

34439

The monument includes a round cairn situated on a gentle north west facing slope of Cosdon Hill overlooking the valley of the River Taw. The cairn measures 7.3m in diameter and stands up to 0.8m high. A number of edge set stones around the southern edge of the mound suggests the survival of a kerb, which survives elsewhere as a buried feature. A hollow in the northern side of the mound is the result of partial robbing or an early undocumented excavation.
SX6338292474

Cairnfield, cairn and a length of the Taw Marsh Reave ESE of Moorland House

34438

The monument, which falls into three areas of protection, includes a cairnfield, cairn and a length of the Taw Marsh Reave situated on a gentle north west facing slope of Cosdon Hill overlooking the valley of the River Taw. The cairnfield includes at least eight mounds varying between 3.6m and 5.5m in diameter, standing between 0.4m and 0.8m high. The Taw Marsh Reave, which is considered to represent the western edge of a prehistoric territory, survives within the monument as a 500m long, 1.5m wide rubble bank standing up to 0.7m high. The cairn east of this reave measures 9.5m in diameter and stands up to 1m high. A shallow hollow in the centre of the cairn represents partial robbing or early excavation.
SX6305192793

A warren, two stone hut circle settlements, cairnfields and cairns at Ivy Tor, ESE of Belstone

28727

The monument, which falls into 15 areas of protection, includes a rabbit warren, an area of ridge and furrow, two stone hut circle settlements, two cairnfields and further cairns situated on a north facing lower slope of Cosdon Hill overlooking Belstone Cleave. The rabbit warren includes at least 21 pillow mounds scattered over the side of the hill. A small rectangular building situated within the eastern part of the warren may represent a shelter used by warreners. The warren is known as Skaigh Warren although the Ordnance Survey depict this further to the east where no pillow mounds are known. The eastern part of the monument also includes narrow ridge and furrow over much of the area, which appears to predate the pillow mounds. The two prehistoric settlements include stone hut circles associated with rubble boundary banks. The eastern settlement is centred at NGR SX63109351 and includes at least seven stone hut circles which survive as circular or oval walls each surrounding an internal area varying between 14 sq m and 95 sq m, with the average being 44 sq m. The heights of the surrounding walls vary between 0.5m and 1.4m, with the average being 0.73m. Two of the huts are butted by boundary walling, two are joined to each other and another two share an annex or courtyard. Most of the huts survive as earthworks although some have occasional protruding orthostats and rubble. A cairnfield including at least 28 mounds survives within the vicinity of the settlement and may be contemporary with it, although some of the cairns may belong with the clearance activity associated with laying out the historic ridge and furrow field. The mounds within this cairnfield are circular or oval in shape. The circular mounds vary between 3.9m and 7.3m in diameter, whilst the length of the oval ones varies between 5m and 10m. The heights of all the mounds vary between 0.5m and 1.4m, with the average being 0.95m. The western settlement is centred at NGR SX62609303 and includes at least six stone hut circles together with enclosures, lengths of rubble walling and a cairnfield. The stone hut circles survive as circular or oval walls each surrounding an internal area measuring between 13 sq m and 94 sq m, with the average being 36 sq m. Only one of the huts is butted by boundary walling, and another one has a visible doorway. A number of lengths of rubble walling survive within the settlement and these, together with a number of cairns indicate clearance of the surrounding ground. Some of the cairns in the vicinity of this settlement may be funerary in origin, with at least one possessing a kerb and another having a surrounding platform. A solitary cairn at NGR SX62479315 surviving as a small 3.8m diameter mound surrounded by at least two outer banks may represent a ring cairn.
SX6259393083

A Prehistoric Settlement complex, length of reave, tin streamwork and stamping mill on the western slopes of Cosdon Hill

28800

This monument includes an extensive prehistoric settlement complex, a length of the Taw Marsh territorial reave and an eluvial tin streamwork, together with two reservoirs, a leat and stamping mill. Most of the settlement complex lies on the eastern side of the Taw Marsh reave and survives as clusters of both enclosed and unenclosed stone hut circles. A total of at least 54 stone hut circles survive as stone and earth banks surrounding an oval or circular shaped internal area. There are four discrete clusters, the largest of which is adjacent to the reave and includes at least 22 hut circles, two simple and one agglomerated enclosure. Within this cluster six of the huts are unenclosed. A short distance to the east lies a further simple enclosure containing five stone hut circles. A further hut is linked to the enclosure wall and another lies just outside its perimeter. South of this enclosure lies another simple oval shaped enclosure which contains three stone hut circles. To the east of this enclosure lies the fourth element of this settlement complex and this survives as a cluster of at least 19 unenclosed and three partially enclosed stone hut circles. The settlement complex extends to the west of the Taw Marsh reave and here it survives as a cluster of 32 stone hut circles, six of which are connected to fragmentary lengths of boundary wall. Six clearance cairns surviving within the vicinity of the settlement suggest farming activity. The Taw Marsh reave which separates the settlement complex is considered to represent the western edge of the prehistoric territory known as Cosdon. Within the monument it survives as a linear earthwork measuring 3m wide and 0.7m high and leads from SX 62759173 to SX 62218926. For most of its length it is covered in peat and its stone core is only visible in those places where the peat has been eroded. The reave is cut by the tin streamworks on the Small Brook and Ivy Tor Water. The eluvial tin streamwork on the Ivy Tor Water survives as a substantial hollow and within it the linear banks representing the spoil dumps thrown up during the systematic extraction of the tin deposits are clearly visible. Within the southern part of the streamwork the parallel dumps are curved, but elsewhere they form straight lines. In most instances, the dumps lie parallel with the Ivy Tor Water, although in some places they lie at right angles to the stream. There is evidence of several distinct periods of working. At least some of the water used by the streamwork was derived from the slopes of Cosdon Hill via a leat which in the first instance carried water to two reservoirs in which it was held before being released. Within the streamwork at SX 62859176 a stamping mill in which tin ore was crushed is visible. The mill building survives as a rectangular drystone structure with internal dimensions of 4.2m long by 2.5m wide. This is one of the smallest mill buildings known on Dartmoor and its size is much more reminiscent of a tinner's shelter. The boulders in which the crushed tin was separated and concentrated lie immediately north east of the mill building and survive as small triangular hollows. This mill probably crushed ore derived from the nearby streamwork. Other archaeological features surviving within the vicinity of this monument are the subject of separate schedulings. The area surrounding the monument may contain further archaeological features and deposits, but these are not included because they are not visible and cannot therefore be accurately mapped or assessed.
SX6286291915

Partially enclosed stone hut circle settlement 650m SE of Tawcroft

28799

This monument includes a partially enclosed stone hut circle settlement situated on a north west facing slope of Cosdon Hill overlooking the valley of the River Taw. The enclosure survives as a 50m long by 36m wide oval shaped area defined by a 2.4m wide and 0.4m high earthwork, with occasional orthostats. Two short lengths of walling lead from the northern side of the enclosure, suggesting that it may have been agglomerated, though because of peat accumulation the extent and character of the additional enclosures could not be established by fieldwork. A substantial gap in the western circuit of the enclosure may be the result of robbing, although a smaller one on the same side may represent an original entrance. There are two stone hut circles attached to the inner face of the main enclosure, a

Land at North Beer, Spreyton, Devon

third lies close to one of the possible additional enclosure walls and four more lie to the south west. The stone hut circles survive as stone and earth banks each surrounding a circular internal area and two have visible doorways.
SX6268092432

Agglomerate enclosure and ten stone hut circles 500m west of Cawsand Beacon

24140

This monument includes ten stone hut circles and an agglomerate enclosure lying on a north west facing slope of Cawsand Hill (also known as Cosdon Hill) overlooking the valley of the River Taw. The monument forms part of a discrete group of settlements lying on the lower slopes of Cawsand and White Hill. The agglomerate enclosure includes at least three separate enclosed areas. The two smaller enclosures are earlier than the larger one which links them all together. The southern enclosure is irregular in shape and includes a 1.6m wide and 0.5m high rubble bank surrounding an area measuring 40m north east to south west by 32m north west to south east. A stone hut circle linked to this boundary bank is probably earlier than the enclosure and another attached to the outer face of the boundary is later than the enclosure. The north eastern enclosure is oval in shape, is defined by a rubble wall and has interior dimensions of 54m east to west by 38m north to south. These two enclosures are linked together by a third, larger and later enclosure which measures 94m north east to south west by 67m north west to south east and is defined by a rubble bank which is lynched in places. A gap in the western wall of the large enclosure is probably an original entrance. Seven stone hut circles survive within the agglomerate enclosure and a further three lie a short distance to the south west. These huts are composed of stone and earth banks surrounding internal areas. Eight of the huts are circular in shape and the internal diameters of these buildings vary from 3m to 5.2m, with the average being 3.91m. Two of the huts are oval in shape and the internal dimensions of these are 5.5m long by 6m wide and 4m long by 5m wide. The heights of all the surrounding walls vary from 0.4m to 0.8m, with the average being 0.53m. The interiors of the huts vary in area from 7.06 to 33 square metres. Three of the huts have visible doorways, four huts are linked to the enclosure boundary walls and three are attached to the enclosure.
SX6311591552

Motte 160m E of St. Peters Church

34286

This monument includes a motte situated on a gentle hillslope overlooking the valley of the River Taw to the east of the present centre of North Tawton. The monument survives as an approximately circular mound measuring up to 35m in diameter, up to 2m high and surrounded by a ditch up to 12.1m wide and a maximum 1.5m deep. The mound and ditch are bisected by a field boundary which runs in a north west to south east direction. To the east, the ditch and a small section of the motte are clearly defined within a field. To the west, the motte and ditch lie within a garden. The mound in this western area has been cut on the southern side by two depressions, which are consistent with the area having been landscaped at some time in the past. A small wooden summer-house has also been erected in this area while to the north and overlying the ditch is a large woodshed which abuts a garden wall. Beyond this garden wall the ground surface has been deeply cut away and levelled for formal gardens and further buildings. The field boundaries, statues, garden ornaments and buildings, and the paths which cross the monument are excluded from the scheduling, although the ground beneath these features is included.
SS6660801753

Medieval settlement of Beere

30320

The monument includes the remains of a medieval settlement known as Beere lying to the north of North Tawton. The site is situated at the base of a valley, on the northern bank of a tributary to the River Yeo in an area covered with woodland and known as Stoneland Copse. At the eastern end of Stoneland Copse, above the course of the stream is a terraced bank which runs from east to west parallel to the stream, and which joins a field boundary running upslope to the eastern end of the site. This bank measures up to 1.7m wide and 2.1m high on the stream side and 0.6m high on the north or settlement side. To the north of this field boundary is a hollow way which measures 1.3m wide, 0.1m deep and runs parallel to the field boundary along the base of the settlement. Further north is a terraced platform which measures 6.1m wide and 0.4m high; it runs from east to west throughout the length of the copse. To the north of this terraced platform and at its eastern end there are a series of significant banks which indicate several tumbled walls. One feature is a part hut, barn or house, the southernmost wall of which curves out from the eastern field boundary in a westerly direction. This bank measures 3.8m wide and 0.8m to 1.2m high. It serves to define an inner area which measures 18m long by 14.4m wide. To the north, the building may be buried by naturally slumped material from a steep scarp which measures between 3m and 4m high. On the top of this scarp is a ditched field boundary which measures 0.6m wide and 0.4m high and appears to be an old boundary. Within the building at its western side there is evidence for a secondary structure which measures 6.6m long by 5.6m wide internally and is enclosed by banks which measure 1.4m wide and 0.5m high. There are two possible coarsed stone built drying ovens or hearths each of which measure 2.1m long, 1m wide and 0.3m deep. Central to the site is a massively built rectangular structure composed of stony banks and set into the platform which runs across the site. The structure measures 5.3m long from north to south and 3.9m wide from east to west. The banks measure up to 0.4m high internally and up to 1m high externally. To the north a hollow way runs from east to west parallel to the northern boundary, although the scarp on which this is sitting reduces in height towards the west. The hollow way measures 3.4m wide and up to 0.2m deep and runs from the building at the eastern end of the site to a quarry at the western end. This quarry is subrectangular in shape and measures 11.7m long and 8.4m wide overall. It is enclosed by banks and to the south these measure up to 2.8m wide and 1.2m high. To the north there is some coarsed walling which measures up to 0.7m wide and 0.5m high. In the western end of the feature there is a deeper pit which measures 4.4m long, 3.5m wide and up to 1.3m deep. This may be the quarry from which stone to construct the buildings was derived. At the western end of the site the ground surface appears levelled and may indicate an area used for horticultural purposes in the past. On the western side the monument is also defined by a ditched field boundary. The site was partly excavated in 1938.
SS6881903129

Listed Buildings

Church of St. Andrew

445091

Small parish church. Norman origins. Late C13 nave and chancel, late C15 tower, early C16 north aisle and refurbishment of nave and chancel, nave roof and south porch possibly late C16; restoration in 1914, refurbished in 1926, restoration 1967. Nave, chancel and north aisle of Drewsteigton rubble including some granite, volcanic and red sandstone; granite dressings and tracery (restored with Beer stone): south porch of volcanic and granite ashlar and tower of large coursed blocks of volcanic and granite ashlar. Slate roofs. Some early Decorated work but most late. Perpendicular. Plan comprises nave and chancel under continuous roof; north aisle and chapel under a parallel roof; west tower and small south porch. Relatively large and little restored west tower of 2 stages with diagonal buttresses with offsets to ground and first stage, embattled parapet and crocketed pinnacles. It has 2-light belfry windows on each face with elliptical heads and, in west face, a round-headed door with hoodmould and a 3-light Perpendicular window above with granite tracery and hoodmould (the lower drip mould is carried round top of window). North side has series of tiny slit windows to newel stair. Most windows to nave, chancel and aisle are early C16, square-headed granite windows with round-headed lights, hollow-chamfered surrounds and sunk spandrels. South wall of nave/chancel raised up (see quoins at east end). The small porch has rounded arch, kneelers with coping to gable end, ceiled roof with moulded ridge and wall plates and stone seats each side. Irregular fenestration to nave and chancel. To left of porch early C16 2-light window. To right of porch C20 restored Beerstone 2-light window with cinquefoil heads and hoodmould; early C16 windows, 1- and 2-lights, further right; then small priest's door to chancel with round head made from single slab of granite; and, at right (east) end, a primitive 2-light early Decorated window with plate-like granite tracery punched through wall surface. East corner has massive granite quoins. East chancel window is another early C16 3-light window with red sandstone hoodmould and relieving arch over. C20 restored gable with sandstone kneelers and coping and finial with cross fleuree. East window of north chapel is arch-headed with simple Perpendicular tracery, 2 granite mullions with round heads to outer lights; hoodmould over. 3-window north aisle of early C16 granite 3-light windows with hoodmoulds. Interior: South door is plain chamfered, almost rounded, arch with early C20 door. Continuous ceiled wagon roofs over north aisle and north chapel, and nave and chancel. North aisle/chapel is early C16 with moulded ribs to aisle and carved ribs to chapel with break between marked by a more ornately curved truss; carved oak bosses through and wall plates carved as fern leaves. Nave/chancel is probably late C16 with ovolo-moulded ribs with straight cut stops. The only carved bosses mark break between nave and chancel. Northern wall plate rests awkwardly on series of corbels and roof is lower than tower arch suggesting that it replaced a medieval roof. 4-bay granite arcade to north aisle (the fourth arch between chancel and north chapel) on slender moulded piers (Pevsner's Cornish A type) with undecorated capitals. Tall plain tower arch with double-chamfered arch ring. Late C16-early C17 belfry floor of

Land at North Beer, Spreyton, Devon

moulded intersecting beams. Flagged floor in nave and aisle includes several C16 and C17 grave slabs, one dated 1568. A slab with inscribed cross is set in centre of chancel floor in front of altar rail. It depicts a type of cross Botonee in crude perspective and is flanked by gravestones of John Pulton (died 1601) and his son Samuel Pulton (died 1654) both former rectors. Black basalt Norman font positioned in rear arch of arcade. Square step and thin square base with shallow ring mouldings of almost water-holding section; plain drum shaft of 3 blocks and square top with large single incised zig-zags on its outward-sloping faces; circular lead-lined tub hollowed out. Box pews replaced 1926 but 2 are retained in north chapel with relatively plain oak-panelled sides and inscribed 'This was built at the cost of Thomas Furse of Eastchurch, Gent, 1610'. Other furnishings are late C19-early C20 including mahogany handrail on wrought iron posts and brass lectern. All mural monuments have been removed but painted arms of George III dated 1819 in north aisle.
SX7336795445

Church of St. Bartholomew [Borderline] various GII Listed headstones 96548

Parish Church. Norman-Transitional origins; nave rebuilt in late C14 with new west tower; C15 north aisle and south porch; chancel completely rebuilt and general renovation in 1889-90 by R M Fulford with carpentry and joinery by Harry Hems. Roughcast tower with granite coping. Original volcanic stone detail and restoration detail of Beerstone and Hatherleigh stone; nave of volcanic stone and local mudstone rubble with volcanic stone and restoration Hatherleigh stone detail; north aisle of coursed red conglomerate stone with granite dressings and volcanic stone detail, restored with Hatherleigh stone; chancel of neatly snecked Hatherleigh stone with details of same stone. Slate roofs with red crested ridge tiles. Nave and narrower and lower chancel, west tower and south porch. Various Gothic styles. Unbuttressed west tower with embattled parapet. Stair turret projects square from north side and rises above tower parapet with embattled parapet and is surmounted by a C19 wrought iron weather vane. On each side are Beerstone 2 light belfry windows with cinquefoil-headed lights, probably restored. The west side has moulded surround and hood, containing a C19 plank door with unusual, somewhat fish-shaped, strap hinges. Above the door is a decorated 2-light arch-headed window in which the jambs, mullion and hood are restored but the tracery is original. The south side of the tower has a small original round-headed window to the ringing floor set below the drip course. The nave projects a little on the south side from the tower. Either side of the porch is an arch-headed 2-light decorated window similar to that in the tower; the left is largely original and the right is a complete replacement. At right (east) end is a Transitional style window comprising a pair of lancet lights. It is almost a complete rebuild but incorporates 3 pieces of weathered volcanic stone (2 in the head) from the original. The C15 south porch is gabled with volcanic kneelers and granite coping and contains a plain round-headed outer arch below a presumably C19 nowy-headed slate sundial with brass arm. The gable apexes of the porch, nave, aisle and chancel have C19 fleuree crosses. The C19 chancel has a blind full height pointed arch for a vestry which was never built and to the right (east) a 3-light Decorated-style window immediately above a moulded drip course. The east end of chancel is flanked by diagonal buttresses and that to left (south-east) includes a foundation stone dated 1889. The east window is a large arch-headed 3-light Decorated-style window, a larger version of that on south side. The drip course rises in the centre to the sill of the window and there is another above the window with a ventilator over. Gable has shaped kneelers and coping. The east end of the north aisle has original granite kneelers and coping but the 3-light Perpendicular window is a C19 Hatherleigh stone replacement. North side is a 3-window front with flanking diagonal and intermediate buttresses. The central window is a Decorated-style 3-light replacement with original granite sill and almost round-arched hoodmould. It is flanked by Perpendicular windows, a completely C19 3-light replacement to the left and a little-restored volcanic stone 2-light original to the right. The west end contains a C19 3-light Decorated-style window although the sill, moulded jambs and almost round-headed hood are original granite. Good interior: south porch has C15 open 2-bay wagon roof with moulded ribs and wall plate and simple bosses. Stone floor. The C15 south doorway of volcanic stone and sandstone ashlar is an almost round-headed arch with chamfered surround and pyramid stops. It contains a C19 plank door on wrought iron strap hinges with repousee enrichment. Above it the remains of a round-headed hood thought to be Norman or Transitional and above that is set a sandstone corbel carved as a knight's head, also Norman in character. C14 tall tower arch of volcanic stone with chamfered surround. C14 chancel arch of granite is almost round-headed and has a double hollow-chamfered arch ring and semi-octagonal responds with plain soffit-moulded imposts. 5-bay granite arcade, the fifth overlapping the chancel with moulded piers (Pevsner's Cornish Type A) and plain moulded caps and bases to shafts only. This C15 arcade is not fully joined to the respond column of the chancel arch. Both nave and aisle have C15 open wagon roofs but they are not identical. Nave has an 8-bay roof similar to that in the south porch. It has moulded ribs and wall plate, mostly original foliate bosses, and the unusual feature of carrying the main trusses through the wall plate and rounding off the bottoms to give the impression of corbels. The 11-bay open wagon roof of the aisle is of higher quality with moulded ribs and a continuous wall plate which is carved as a fruiting vine and has a crenellated top. The original wall plate survives only on the north side. Chancel roof of 1899 by Hems is a boarded wagon roof of 4 bays with a moulded wall plate enriched with carved fernleaf and crenellated top, cusped diagonal braces and carved bosses. The blind arch to the never-built vestry has a double-chamfered arch ring. The nave and aisle window embrasures have exposed masonry reveals but only few have original hollow chamfered inner arches which die into the jambs. The tower has the C14 volcanic 2-centred arch to the stair turret and it contains a medieval studded plank door. The north wall of the aisle includes a pair of volcanic stone soffit-moulded image brackets which may well have been reset in the C19. Chancel has a Gothic-style carved oak reredos of 1889 with contemporary credence to right. C18 oak altar rail on alternate turned and twisted baluster supports; surely too late in style to be those paid for in 1680 and recorded in the churchwarden's account. C19 Gothic-style oak choir stalls. The C19 chancel floor includes patterns of encaustic tiles. Good, little-restored C15 Perpendicular oak rood screen of 5 bays with central doorway. The wainscotting has applied cusped and ogee-headed tracery with quatrefoils in circles at the bottom, this is missing to right of doorway. The square-headed 4-light windows have Perpendicular tracery on slender mullions and the head has a delicately-carved band of flowing vines. The north aisle screen, probably slightly later, is of 4½ bays. It is basically similar but the wainscotting has linenfold panelling, the window tracery is less elaborate and the cornice of fruiting vine is of higher quality craftsmanship. Neither door survives. The whole screen is brightly painted with gloss paint in 1984, the design said to be based on traces of the C16 decorative scheme. The unpainted rear is plain and unembellished. C15 Perpendicular oak parclose is a light and simpler version of the north aisle screen, and is much-restored. Nave and aisle have C19 parquet and the floor and fielded panel oak wainscotting made up from C18 pews. C18 oak pulpit with fielded panel sides and panelled pilasters to octagonal drum. C19 brass lectern. C19 oak benches. C14 Decorated Beerstone font although carving probably recut in C19; circular plinth, octagonal stem with cinque foil-headed arcade and octagonal bowl, the rim decorated with small, shallow rectangular pellets with inscribed crosses between and the edges with cusped quatrefoils in panels above cusped canopy of carved acorns. Aisle has C17 oak chest with panelled sides, probably the one bought in 1634 according to the churchwarden's accounts. 2 simple marble mural plaques, one in memory of William Packer (d.1856) in nave, and another in memory of Samuel Wreford (d.1859) and his family in the aisle. Ring of 4 C18 bells, one by Penningtons of Exeter (1765), the others by Bibbies of Cullompton (all 1754). 3 Beare and Driffield stained glass windows; west end of north aisle in memory of John Kelland (d.1868), east end of north aisle in memory of James Lee Sanders (d.1874) and west end of nave in memory of Robert Kelland (d.1862); the last two are signed R M Driffield. Local tradition claims that church built by Sir William de Tracey as an act of penance for his part in murder of Thomas-a-Becket and that the stone head outside the south door is his likeness. Sources: Devon SMR and Devon C19 Church Project.
SS7274400664

Church of St. Thomas of Canterbury 432320

Parish church. Norman origins, rebuilt in C15, north aisle added and nave re-roofed in late C15. Vestry added 1869 according to Cresswell and chancel is complete rebuild of same time. South porch rebuilt 1871. Further renovation of 1888 by Packham, Croote and Stuart included scraping and repointing the masonry, exposing and repairing the roofs, and some window replacement. 1955 restoration by Lt. Col. Bertram Shore. Original fabric of mudstone rubble with granite, red sandstone and volcanic ashlar detail; C19 snecked mudstone masonry and red sandstone, Hamstone and Bathstone detail; slate roofs with crested ridge tiles on north aisle. Nave with smaller and narrower chancel, north aisle and vestry, west tower and south porch. Perpendicular throughout. Tall west tower of 3 stages with diagonal buttresses and embattled parapet. Semi-octagonal stair turret projecting from south-east corner with embattled parapet. The 4 bold drip courses are carried round the stair turret and buttresses and rise as hoodmoulds over doorway and window on west side. Replaced belfry windows of red sandstone, all 2-lights with trefoil heads and a quatrefoil in the arched head. West side of tower has C15 doorway, a 2-centred arch with moulded surround and roll stops, which contains C19 studded plank door with plain heavy hinges. Tall 3-light window above with restored Perpendicular tracery and a drip course at sill level is on this side only. Late C19 carved gargoyles water spout at the top on the north-west corner. South side has an unusual and very weathered sandstone niche in the lower stage which now contains a C19 statue of St Thomas a Becket and, in the middle stage, a 2-light window to the ringing loft similar to the belfry windows but of volcanic stone and original. The stair turret has tiny slit windows and 1 quatrefoil light. The east face of the tower shows evidence of an earlier higher roof than present. South side of nave is much restored. Renewed Bathstone window at left end is square-headed and 2-lights with cinquefoil heads and hoodmould, and towards right end is a much-restored, arch-headed window with Perpendicular tracery. C19 porch has Bathstone quoins, kneelers and coping to gable end, outer flat arch with moulded surround, and lancets either side. At right (east) end of nave is a volcanic and red sandstone offset buttress which has been reduced in height, possibly C15 work. Gable end of nave is slate hung above the chancel. Chancel itself is wholly C19. South side has two 2-light Perpendicular windows with a buttress between them. East end has

Land at North Beer, Spreyton, Devon

diagonal buttresses each side, kneelers and coping to gable which is surmounted by a fleuree cross and contains large 3-light window with Perpendicular tracery and moulded hoodmould with large labels carved as bishops heads, and, near the apex, a trefoil headed ventilator. Set into the bottom of the wall is a plaque recording the 1955 restoration by Lt. Col. Bertram Shore (Architect), Harry Partridge (master builder) and Michael Tucker (master mason). North side of chancel has 2 lancets. East end of north aisle and gable end of vestry have the same kneelers, coping, cross and ventilator as the chancel. Former contains a 3-light Perpendicular window and latter a 3-light Decorated window. On east side of vestry is an arched door containing a plank door with Gothick cover strips and strap hinges with fleur-de-lis finials and on the north-west corner is a large chimney shaft supported by an offset buttress. Immediately to the right of the vestry the break between the C19 rebuild and C15 north aisle can clearly be seen. The north aisle nevertheless heavily restored 3-window front of tall square-headed 3-light windows with elliptical heads, sunken spandrels and moulded hoodmoulds. Original granite heads and renewed mullions. Restored buttresses between and chamfered granite plinth. West has been restored in the style of C19 rebuild of east end. Exceptional interior. Tiled floor of porch includes a C17 granite gravestone with a sunken border and bold lettering rising from it. 'God rest the soul of John Killan'. C15 south doorway, a granite 2-centred arch with moulded surround and roll stops. It contains an ancient studded oak door thought by some to be Norman. The coverstrips are C19 but the massive plain strap hinges, the other iron fittings and the large oak lock housing are original. Above the south door is a semi-circle of voussoirs, may be a blocked Norman arch. Nave has very fine late C15 wagon roof, now open but formerly ceiled. 8 bays, main trusses with moulded ribs and purlins, large carved bosses, carved vine leaf wall plate and angels bearing heaters stand on shaped corbels under each main truss. The 2 bays nearest chancel have a ceillure; the panels are boarded and there are diagonal cross braces, crestwork around the panels and on the wall plate, the bosses are richer and the whole finished with paint and gold leaf. 11-bay wagon roof to north aisle is similar but not quite as grand as the nave roof. Here too the original ceiling has been removed. Chancel has 4 bay C19 roof with false hammer beam trusses with moulded archbraces and cusped queen struts above collar. Similar roof to vestry. Moulded chancel arch on corbels. High tower arch has triple-chamfered arch ring dying into plain sides. Stair turret projects into south-west corner and includes a granite arch containing a C15 oak studded plank door. Late C15 4-bay granite arcade to north aisle with moulded piers (Pevsner's Type A) with moulded capitals to shafts only and wide low arches. Nave and aisle walls have been stripped of plaster and much restored. Large crank-headed arch to C19 vestry. C19 tile floors throughout with some patterned encaustic tiles in chancel. The late C15 8-bay oak rood screen across both nave and aisle is well-preserved and amongst the finest in the country. It has Pevsner's B Type Perpendicular tracery over panelled wainscoting with applied ogival tracery and lower quatrefoils. The ribbed coving over the arches is enriched with carved Renaissance motifs, and above this the cornice is covered by 4 friezes of densely carved openwork foliage and delicate cresting. Chancel door has been rehung and door to former north chapel is missing. Bay to left of chancel door had mullion removed in C17 to accommodate a reading desk and lintel with lobe decoration inserted. Rear of screen is less decorated. Contemporary oak 3 bay parclose. East bay of wainscoting has an applied strip of chip-carved oak with 4 trefoil heads. 4-light square-headed windows with slender Perpendicular tracery and round headed door. Most of seating is C15 oak benches. 2 distinct types but both are C15. Earlier benches now to south of nave and north of aisle have moulded surrounds to bench ends with boldly carved panels, either tracery or rigidly symmetrical plant motifs. The later C15 benches, mostly in the middle of nave and aisle, include original rear benches and frontal with collonade of flamboyant Perpendicular applied tracery and lower quatrefoils. Bench ends have carved foliage frames and similar tracery to 2-panels. These contain a variety of carved motifs in matching pairs arranged on heaters, sometimes heraldic achievements, plant symbols, human faces and some allegoric, such as symbols of the Passion. One features the initials of the Saint John family who had the manor and advowson from 1430 to circa 1490. Some C19 benches to rear. Other furnishings are all C19. Oak handrail on wrought iron supports with repoussee vine leaf brackets. Gothic-style Beerstone stem pulpit with octagonal drum and marble shafts to arcade and dated 1860, the gift of Henry Kelland. Oak lectern of 1884. Perpendicular Gothic-style Beerstone font. Single plain marble mural monument to James Wills Partridge (died 1836) on south wall. East window and south window have stained glass memorial windows, both to Kelland family and made by Beer and Driffield 1888-9. North windows have attractive late C19 leaded glass in which geometric patterns made up of small panes of coloured translucent glass and with simple flowers in heads. Sources: Devon SMR. Devon C19 Church Project. B Cresswell, Notes on Devon Churches in the Deanery of Chumleigh (1919), pp.96-107. SS7315208277

Church of St. Peter

92975

NORTH TAWTON ESSINGTON ROAD, North Tawton SS 60 SE 13/92 Church of St Peter 22.2.67 GV | Parish church. C13 and C15 with early C16 addition, restored in 1832 and/or 1842. Walls of stone rubble and granite ashlar. Gable ended slate roof, wood shingle roof to broach spire. Plan: nave, chancel, north and south aisles, south porch and west tower. The tower is the earliest part of the church, dating from the C13. The nave and north aisle are C15 and the south aisle and porch were added in circa early C16. Chancel rebuilt and enlarged in C19 - either 1832 or 1842 (sources differ), also in 1832 general restoration carried out including window tracery. In 1834 a fire in the town spread to the Church spire which was considerably damaged and was rebuilt at a lower height. Exterior: squat unbuttressed west tower with broach spire. On its south side are 4 small lancets with pointed arch beads. Large granite west doorway with 4-centred head and plain chamfer - probably a later insertion. Restored 3-light Perpendicular West window. Single arched lancet belfry opening. Single storey battlemented vestry, added in 1900, in angle between tower and north aisle. North aisle is of ashlar with buttresses between the windows. Five 3-light Perpendicular windows all with mullions renewed. Between the 2 westerly windows is a north doorway of moulded granite with 4-centred head and arched hoodmould. Pointed head image niche above. At east end of aisle is large 3-light restored Perpendicular window. Rebuilt Chancel also of granite ashlar with 4-light Perpendicular style east window. South aisle, also of ashlar, has 5 early C16 3-light granite mullion windows with depressed 4-centred arch lights and straight heads with square hoodmoulds. Buttresses in between windows. Small ogee-headed granite priests doorway below eastern window of aisle. 1 storey gabled south porch has granite doorway with 4-centred head, moulded on inside and out. Interior: porch retains its wagon roof, partly restored, with moulded ribs and carved bosses and wall-plates. Granite south doorway with 4-centred head, roll and hollow moulding and deeply incised scroll stops. Probably contemporary heavy plank door. Two 6-bay granite arcades to north and south aisles with 4-centred arches and Pevsner A-type piers, their capitals differ slightly. No tower or chancel arches. Internal walls are plastered. Late C15 or early C16 open wagon roofs with moulded ribs, carved bosses and wall-plates. In the nave some late medieval carved bench ends survive - one with the arms of the Champenowne family. Gallery at west end has C18 stairs leading to it and some C18 panelling at the side but has been re-fronted. One late C18 wall memorial on north wall to members of Kelland family who died 1781- 5, it consists of a white marble plaque with black marble surround and urb above. The only surviving medieval glass is in the head of the central north window and depicts various angels holding coats of arms. Sources: Beatrix Cresswell : Churches in the Deanery of Okehampton; Walter Mortimer : The History of North Tawton. SS6644901722

North Wyke

94949

Large country house, now the Permanent Grassland Division of the Animal and Grassland Research Institute. C15, C16 and early C17 built for the Wyke (or Weekes) family. Most of the house appears to have been built by this time. Major early C18 renovation of the main block and a thorough refurbishment of the whole house (including the rebuilding of some parts) in 1904 by George H Fellows Prynn (architect) for the Reverend Wykes-Finch. All built of local oak brown-coloured local Crocktree stone ashlar (different grades for different building phases), mostly granite ashlar but some Cocktree stone ashlar detail; stone stacks with ashlar chimney shafts; slate roofs. Plan and development: double courtyard plan house facing south-east. The front gatehouse range includes a chapel to right with a full height sacarium (or chancel) with first floor nave and priest chamber. The right side (north-eastern) wing of the forecourt is a complete rebuild of 1904. The left side is open and it is not known whether there was ever a wing here, certainly not back to the early C18. The main block lies between the 2 courtyards facing onto the forecourt. This appears to be the historic core of the house and its present plan appears to be based on the original 3-room-and-through-passage plan layout. The inner room is at the left end and has an end stack. Hall has a rear lateral stack and the main stair rises to rear from the back of the passage. On the lower side of the passage (right of the front) the service end room was probably the buttery and there is a service crosswing projecting front and back that end. The putative buttery has an end stack backing onto the service crosswing. The main block was much modernised in the early C18 and the stairs were replaced in 1904 but the service wing is still largely C17. The room projecting forward has the well-appointed early C17 "Arabesque" chamber over. The room to rear appears to have been a kitchen once open to the roof with an internal jetty and with a massive end stack. It was floored over probably in the mid C17 when the first floor chamber there (the "armoury") was given a fireplace and garderobe alongside. The stairs between front and rear rooms were renovated in 1904. By the late C17 the rear courtyard was enclosed apparently with stables, coach horses and service accommodation. The alterations of 1904 make it difficult under the circumstances of the present survey to interpret the complete historic development of the house. Nevertheless it seems to have grown from a late medieval hall house in the main block. The front gatehouse range was much rebuilt in 1904 but appears to have achieved its present form when the house was occupied by John "Warrior" Wykes (1524-1591). Most of the domestic rooms are heated by axial or lateral stacks. House is now 2 storeys throughout with attics in the main block. Exterior: the front of gatehouse range is dominated by the central gateway, a moulded 4-centred granite arch with moulded surround and carved spandrels (plainer version to rear). The outer projecting

Land at North Beer, Spreyton, Devon

moulding looks as though it was added in the early C18. It contains an ancient studded plank door with wicket door. Above the gateway an heraldic plaque put there in 1904. Above that a mullioned window is a gable half dormer and another carved plaque at the apex bears the arms of Edward VI. All the windows this side and to rear are granite mullioned and contain rectangular panes of leaded glass. The roof is gable-ended with shaped kneelers, coping and ball finials at the apex. The 1904 wing connecting the gatehouse range and main block is Tudor in style with granite-mullioned windows, Tudor style doorways and crenellated parapet and has a central front bay window. The main block has a regular but not symmetrical 7-window front and is the result of the early C18 refurbishment. The ground floor has C16 granite mullion-and-upper transom windows. The first floor has C20 replacement timber mullion-and-upper transom windows with early C18 ashlar architraves and keystones. The Tudor style front doorway is from 1904. Coved eaves cornice and roof is hipped each end. The outer walls of the ranges around the rear courtyard mostly have similar windows and on the north-east side there are 2 Norman-style doorways built in 1904. The inner walls around the rear courtyard includes a couple of C17 oak-mullioned windows and the inner face of the former stable block has rows of pigeon holes. The open (south-west) side of the outer courtyard was closed by a low stone wall with soffit-moulded granite coping on which is set ornate wrought iron railings. In the centre these walls ramp up a little to large gate posts, square in section with moulded caps and ball finials. They contain wrought iron double gates richly ornamented with twists, scrolls and fleur-de-lis. Interior: like the outside the interior was thoroughly refurbished in 1904, but high quality work remains from all the major building phases. The principal rooms of the main block contain much early C18 detail including large and small field panelling and bolection moulded chimneypieces, architraves and plaster ceiling ribs. Contemporary roof of large M-trusses. The main stair is in the style of the period but was built in 1904. The crossing contains much C16 and early C17 work including several C16 oak plank-and-muntin screens and some more in the same style built in 1904. The massive brewhouse fireplace is blocked and the putative jetty bressumer is chamfered with scroll stops (C17 in date). Stairs in this part another 1904 replacement. At the head a pair of late C16 crank-headed doors. The chamber over the brewhouse (known as the armoury) has a garderobe alcove alongside the stack has an oak crank-headed doorframe and blocked chute. The front chamber of this wing is perhaps the best room in the house, a high quality bedchamber of the late C16. Granite ashlar fireplace with ovolo-moulded surround. Room is lined with small field oak panelling and it includes an original pair of fitted wardrobes, their panelled doors hung on cockshead hinges. Around the room a moulded frieze of ornamental plasterwork arabesques. Roof over this section of late C16 or early C17 trusses; A-frames morticed and tenoned onto short wall posts, mortised and tenoned collars and threaded purlins. Little early work shows in the former kitchen or stable blocks and the roofs here are C19 and C20. Gatehouse range also includes some C16 and early C20 copy oak plank-and-muntin screens and C16 and C17 detail but the roof and chapel were rebuilt in 1904, the chapel with Tudor style panelling, an oak screen with Gothic tracery and wagon roof with carved oak bosses. The 1904 wing has Tudor style fireplaces, panelling and open arch-braced truss roof. North Wyke is the largest house in the parish. The Wyke (alias Wyk or Weekes) family were in occupation here in 1227. A chapel licence was granted to Richard Wyke in 1439. Probably the most notable of the family was one John "Warrior" Weekes (1524-91) whose effigy lies in the Wyke Chapel of the Church of St Andrew, South Tawton (q.v.). He was probably responsible for some of the surviving fabric of the house. The property was sold in 1713. In 1895 it was bought by the Reverend Wykes- Finch, a descendant of the Wykes on the distaff side. Source: The History and Heraldry of North Wyke, a guide available at the house.

SX6602198379

Hendicott Farmhouse

94942

Farmhouse. Late C15-early C16 with major later C16 and C17 improvements, refurbished and rearranged in the mid C19. Plastered cob on stone rubble footings; stone rubble stacks topped with brick, the hall one with its original stone chimneyshaft; thatch roof, the later part replaced with corrugated asbestos. Plan and development: much-altered 3-room-and-through-passage plan house facing south-south-west, say south. The inner room end to left (west) was rebuilt in the mid C19 and enlarged to house the new principal rooms. This end has 2 rooms with front entrance hall and stairs to rear. The left end room has a gable-end stack and the right room here, the former inner room, has an axial stack backing onto the main stairs. At this time, the mid C19, the former hall was converted to a kitchen. Its fireplace was partly rebuilt then. It is a large axial stack backing onto the former passage. At the same time the passage and service end room went out of domestic use, the lower passage partition was removed and the passage rear doorway was blocked. It is unheated. Only the hall, passage and service end room preserve the evidence of the historic development of the house. The original house, it seems, was open to the roof from end to end, divided by low partitions and heated by an open hearth fire. Hall fireplace was inserted probably in the mid C16. About the same time the passage and service end were floored over and the hall was floored in the mid or late C17. House now 2 storeys throughout. Exterior: the mid C19 refurbishment built a new left end with a symmetrical 3- window front arranged around the new main front door, a 6-panel door behind a C20 porch. It is flanked by 16-pane sashes and there is a central 12-pane sash over. The hall bay to right has a fourth window; ground floor C20 casement with glazing bars and a first floor late C17 oak 4-light casement with flat-faced mullions and containing rectangular panes of old leaded glass. To right of this are 2 doorways, both containing C20 plank doors. The first is a mid C19 doorway inserted to the former hall, the second is the passage front doorway. The left end lies behind a late C19-early C20 agricultural building. The roof is gable-ended to left and half-hipped to right. Good interior the former hall/later kitchen has a large and unusually deep fireplace. Built of granite ashlar with one side rebuilt in the mid C19 it has a roughly-finished oak lintel and the ovens were inserted or relined in the C19. The crossbeam here is mid or late C17; it is soffit-chamfered with straight cut stops. The service end room has a roughly soffit-chamfered crossbeam of indeterminate date. The roof over the former hall, passage and service end room is the original. It is carried on jointed crucks of large scantling held by face-pegs augmented by slip tenons. They have curving collars and small triangular yokes (Alcock's apex type L1), butt purlins, service end hip cruck and the bay over the hall has windbraces. This roof structure including the common rafters (but not the thatch) is smoke-blackened from the open hearth fire. The former inner room appears to be a mid C19 rebuild with the extension and this end has joinery detail of that date.

SX6834698640

Combe Farmhouse

95070

Farmhouse, former Dartmoor longhouse type. Early C16 with major C17 improvements, modernised circa 1960 when shippon was converted and brought into domestic use. Plastered cob on stone rubble footings; granite and cob stacks, the former (to the hall) with its original granite ashlar chimneyshaft; thatch roof. Plan and development: L-shaped building. The main block faces north-west and is built down the hillside. It has a 4-room-and-through-passage plan facing north-west. Uphill at the right (south-west) end the inner room parlour has an end stack serving ground and first floor rooms. The hall has an axial stack backing onto the passage. Circa 1960 the passage front doorway was blocked and the shippon end converted to 2 rooms, the inner with a projecting front lateral stack of that date. At the same time a new front doorway was inserted into the left end room. Kitchen block projects forward at right angles from the inner room and it overlaps the hall a little. It has a large gable-end stack. The original early C16 house was open to the roof from end to end, divided by low partitions and heated by an open hearth fire. Usually the process by which the fireplaces were inserted and the rooms floored was a progressive piecemeal process leaving the hall open until the early or mid C17. If that process had been happening here all evidence was removed in a major mid C17 refurbishment. The hall and inner room fireplaces and ceiling beams all seem to be the result of a single building phase. The kitchen block was added about the same time and was quite likely part of the same scheme. Nothing earlier than circa 1960 shows in the shippon end. House is 2 storeys throughout. Exterior: main block has a 2-window front of C20 casements without glazing bars and more similar windows to rear. The single front ground floor window is blocking the passage doorway. Circa 1960 doorway to converted shippon contains a door of that date behind a contemporary gabled porch. Main roof is hipped to left and half-hipped to right. The kitchen block is gable-ended and heavily buttressed. Good interior: the mid C17 hall and inner room are separated by a cob crosswall. The hall fireplace is built of Cocktree ashlar (now lined with C20 stone) and has a soffit-moulded oak lintel with runout stops. The axial beam has double ovolo mouldings with bar-runout stops and plain joists. The contemporary oak doorframe from hall to inner room has an ovolo-moulded surround with exaggerated scroll stops. The inner room parlour fireplace oak lintel is ogee-moulded with step stops (A date of 1701 inscribed on the lintel is surely secondary). There is a smaller version of the fireplace above. Parlour ceiling carried on half beams each end, both with filleted ogee mouldings and bar-runout stops. In the kitchen the fireplace is blocked and the crossbeam is soffit-chamfered with one scroll stop exposed. The roof over this block is carried on 2 mid C17 A-frame trusses with pegged lap-jointed collars. An C18 cupboard with panelled doors in the parlour and possibly C17, maybe C18, first floor doorframe with scratch-moulded, almost reeded, surround. Roof over inner room, hall and passage is late medieval. There are 3 face-pegged jointed crucks with cambered collars and small triangular yokes (Alcock's apex type L1). The truss over the hall is of larger scantling and has chamfered arch braces but part of it has been cut through to accommodate the C20 stairs. All 3 trusses and the hip cruck are heavily smoke-blackened from the original open hearth fire. The rest of the roof structure was replaced circa 1960.

SX6944997902

Lower Sessland Farmhouse including Cob walls adjoining the NW and SW

94996

Land at North Beer, Spreyton, Devon

Farmhouse, a Dartmoor longhouse type. Early C16 with major later C16, C17 and early C18 improvements, the latest probably associated with a date of 1715. Plastered cob on stone rubble footings, some large blocks of granite ashlar shows to rear; local stone rubble stacks and chimneyshafts; thatch roof, a lot replaced with corrugated iron. Plan and development: T-shaped plan. The main block faces south-west and is built down the hillslope. It has a 5-room-and-through-passage longhouse-type plan. The 2 rooms uphill at the left (north-western) end are now used as a separate cottage. There is an axial stack between the 2 rooms and another axial stack backs onto the former inner room. This inner room (above the hall) is small and unheated, probably a former dairy. The hall has a large axial stack backing onto the passage and a full height projecting window bay to rear. Also a winder stair to the passage chamber at the front lower end of the hall. Shippon with hayloft over on lower side of passage. Parlour block with projecting gable-end stack projects forward at right angles to front of hall. To rear of the hall, immediately left of the hall bay, there is an open-sided pumphouse with a chamber over. It looks like (and was probably intended to look like) a 2-storey porch but the passage rear doorway is left of it. This is a very interesting farmhouse with a long and complex structural history. The late medieval core was a 3-room-and-through-passage plan longhouse. This house was open to the roof, divided by low partitions and heated by an open hearth fire. The inner room was probably floored over in the mid C16. The hall fireplace was inserted with the passage chamber in the late C16. The hall was floored over in the mid C17 with the building of the hall window bay. The pumphouse and parlour wing are also probably mid C17, the latter containing the main stair. The parlour was the main focus of an early C18 refurbishment. The shippon was refurbished in the mid C17. The 2-room cottage at the upper end was not available for inspection at the time of this survey but it too is thought to be C17 and is said to contain the former kitchen. House is 2 storeys. Exterior: irregular 3-window front to left of the parlour block, all C19 and C20 casements with glazing bars. Passage front doorway immediately left of the parlour contains a C19 door behind a C20 porch. The roof is gable-ended. The rear elevation is the more interesting. Here what survives of the C19 plaster is incised as ashlar and some of the windows retain parts of their C17 oak frames. The hall bay is gabled; so too is the pumphouse, the upper room of which is supported on roughly-squared monolithic granite posts. The pumphouse chamber shelters the well and there is a trough and lead pump there. The trough is a C20 replacement although the original granite one lies nearby. The shippon cow door is left of the passage rear doorway and it contains a late C16-early C17 oak frame with segmental head and chamfered surround. Hayloft loading hatch directly above. Shippon contains a series of tiny windows on each side most of them now blocked but some still with C16 or C17 oak frames. 2 windows to shippon in end wall, the larger one is the dung hatch. Drain is still in operation. Good interior: hall has large granite ashlar fireplace with hollow-chamfered surround. The mid C17 axial beam is soffit-chamfered with scroll-bar-scroll stops. Dairy has a plain axial beam of indeterminate date. The parlour is particularly good. The mid C17 crossbeam has plain soffit chamfers. Contemporary stair rises along wall of main block dividing at the top to the chambers over the hall and parlour. Closed string stair with square newel posts and ball caps, moulded flat handrail and turned balusters. Early C18 chimneypiece with bolection surround and panelled chimneybreast. Alongside to right a full height cupboard with panelled doors and dentil cornice. 2 other contemporary cupboards in the same room. Several 2-panel doors around the house of same date and, like the cupboard doors, hung on H- hinges. It may be that the parlour is wholly early C18 but the 2-bay roof A-frame has a pegged lap-jointed collar with dovetail halvings which must be mid C17. The oak doorframe to the pumphouse chamber has a narrow ovolo-moulded surround with ramshead stops and contains a plank door with 2 applied panels; it is complete with all its fittings including the wooden handle. The gable end truss of the pumphouse chamber is a most unusual jointed cruck with the tongue of each cruck post extending far up the principals and halved into them. Roof of main block is carried on original side-pegged jointed crucks with cambered collars. All the roof structure including the purlins, common rafters and the thatch where it survives is heavily smoke-blackened. The cottage was not available for inspection but, if the main house is anything to go by, probably contains much C17 carpentry and other detail. The shippon is still used although the doorway through from the passage is now blocked. It has a cobbled floor with granite kerbs to the central drain and some granite slabs with holes for the tethering posts. The roof has been much mended, but essentially is still made up of mid C17 A-frame trusses with dovetail-shaped pegged lap-jointed collars. From the front of the shippon a high cob wall with tile coping projects forward and returns a short distance along the front of the garden. Another similar extends north-westwards from the left end but the section between these two has been rebuilt in the C20. There is, in the RAM Museum Exeter, a wrought iron door knocker inscribed with the date 1715 and the initials of William and Mary Oxenham from this farmhouse. It may date the early C18 modernisation of the house. Devon SMR mentions an oak screen but Lega-Weekes mentions one only in a second house close by to the north-east which has now collapsed. Lower Sessland is very important multi-phase Devon farmhouse. It is both attractive and well-preserved containing high quality work from all the major building phases. It is also remarkable for having a well-preserved shippon still in use. Also the C17 pumphouse is a most unusual feature. Source: Ethel Lega-Weekes. Neighbours of North Wyke, Part II. Trans. Devon. Assoc. 34 (1902) p 647 & plates facing ps 635 and 647. SX6783497549

The Barton including service rooms adjoining to the N 95085

Farmhouse. C16 with major C17 improvements, modernised in the early-mid C19. Plastered cob on stone rubble footings; stone rubble and cob stacks topped with C19 and C20 brick; thatch roof, replaced by slate over the service rooms. Plan and development: U-shaped building built on level ground. The main block faces south and it is the historic core of the farmhouse. It has a 3-room-and-through-passage plan. Its plan now is essentially that of the late C17. The left end room is a parlour on the lower side of the passage and has a projecting gable-end stack. Since there is no sign of another main stair the present one blocking the rear of the passage was probably built in the C17. The hall has a large projecting rear lateral stack. In the late C17 it was the dining room. The large inner room has a large gable-end stack (backing onto the crosswing) and in the late C17 was the kitchen. A crosswing on the right (east) side was new built in the late C17. The narrow front room behind the inner room/kitchen stack which also projects forward a short distance was a dairy and the room behind (which is wider and overlaps the inner room) was a bakehouse with a large cob stack to rear. A service stair alongside the kitchen fireplace leads up to the chambers above. The bakehouse forms the east side of a narrow rear courtyard. The north side is bade up of C17 and C18 service rooms and includes a pump house and former carriageway entrance from the road. The earlier development of the main block is difficult to work out. Much of the C16 and early C17 fabric clearly survives but not enough is exposed for its certain interpretation. Nevertheless it seems likely that the house was originally some form of open hall house but the roofspace is inaccessible and therefore it is not known whether it was originally heated by an open hearth fire or whether the hall stack is an original feature. The hall was floored in the early or mid C17. The ground floor oak screens also suggest that the room off the lower side of the passage was formerly a service room and that the inner room was then a parlour. House and service wing are all 2 storeys. Exterior: main block has a regular but not symmetrical 3-window front. The first floor windows are C20 casements without glazing bars but those on the ground floor are late C17 large oak-framed 2-light windows with flat-faced mullions and contain rectangular panes of leaded glass. The passage front doorway is left of centre and now contains a part-glazed C20 door. The roof is gable-ended to left and hipped to right. The eaves are carried down at the right end over the projecting dairy. The right (east) side of the late C17 crosswing contains more oak-framed, flat-faced mullion casement windows containing rectangular panes of leaded glass and most also have vertical iron glazing bars. Here they are original. The back of the main block is blind but it does contain some windows blocked in the late C17 and one at least (ground floor hall) still retains its early C17 oak frame with ovolo-moulded mullions. The north (service room) wing faces onto the narrow rear courtyard and the central part is open-fronted and open to the roof; this was the former carriageway entrance. Good interior: only the main block has features earlier than the late C17 but even here a lot of the detail is of that date. The lower end parlour moreover was refurbished in the early C19; its fireplace is blocked and no carpentry detail is exposed. The passage is lined both sides with oak plank-and-muntin screens; chamfered muntins on the hall side. Any stops are hidden by the stairs and, before the stairs were built both seem to have had more than one doorway. The hall is lined with small field panelling. This may be early C17 but seems to relate to the late C17 refurbishment of the room. If so the only features here not late C17 are the 2 early C17 moulded oak crossbeams, the stops of which are hidden by the box cornice. The early C17 rear window is blocked by a cupboard with shaped shelves and fielded panel doors. The front window (like that in the inner room/kitchen) has fielded panel reveals. Hall fireplace has a timber bolection-moulded chimneypiece and the panel above is flanked by panelled pilasters. The oak plank-and-muntin screen at the upper end of the hall is exposed in the inner room/kitchen; it is late C16-early C17, its muntins chamfered with diagonal step stops over an oak bench. The 2 crossbeams here are contemporary (soffit-chamfered with step stops) but the fireplace is blocked. Good late C17 cupboard with panelled doors in rear wall. The floor here is flagged. Several late C17 panelled doors around the house. Roof is not accessible but the bases of some presumably C16 side-pegged jointed crucks show on the first floor. The main partitions here may contain more plank-and-muntin screens. First floor also contains late C17 joinery detail, notably a little damaged built-in hanging cupboard (wardrobe) in the kitchen chamber and a small cupboard with its panelled door hung on butterfly hinges in the hall chamber. The bakehouse contains a massive stone rubble fireplace with soffit-chamfered oak lintel and an oven. Plain-chamfered axial beam of large scantling and roof of A- frame trusses with lap-jointed collars set onto vertical wall posts. Rear block has plain carpentry detail and roof of A-frame trusses with pegged lap-jointed collars. This is an interesting and well-preserved house alongside the churchyard of the Church of St. Michael (q.v). It has been little modernised since the C19. Indeed much has not been altered since the late C17. The ceilings on ground and first floors are unusually high which must indicate a C16 house of high status. SX6971196740

Former church of St Martin

Land at North Beer, Spreyton, Devon

92947

Former church, now in use as agricultural store. Late C13 with C17 porch, restored in 1983-4. Sandstone rubble walls. Gable ended Delabole slate roof Plan: simple rectangular plan with no division between nave and chancel. Small porch added on south side in C17. Restored in 1983-4 leaving most of the structure intact, only the porch being slightly altered Exterior: original fenestration is intact and consists of single light cusped lancets on south side and 3-light lancet with pointed arched heads, central light taller, at east end and to nave south window right of porch. Single storey porch to left of centre on south side, originally had an elliptical arched wooden lintel to outer doorway, this has been rebuilt in brick. The south doorway of the church was rebuilt in the C17 and has a round-headed ovolo-moulded stone arch. C17 studded plank door. At the west gable end a restored stone bellcote surmounts the apex with a ball finial and wrought iron cross. Around the walls are irregularly spaced putlog holes. Interior: undecorated common rafter wagon roof survives which was at one time plastered, it may not be original but is probably before 1600. Above the timbers are rough pegged wooden boards forming a lining beneath the slates. Crenellated wall-plates. The windows have deep internal splays with dressed quoins. The walls inside have old plaster and limewash coating. No internal fittings survive. This church originally served the ancient parish of Broad Nymet which consisted of only 42 acres and was subsequently absorbed into North Tawton. Unaltered small Early English Churches are particularly unusual and it is probably due to its change of use that this building survives as such.
SS7023400942

Westacott Barton

92968

NORTH TAWTON SS 60 SE 6/85 Westacott Barton 22.2.67 GV II* Farmhouse. Late C15 or early C16 with late C16 alterations and late C16, C17 and C18 additions. Rendered cob and stone rubble walls. Thatch roof hipped at left- hand end and front of outbuilding wing, gabled to rear wing. C20 rendered stack at right-hand end. C19 rendered axial stack; to left of centre is very unusual C17 brick stack with pilasters and moulded cornice. Plan: very complex development of plan. Originally probably 3-room and through passage plan but it is not clear where the passage was as it may have been moved. Open to the roof from end to end with central hearth to hall. In the late C16 the house was floored and the arrangement of rooms probably altered with a passage towards the right-hand end and one room beyond it. The arrangement to the left of the passage is more uncertain - at present there are 3 rooms but the left-hand one is likely to be a C17 addition. The 2 central rooms are divided by an axial fireplace heating the right-hand room but this is probably a C19 insertion whereas the room to its left has a fireplace with the C17 brick stack above. There must either have been 1 large heated room to the left of the passage or else 2 rooms with an unheated central service room, possibly with a passage to its rear. Probably at the same time that these alterations were effected a high quality parlour wing was added at the rear of the passage. An adjoining stair wing for a framed staircase was added slightly later when the plaster ceilings were inserted on both floors of the wing - these date to about 1600. In the early-mid C17 a 1-room heated addition was made at the left-hand end. In the C18 a lincay range was built on at the front of it. C19 outshut added at rear. Exterior: 2 storeys. Asymmetrical 5-window front with outbuilding wing projecting from left-hand end. The 2 left-hand first floor windows and the left-hand ground floor window are late C20 small-paned casements with top opening lights. Otherwise early C20 small-paned casements on first floor and early C19 20-pane hornless sashes to ground floor. 2 identical C20 part glazed gabled porches to left and right of centre. Outbuilding wing (originally open-fronted) has 2 C20 plank doors to left and C20 arched doorframe to right leading to passage from front to back of wing. On one side this passage re-uses some C17 panelling. The parlour wing at the rear of the right-hand end has a remarkable 10-light original wooden mullion window with central king mullion. This and the frame are richly moulded whereas the mullions are ovolo-moulded. Above it is a similar smaller 5-light window with gable above. To its left is a small simpler C17 2-light wood mullion window with old leaded panes. At rear is stair turret adjoining inner face of wing with separate roof and C19 outshut to its right. Interior has high quality late C16 or early C17 features. The most notable are the 2 decorative plaster ceilings in the rear wing - the ground floor one has a geometric single-ribbed pattern of kite-shaped panels with angle sprays and Tudor roses. In the chamber above is a canopied ceiling with a similar design distinguished by a central pendant at which the lines converge. Both ceilings date from the Period One of Devon Plasterwork - 1550-1600 and the design of the first floor ceiling is very similar to one in the nearby Cottles Barton (q.v.). Above the ground floor ceiling apparently are chamfered beams which strongly suggest that the ceiling is an insertion. A C17 wooden doorframe leads into this room. The room to the left of the passage has early C17 panelling on its partition wall to the passage and also along part of its front wall. It also has a large C19 kitchen fireplace with brick jambs and wooden lintel. The room to its left has 2 deep chamfered axial beams and fireplace which has wooden lintel with pyramid stops to chamfer. The left-hand room has chamfered cross beams with ogee stops. Small fireplace with chamfered wooden lintel which has hollow step stops to chamfer. C17 roof over left-hand end room with straight principals which have collars halved on with notched joints. The original range retains its smoke-blackened medieval roof - the feet and the trusses are plastered over but some are curved. Over the left-hand end the original smoke-blackened thatch survives. The roof structure at this end was not available for a full inspection at the time of survey. This is an important house which has a medieval core but is most interesting for its high quality late C16 and C17 remodelling with particularly good plasterwork. Externally, its elaborate C17 brick stack is a very unusual early example in Devon. Source : Devonshire Plasterwork - K and C French : T.D.A. 1957, Vol.89.
SS6849002244

Well immediately W of Westacott Barton

92970

NORTH TAWTON SS 60 SE 6/87 Well immediately to west of Westacott Barton GV II* Well-head. Probably C17. Stone rubble side walls and gabled roof which is corbelled inside. Small square building which has round granite arched opening in the gabled front with a granite inner arch. Circular well inside. Built into the bank at the rear. This is a particularly good example of an early secular well- head.
SS6846602250

Uccott Farmhouse

92964

NORTH TAWTON SS 60 SE 6/81 Uccott Farmhouse GV II* Farmhouse. Circa late C15 with C17 alterations and addition and C18 extension. Rendered cob walls. Thatched roof gabled to left end, hipped to right. 3 brick stacks - 2 are axial, one is at left gable end. Plan: originally 3-room and through passage plan, lower end to the right, open to the roof from end to end with central hearth to hall and divided by low partitions. The inner room was floored, and a solid wall inserted between it and the hall, at an early stage judging from the light degree of smoke-blackening on the timbers above. The hall and lower room were probably floored at the same time, in the circa early C17, possibly 1609. Gable end stacks were added at about this time to the lower and inner rooms and a hall stack inserted backing onto the passage. In the circa mid C17 a wing was added behind the higher end containing a framed staircase and a dairy. In the C18 an unheated service room was added beyond the lower room with a granary or store above. Exterior: 2 storeys. Asymmetrical 4-window front of C20 3-light casements apart from 2 left-hand ground floor windows which have 4 lights. Wide C19 panelled door to passage at centre under simple doorhood. Extension at right-hand end has original window to the right which is 4-light with square section wood mullions. To its left are stone steps leading to first floor door. Just above the steps approximately half way up is a date-stone inscribed 1609. Rear elevation has stair wing at right end with 3 original wooden chamfered mullion windows: the lowest to the right is of 2 lights, to its left at an intermediate level is a 3-light stair window with a now reduced and blocked 2-light window just below the gable. Interior: hall has fireplace with chamfered wooden lintel and granite jamb to the left. Leading to the inner room and the rear wing are 2 C17 wooden doorframes which are chamfered with decorative stops. The inner room has a chamfered axial beam with raised diamond stops. At the higher end of the passage is a moulded head-beam, possibly to a screen which pre-dates the hall stack. A C19 staircase has been inserted into the stair wing. At the top of the stairs are 2 C17 chamfered wooden doorframes. Roof: the roof appears to be original from end to end although only 1 truss is visible, over the hall. This is a face-pegged jointed cruck which has a morticed apex with diagonal ridge and triangular strengthening block below. Butt purlins. In the original lower gable end wall (now an internal wall) there is a triangular opening at the very top of the gable which has a jewelled smoke-blackened post supporting the ridge - this is a rare surviving smoke vent, of a fairly crude form, which ventilated the open hall. The rest of the roof is considerably smoke- blackened over the hall and lower end including the thatch and the wall between the hall and inner room, beyond that the roof is only lightly smoke-blackened. The interest of this building lies both in its medieval roof with a rare example of a smoke vent and the C17 modifications with the stair wing and its related features, the whole survives in an unaltered state with a picturesque facade.
SS6998902610

Hayne Farmhouse

95617

Farmhouse. Mid C17, refurbished 1809 by George Snell according to the date plaque. Plastered cob on rubble footings; stone rubble stacks, the main one with its original stone chimney shaft, the other room now topped with plastered brick; thatch roof. 3-room plan house facing south. There is a lobby entrance behind a 2-

Land at North Beer, Spreyton, Devon

storey porch left (west) of centre, the lobby created alongside a large axial stack serving back- to-back fireplaces. To rear of the stack is a projecting stair turret. The kitchen at the right (eastern) end has an end stack. There is a 2-storey outshot to rear of the left room; it was originally single storey. 2 storeys with attics to main block. Regular 1:1:2 window front of 2 and 3-light casements with glazing bars, probably dating from 1809. The outer windows appear to occupy original embrasures but the central wider windows appear to replace 2 windows and cupboards inside appear to be blocking original windows. The porch is gabled and has an elliptical-headed outer arch and, under the gable, is a large and distinctive ornamental plaster plaque with a circular frame containing a hanging shield bearing the initials of George Snell with the date 1809; it commemorates the refurbishment of the house. There is a secondary C19 doorway into the kitchen at the right end of the front. The main front door is original and the planks are heavily studded. Along the front eaves the original oak wall plate shows an ovolo-moulded soffit. The roof is gable-ended. Good Interior: although there are several early C19 features most of the interior, including a good deal of joinery detail is C17 and well-preserved. The entrance lobby floor has a pattern of small, shaped and variously coloured tiles, presumably 1809. In the left (western) room the ceiling is completely plastered over and the stone rubble fireplace has a plain oak lintel (possibly a replacement). The front window has C19 shutters. Rear doorway to outshot is a bead-moulded oak frame, probably late C17-early C18. The middle room, the hall, has a soffit-chamfered and scroll-stopped crossbeam and the exposed joists are scratch-moulded. The fireplace is large, built of stone rubble and has an oak lintel (soffit-chamfered with scroll stops) which is supported on the left side by an oak post with jowled head; apparently original. Fireplace has a cloam oven. The cob crosswall opposite includes a cupboard with early C18 panelled door hung on H-hinges. The kitchen at the right end has an axial soffit-chamfered and scroll-stopped beam and a large probably rebuilt stone rubble fireplace with roughly-finished oak lintel and includes 2 C19 brick ovens with cast iron doors. There is an oak-panelled window seat on an oak bench against the internal crosswall, both of uncertain date. The first floor rooms show only C19 detail. The stair block now contains a stick baluster stair with ramped handrail, presumably 1809, and there is a contemporary cupboard on the half-landing. From the first floor landing an unusual and original stair rises to the attics, the first flight up to the stack then dividing to each room. It has a closed string, square-section newel posts, flat handrail and turned balusters. The original roof survives essentially intact; 6 bays carried by A-frame trusses with pegged lap-jointed collars with variant dovetail halvings. The left (northern) section is plastered, the right is not and the door from the stairs to the latter is original; panelled to the stairs and with scratch-moulded planks within. Hayne is a most interesting house retaining much of the original build and little altered since its 1809 refurbishment. It also forms an attractive group with the stables and barns (q.v.).

SS7163203387

Barn approximately 40m E of Hayne Farmhouse

95620

Threshing barn. Mid C17. Exposed cob on low rubble footings; corrugated iron roof (formerly thatch). Gable-ended barn facing east but identical each side with large opposing central doorways to the threshing floors. Doorways are flanked by short projecting midstrey walls and the roof is carried down here to create a small hood. On the front there are holes over the doorway lintel which suggest that it once had a larger hood. These holes however break through a shallow semi-circular recess above the doorway. Its function is not known; possibly there was a date plaque. The doors are oak and may be original. Either side of each door are 2 ventilators and each gable end wall contains 2 with a third in the gable. Remarkably most retain their original oak frames. Interior Barn is open from ground to roof and retains its original timber threshing floor. The original 4-bay roof is very interesting. The A-frame trusses have halvings for missing dovetail pegged lap-jointed collars and near the apex secondary collars are mortise, tenon and pegged to the principal rafters. The principals are all reused principals from presumably C16 side-pegged jointed cruck trusses and were reset upside down. They contain mortises for original threaded purlins but were slotted for trenched purlins on reuse. This barn appears to be contemporary with Hayne farmhouse (q.v.) and the timbers appear to derive from an earlier farmhouse. It is also remarkably complete considering its age and, moreover, forms part of an attractive group with the farmhouse (q.v.), the stable and other barn (q.v.)

SS7168203369

Barakel and Riddaways Stores [Borderline]

96532

House and shop, formerly an inn. Early C16 with later C16 and C17 improvements. Plastered cob on rubble footings, slate-hung end wall; cob and stone rubble stacks topped with C19 and C20 brick; thatch roof. Much-altered 3-room-and-through-passage plan house facing south. In fact the left (western) end room is a probably C17 addition, the centre room the former service end room and right (eastern) end room was former hall. Hall has axial stack backing onto passage and central room has axial stack in former end wall. Riddaways Stores occupies only the ground floor left end room with a C20 extension to rear. The rest is Barakel. 2 storeys. Irregular 4-window front includes a variety of windows. The main doorway, containing late C19 double 4-panel door with large blocked overlight is set right of centre. It is flanked by a 20-pane sash to right and a 16-pane sash to left; the latter in a partly-blocked larger embrasure. At left end is C20 glazed shop window bay including a door and under monopitch corrugated iron roof. First floor- has four 2-light casements, the thatch eaves lifting slightly over right 3. Roof is half-hipped to left (west). Left end wall shows the wall founded on natural rock plinth. It is slate hung, the slates nailed directly into the cob and has a single C19 casement with glazing bars on each floor. Good interior of a house with a long and complex structural history. The oldest part is the early C16 roof over the right (eastern) end, the former hall. It includes 1 jointed cruck truss, side-pegged with slip tenon, and arch-braced with an unusually steeply cambered collar. The roofspace is inaccessible but can be seen from adjoining Kings Arms Inn (q.v.) to be smoke-blackened indicating that the hall was originally open to the roof and heated by an open hearth fire. Another side-pegged jointed cruck over the central room, the former service room, has a straight collar and is clean. It is probably mid or late C16. Hall floored about same time with 4-panel intersecting beam ceiling with chamfered edges. From hall to passage survives half a C16 oak plank-and-muntin screen, the muntins chamfered with worn probably roll stops. In late C17 a large cob fireplace was built backing onto passage. Its large oak lintel is plainly finished resting on oak pads on top of oak posts as jambs. The section of C16 screen removed to build the fireplace is reused in a first floor partition. In the former service room the fireplace is blocked and no beams are exposed. The left end room shows no exposed beams and above only the base of plain principals show. This room was probably added in C18. The thin cob party wall between Barakel and the Kings Arms (q.v.) is the upper end of the hall and probably C16 or C17. The building stands uphill on Bow's central crossroads and the western slate-hung end projects into the main street overlooking the wider section of street, the former market place. The roads have apparently worn down exposing the natural stone and enhancing the height of the building. It has immense townscape value. The building is known to have been an inn in the C17, one visited by Charles II in 1643.

SS7222001734

Thorne

96572

Farmhouse. Late C14-early C15 with late C16 and C17 improvements, altered circa 1860 and modernised circa 1970. Mostly plastered cob on rubble footings but C19 work is rubble with brick dressings, partly plastered and partly exposed; stone rubble and cob stacks topped with C19 and C20 brick; thatch roof and reused interlocking tile on outshots. L-shaped building. Unusually wide main block facing north now has an unconventional 3-room-and-cross-passage plan with a parlour at the right (west) end, on lower side of present passage. Passage leads to C17 kitchen wing projecting at right angles to rear of parlour. Small inner room at left (east) end of main block has dairy block of circa 1860 projecting in front of it. Kitchen and parlour have end stacks, the latter projecting, and hall has rear lateral stack. C19 and C20 outshots on inner side of kitchen wing. 2 storeys. Irregular 3-window front with fourth in gable end of dairy comprising a variety of late C19 and C20 casement with glazing bars. First floor half dormers on main block. The thatch lifts over the largest on right end and others have thatch gables over. Front passage doorway has circa 1970 plank door and contemporary porch with monopitch tile roof. Main roof is gable-ended to right where parlour stack has an unusually stocky chimney shaft of early C19 brick. It is half-hipped to left where end wall is exposed rubble with brick heads over C19 and C20 replacement casements. This end probably built circa 1860, a date said to have been found scribbled on the under plaster of the dairy wall during renovation. Rear elevation and kitchen wing have mostly C20 replacement fenestration. Good interior of house with long and complex structural history. The roof and outer walls of the main block are late C14-early C15. 4 bays survive. The building probably once continued at least 1 bay further east. The trusses employ oak timbers of massive scantling. They are an unusual type of jointed cruck in which the principals are scarfed to the posts and held together by face pegs and buried slip tenons. The posts rest on templates just below first floor level; one is partly exposed alongside the hall fireplace. Each truss has a cranked collar, arch-braces and a large yoke carrying a square-set ridge (Alcock's Type H apex). They take 2 sets of diagonally-set butt purlins and each bay includes a single pair of windbraces, some of which are now missing. A distinctive feature of the roof is effect created by leaving the many pegs projecting and untrimmed. At the west (parlour) end the ridge is supported in the gable by a large vertical post. The surviving central truss arch-bracing carries a roll moulding, the others are chamfered. Most of the common rafter couples also survive intact. The roof is thoroughly smoke-blackened from end to end indicating that the medieval house was open to the roof, divided by low partitions and heated by an open hearth. The western truss, over present passage-parlour partition is filled with probably C16 wattle-and-daub and sooted only on the hall side. This was then the upper end and the owner remembers uncovering a large arch in the front cob wall next to the dairy during re-plastering which may site the original through passage. The parlour has a

Land at North Beer, Spreyton, Devon

late C16 volcanic ashlar fireplace with ovolo-moulded jambs and unusual pyramid stops. The rear wall (now stairs) includes a blocked presumably late C16 oak 4-light oak window with chamfered mullions. The axial parlour beam is a C20 replacement. The process of dating the development of the hall is difficult since the carpentry displays little detail. The rubble fireplace in the hall has a replacement lintel. Hall and present passage are floored by massive axial roughly-finished axial beam. Some reset C17 oak small field panel wainscotting along front wall. Small eastern room includes a large timber-framed newel stair rising around the post supporting the hall beam. The rear kitchen wing was rebuilt in late C17 but early C17 features near main house including a framed oak gable on top of the rear wall of main block and a side-pegged jointed cruck. All other features are late C17. Kitchen has soffit-chamfered and straight cut stopped crossbeam. Rubble fireplace in partly cob stack uses beam right across end wall as lintel. Brick-lined oven to right. The alcove to left may be a smoking chamber entered from outside. Roof truss in front of chimney breast is late C17 A-frame with pegged lap-jointed collar. Thorne is attractive from the outside but its appearance gives no hint of the age of the building. It includes a rare and relatively complete medieval domestic roof which is similar in construction with those at Rudge Farmhouse, Morchard Bishop and Bury Barton, Lapford.
SS7369200242

Greenslade Farmhouse

92949

NORTH TAWTON SS 60 SW 5/66 Greenslade Farmhouse 22.2.67 II* Farmhouse. Probably has medieval core, altered and possibly extended in C17 and C18. Rendered cob walls. Hipped thatch roof. 2 axial stacks which have brick shafts on stone bases. Plan: originally probably 3-room and through passage plan, lower end to the right, which may initially have had an open hall with central stack inserted backing onto the passage and another at the lower end of the inner room. The lower end remained unheated but may have been extended. A wing was built on at the front of the inner room which may always have had an inferior service or non-domestic function and the end room of which was used as a stable with a granary or store above. In the late C18 the back of the house was re-fashioned to become the front. Exterior: 2 storeys. Elevation facing farmyard is asymmetrical with 2 windows and wing projecting from left end. 1 and 2-light C19 leaded pane casements on ground floor to the left. At centre is C20 leanto open-fronted porch with plank door behind and very small C20 window above. Towards left-hand end is small thatched gablet which probably had a window below. Wing has doorway at inner corner and stone steps to its left leading to first floor door. To left of that on ground floor is C17 plank door. The front elevation has long asymmetrical 5-window front with gable over right-hand end. Windows are late C18 casements of 2, 3 and 4 lights some with leaded panes. Above passage doorway is C17 3-light ovolo-moulded wooden mullion window. Interior: only limited access was gained but inner room seen to have heavy ceiling beams and open fireplace. Roof timbers likely to be early. This house has completely escaped C20 modernisation and probably contains a number of early internal features whilst retaining a very traditional exterior.
SS6493700262

Heron Court including outbuildings to the W and cob garden walls

95641

Parish church. C12 core, C13 south aisle, much rebuilt in C15 and early C16, major restorations of 1850-3 and 1907-12, and chancel roof restored in 1965. The nave of random local stone rubble; the rest is mostly local mudstone including some granite and volcanic trap and tending to rough courses; porch includes many larger blocks of red or purple coloured mudstone and grey granite; granite dressings and detail, both original and restoration, otherwise Bathstone restoration detail; slate roofs. Plan comprises nave and lower chancel on a slightly different axis, north transept, south aisle, west tower and south porch. Decorated and Perpendicular styles. West tower is probably late C15-early C16 but all detail is C19 replacement granite including most of the weatherings on the buttresses and the coping of the parapet. It is low (once apparently it was higher), 2 stages, with low diagonal buttresses and embattled parapet. Internal stair turret. The belfry has twin lancet windows each side and south side has a slit window to the ringing loft. On the west side of the tower is a 2-centred arch doorway containing a C19 door with distinctive wrought-iron strap hinges, and above it a 2-light window with Decorated style tracery. The large iron openwork clockface on the south side of the tower was erected in 1912. The south aisle is probably C13 according to some original Decorated-style granite tracery exposed inside. However all the present windows are C19 Bathstone replacements but set in the original embrasures with granite sills, reveals and hoodmoulds. Both gable ends include 3-light windows; the west one has Perpendicular-style tracery, the east one has Decorated-style tracery. The south front is 4 bays between diagonal buttresses. The porch, left of centre, is probably early C16 and the south door is blocking a window which retains its original Decorated tracery inside and some of the hoodmould shows outside. All the windows are 2 lights; that to left of the porch has Perpendicular-style tracery, and the 2 to right have Decorated style tracery and are separated by a buttress. There is a soffit-chamfered granite wall plate. The porch is gable-ended with a late C15-early C16 2-centred granite outer arch with moulded surround and hoodmould. The south side of the chancel has a possibly late C15-early C16 granite priests door; it is tiny with 4-centred arch cut from a single slab. To right is a C19 Bathstone trefoil-headed lancet. The east gable end has a large C19 Bathstone 3-light window with Decorated-style tracery and a moulded hood with carved medieval king and queens head labels. There is the C19 vestry against the north side which contains a Bathstone 2-light window with Decorated-style tracery and moulded hood with scroll labels. The gable end of the north transept and the north side of the aisle both include a C19 Bathstone Decorated-style 2-light window. Interior: the south doorway is an early C16 granite 2-centred arch with moulded surround and ramshead stops. It contains a good C18 fielded panel door. Inside the door can be seen to block a C13 window and some of its tracery is exposed. The blind embrasure now contains a list of former rectors. The nave has a much-restored open C15 barrel-vaulted roof. The chancel, transept and aisle have ceiled barrel vaults of unknown date. All the roofs have probably early C20 wall plates. Tall plain tower arch with simple imposts. No chancel arch. C15 or early C16 granite arcade of 4 bays with 1 overlapping the chancel. The piers are moulded (Pevsner's Type A) with caps to the shafts only. The windows of the south aisle have their original hollow-chamfered inner arches. The east window of the chancel is flanked by Bathstone half-engaged shafts with carved foliate caps and an internal moulded hood with the labels carved as a medieval king and queens heads. The floor, laid in 1913, is of plain tile but includes panels of encaustic tile in the chancel near the altar. Circa 1965 the floor of the south chapel was paved. Nearly all the fittings are circa 1913 including the oak altar rail on twisted standards, the deal stalls and benches, and the chancel screen and parclose (oak linenfold wainscotting with wrought-ironwork above). The oak drum pulpit is a First World War Memorial. The font however is Norman; it is a bucket font of purple basalt with a fillet around the rim of which the lower half is carved to a zigzag. It is encircled halfway down by a projecting broad cable. It has a restored late C17-early C18 oak ogee cover surmounted by a plaster 'dove'. It has broken off and lies on the nearby window-shelf. The font was reinstated in 1853 after being found in the graveyard and set on a piece of limestone also dug up but in 1912. Near the font are some old pieces of oak; the remains of the village stocks and a couple of pieces of chip-carved oak board found during the restoration of the roof. The mural memorials are marble but plain; on the south wall in memory of Mary Snell-Hill (died 1845) with a triangular top end enriched with a band of guilloche; and on the north wall in memory of Joseph Arcot (died 1823) with a moulded cornice and drapery and apparently missing a triangular pediment. The glass is probably the most interesting feature of the church. The east window of the chancel has good (though faded) glass by Hardman, dated 1851. The south window of the chancel is also mid C19 and includes an interesting monochrome representation of the Virgin and Child designed by Francis Wilson Ollivant and made by Clayton and Bell. The east end of the aisle has attractive patterned glass by Drake and most of the rest is good quality early C20 stained glass also by Drake. Source: Devon SMR. C19 Church Project. Rev JWG Godeck, Church Guide, (1977).
SS7202003995

Church of St. Peter the apostle

95647

Parish church. C12 core, C13 south aisle, much rebuilt in C15 and early C16, major restorations of 1850-3 and 1907-12, and chancel roof restored in 1965. The nave of random local stone rubble; the rest is mostly local mudstone including some granite and volcanic trap and tending to rough courses; porch includes many larger blocks of red or purple coloured mudstone and grey granite; granite dressings and detail, both original and restoration, otherwise Bathstone restoration detail; slate roofs. Plan comprises nave and lower chancel on a slightly different axis, north transept, south aisle, west tower and south porch. Decorated and Perpendicular styles. West tower is probably late C15-early C16 but all detail is C19 replacement granite including most of the weatherings on the buttresses and the coping of the parapet. It is low (once apparently it was higher), 2 stages, with low diagonal buttresses and embattled parapet. Internal stair turret. The belfry has twin lancet windows each side and south side has a slit window to the ringing loft. On the west side of the tower is a 2-centred arch doorway containing a C19 door with distinctive wrought-iron strap hinges, and above it a 2-light window with Decorated style tracery. The large iron openwork clockface on the south side of the tower was erected in 1912. The south aisle is probably C13 according to some original Decorated-style granite tracery exposed inside. However all the present windows are C19 Bathstone replacements but set in the original embrasures with granite sills, reveals and hoodmoulds. Both gable ends include 3-light windows; the west one has Perpendicular-style tracery, the east one has Decorated-style tracery. The south front is 4 bays between diagonal buttresses. The porch, left of centre, is probably early C16 and the south door is blocking a window which retains its original Decorated tracery inside and some of the hoodmould shows outside. All the windows are 2 lights; that to left of the porch has Perpendicular-style tracery, and the 2 to right have Decorated style tracery and are separated by a buttress. There

Land at North Beer, Spreyton, Devon

is a soffit-chamfered granite wall plate. The porch is gable-ended with a late C15-early C16 2-centred granite outer arch with moulded surround and hoodmould. The south side of the chancel has a possibly late C15-early C16 granite priests door; it is tiny with 4-centred arch cut from a single slab. To right is a C19 Bathstone trefoil-headed lancet. The east gable end has a large C19 Bathstone 3-light window with Decorated-style tracery and a moulded hood with carved medieval king and queens head labels. There is the C19 vestry against the north side which contains a Bathstone 2-light window with Decorated-style tracery and moulded hood with scroll labels. The gable end of the north transept and the north side of the aisle both include a C19 Bathstone Decorated-style 2-light window. Interior: the south doorway is an early C16 granite 2-centred arch with moulded surround and ramshod stops. It contains a good C18 fielded panel door. Inside the door can be seen to block a C13 window and some of its tracery is exposed. The blind embrasure now contains a list of former rectors. The nave has a much-restored open C15 barrel-vaulted roof. The chancel, transept and aisle have ceiled barrel vaults of unknown date. All the roofs have probably early C20 wall plates. Tall plain tower arch with simple impost. No chancel arch. C15 or early C16 granite arcade of 4 bays with 1 overlapping the chancel. The piers are moulded (Pevsner's Type A) with caps to the shafts only. The windows of the south aisle have their original hollow-chamfered inner arches. The east window of the chancel is flanked by Bathstone half-engaged shafts with carved foliate caps and an internal moulded hood with the labels carved as a medieval king and queens heads. The floor, laid in 1913, is of plain tile but includes panels of encaustic tile in the chancel near the altar. Circa 1965 the floor of the south chapel was paved. Nearly all the fittings are circa 1913 including the oak altar rail on twisted standards, the deal stalls and benches, and the chancel screen and parclose (oak linenfold wainscoting with wrought-ironwork above). The oak drum pulpit is a First World War Memorial. The font however is Norman; it is a bucket font of purple basalt with a fillet around the rim of which the lower half is carved to a zigzag. It is encircled halfway down by a projecting broad cable. It has a restored late C17-early C18 oak ogee cover surmounted by a plaster 'dove'. It has broken off and lies on the nearby window-shelf. The font was reinstated in 1853 after being found in the graveyard and set on a piece of limestone also dug up but in 1912. Near the font are some old pieces of oak; the remains of the village stocks and a couple of pieces of chip-carved oak board found during the restoration of the roof. The mural memorials are marble but plain; on the south wall in memory of Mary Snell- Hill (died 1845) with a triangular top end enriched with a band of guilloche; and on the north wall in memory of Joseph Arscot (died 1823) with a moulded cornice and drapery and apparently missing a triangular pediment. The glass is probably the most interesting feature of the church. The east window of the chancel has good (though faded) glass by Hardman, dated 1851. The south window of the chancel is also mid C19 and includes an interesting monochrome representation of the Virgin and Child designed by Francis Wilson Ollivant and made by Clayton and Bell. The east end of the aisle has attractive patterned glass by Drake and most of the rest is good quality early C20 stained glass also by Drake. Source: Devon SMR. C19 Church Project. Rev JWG Godeck, Church Guide, (1977).
SS7199804019

Pennycotts Farmhouse including outbuildings adjoining to the W 432262

Farmhouse with adjoining store. Probably early C16, major later C16 and C17 improvements, C17 barn extension converted to dairy and cider-house in C19 and again to store in C20, renovated circa 1970. Plastered cob on rubble footings; rubble stacks topped with C20 brick; thatched roof to house, corrugated iron (formerly thatch) to store. Originally a 4-room-and-through-passage plan house facing south with service end room at right (east) end. Unusual small room between inner room and former end wall. Projecting newel stair turret to rear of inner room. Rear projecting lateral stack to service room and front projecting lateral stacks to hall and inner rooms, the latter with large oven projection. C19 stairs block rear of passage. Long C17 extension to left (west) end with continuous roofline. Outshots to rear of hall and inner room. 2 storeys. Main house has 6-window front of variously sized late C19 and C20 casements with glazing bars and with irregular disposition. C19 4-panel door with C20 slate monopitch roof to passage set immediately right of hall stack. Secondary plank door to inner room left of inner room stack. Both hall and inner room stacks have their original stocky stone rubble chimney shafts with dripcourses and coping, and both now extended with C20 brick. The outbuilding extension to left has irregular fenestration, 3 windows to first floor and 4 to ground floor; most are C20 casements, some with glazing bars. Plank door towards left end is flanked by plain unglazed windows and has loading hatch above. Roof is hipped both ends. Rear of extension has full height projecting walls, presumably a former midstrey to large barn doorway, and end room has 2 wooden ventilators to ground floor. Good interior of a house with long and complex structural development. Its early C16 origins is shown only in the roof. The 3 bays over the hall and inner room are carried on side-pegged jointed cruck trusses with slightly cambered and soffit- chamfered collars. Here the whole roof structure including common rafters and under-thatch is thoroughly smoke-blackened and since the inner faces of the cob crosswalls at either end appear clean the early C16 house was probably divided only by low partition screens and heated by an open hearth fire. Roof over inner room end rebuilt in early-mid C17 with extension and late C18-early C19 replacement roof over service end room on A-frame trusses with pegged and bolted collars and X- apexes. A possibly original low partition on hall side of passage; a partly restored oak plank-and-muntin screen with the muntins chamfered both sides. Hall has large restored late C16 fireplace with small light on left side. Passage chamber built about same time jettling into then open hall with the first floor crosswall including a low oak plank-and-muntin screen. Hall floored in early C17 with an ogee-fillet-ovolo moulded and keeled-lozenge stopped crossbeam. Cob crosswall at upper end of hall includes a late C17 cupboard and an oak C16 flat- arched door with chamfered surround. Inner room has probably C17 stone rubble fireplace with plain chamfered oak lintel and inserted brick side oven. Late C16 crossbeams are chamfered with step stops and contemporary small stone newel stair to rear. Mid C17 moulded plaster cornice is carried round the crossbeams. Late C16- early C17 oak plank-and-muntin screen to small unheated end room, the muntins chamfered to inner room only. Service room includes a C17 chamfered and late step stopped crossbeam. It was probably extended in late C18-early C19 (when roof rebuilt) and end beam which was raised slightly circa 1970 is waney and unfinished. Small rubble fireplace in rear wall has C20 replacement lintel. On first floor a C17 doorway between passage and hall chambers contains original plank and ledged door hung on strap hinges. Inner room end and extension has 7-bay early-mid C17 roof in which most of original oak A-frame trusses with pegged dovetail lap-jointed collars survive. Large midstrey to rear suggests that extension originally built as a 5-bay barn. Front wall apparently much rebuilt in C19. Floors either side of central open bay carried on roughly-finished crossbeams of large scantling. Room towards east (main house) probably used as dairy in C19. Room towards west end probably a cider store with apple store above. The floor includes a chute and open bay would have housed cider-press. An interesting and Well-preserved multi-phase farmhouse.
SS7226306409

Church of St. Petroc 96564

Small parish church. Early medieval origins and plan, rebuilt in late C15-early C16; extensive renovation with new south porch 1858-9 paid for by Selina Ward-Wreford of Clannaborough Barton. Built of squared blocks of mudstone and volcanic stone laid to rough courses; original detail of granite, restoration detail of Bath stone and volcanic ashlar; slate roof with red ridge tiles. Nave with narrower and lower chancel, west tower and south porch. Mostly late Perpendicular. Unbuttressed west tower of 2 stages has hollow-chamfered plinth and embattled parapet with granite machicolations and crocketed corner pinnacles. Belfry has square-headed 2-light granite windows, each light with elliptical head. Their hoods comprise small granite cheeks descending from top drip mould. On north side newel stair turret projects square, has monopitch slate roof and tiny slit windows. On west side round-headed granite doorway with hollow-chamfered surround and volcanic ashlar hood mould. Above is a small square-headed 2-light granite window similar to belfry windows. On south side of tower is small elliptical-headed single light window to the ringing loft. On south side the plinth stops at the nave and the coursing is interrupted. Nave has soffit-chamfered volcanic stone corbel course. Near left end is the C19 south porch. It is gabled and 2-centred sandstone outer arch has chamfered surround. East side wall includes C18 and early C19 granite memorials to members of Wreford family. Right of porch is a granite 2-light square-headed window with restored volcanic stone cinquefoil heads. Another similar window in south side of chancel but this is a complete replacement of volcanic ashlar. East gable end of chancel has a C19 Bathstone replacement window, a 3-light Perpendicular style window with flat arched head and plain hood mould. North side of chancel is blind and north side of nave has 2 repaired granite 2-light square-headed windows like those on south side. Much-restored interior. Porch has an open C19 wagon roof: it is bolted together, has chamfered ribs and includes a series of carved bosses, all with the same geometric pattern. South doorway is a partly-restored nearly round-headed granite arch with a double roll moulded surround. It contains a C19 plank door with ornate wrought ironwork. Inner arch of south door is tall with flat 4-centred arch head, and to right is remains of a granite stoup. Original volcanic stone high tower arch with plain responds, soffit-chamfered impost and triple-chamfered arch ring. C19 beams carry ringing floor. Nave and chancel have C19 open wagon roofs with chamfered ribs, bosses carved with simple geometric motifs, and chamfered wall plate is enriched with variety of 4-leaf motifs some of which may be reused late C15-early C16 work. Roofs separated by C19 Bathstone chancel arch, a soffit- chamfered 4-centred arch on false corbels. Nave floor of patterns of coloured C19 tiles and includes some grave slabs, the oldest in memory of William Wreford, yeoman (died 1688), his wife Annis (died 1707) and son Roger (died 1720). Chancel floor has C19 encaustic tiles. East window flanked by C19 painted Commandment boards. C19 altar rail with twisted stem supports and repousse ivy leaf brackets. C19 Gothic style choir stalls, lectern, pulpit and benches. Granite font maybe late C15 - early C16 but recut in C19 : it has moulded base, octagonal stem and octagonal bowl with faces containing sunken quatrefoil panels, alternate panels containing a flower motif. Notable mural memorials include marble monument to Grace Freke (died 1783) on north side of chancel, in which the rectangular plaque is surmounted by a bas-relief vase and apron has bas relief cherub; and a simple rectangular marble monument on north side of nave to Sophia Hughes and son George who drowned together in 1811.

Land at North Beer, Spreyton, Devon

Church restoration commemorated in plaque over south door. Stained glass in east window (1863) and north window of nave (1867) by Hardman and Co. North Window of chancel in memory of Captain John Wreford, Julian Hardman of the First Royal dragoons who died in 1900 on active service in the Boer War contains a charming Art Nouveau representation of St Martin dividing his cloak. Church is not electrified and is lit by C19 oil lamps and brass candelabras. An unusually small parish church without aisles. Sources : Devon SMR and Devon C19 Church Project. SS7470902534

Church of St. Mary the Virgin 94801

Parish church. C15 tower; early C16 south aisle; nave, chancel and north porch rebuilt during major renovation of 1881. Tower and aisle of massive coursed blocks of granite ashlar (more regular in the aisle); nave and chancel of sneaked granite; granite ashlar detail; slate roof. Plan: Nave and chancel under continuous roof. Full length south aisle. West tower. Vestry in angle of tower and aisle. North porch. Exterior: Low unbuttressed west tower of 2 stages with embattled parapet and corner pinnacles. Internal stair in north-west corner. Belfry has lancet windows, double ones on east and north sides. West side has 2-centred arch doorway with double-chamfered surround below a square-headed twin lancet window with sunken spandrels and the remnants of a hoodmould. C19 nave and chancel north side includes gabled porch towards right end with 2-centred outer arch. To left of this is a reset late C15-early C16 square-headed 3-light window with ogee heads, sunk spandrels and hoodmould with rosettes carved on the labels. Left of this 2 C19 lancets (the end one to the chancel) and another at the right end. East end has a fleure lona apex cross on the gable and contains a C19 square-headed 3-light window with round-headed lights, sunken spandrels and a hoodmould. The south aisle has similar windows but these are early C16; a 3-light window on east end and 4 windows on south side, the right pair 3 lights and taller than the left end 2-light windows. C19 chimney shaft between the right two. C19 flat-roofed vestry in same style. Interior: C19 south doorway, a plain 2-centred arch, contains a plank door with good wrought iron ferramenta. The roofs are C19, open wagon roofs to nave and aisle and a 3-bay roof of arch-braced trusses to the chancel. C15 tall tower arch; a plain round-headed arch on soffit-chamfered impost. Early C16 5-bay arcade with one overlapping the chancel; low arches with double-chamfered arch rings on monolithic octagonal columns with soffit-chamfered caps. The floor is a chequer pattern of C19 tiles including some reset C17 and C18 graveslabs. Plastered walls. Fittings and Furniture: Altar piece of 1912 comprising oak panels either side of a painting of the Madonna and Child (a copy of that by Mario Basaili). The 1881 altar was moved in 1930 to the south aisle where it was rededicated to our Lady, St. Francis and St. Lawrence. Oak chancel altar rail of 1881 is unusual with standards carved as openwork vines. Road beam with bronze figure of Christ is a First World War memorial. Pulpit, lecturn and prayer desk are late C19 and C20, all oak with some good carving. C20, seating. C15 octagonal granite font has plain stem and base. Painted arms of George III in south aisle. The only memorial is a shaped marble plaque in memory of Reverend William Hole (d. 1828) signed by J. Taylor of Pembroke. Some late C19 and C20 stained glass. An unremarkable and much rebuilt Dartmoor church. Source: Church Guide. SX6192793500

Powlesand Farmhouse 94961

Farmhouse, former Dartmoor longhouse-type. Early C16 with major later C16 and C17 modernisations. Plastered cob on stone rubble footings; granite stacks, the hall one with a tall granite ashlar chimneystack, the hall one with a tall granite ashlar chimneyshaft; thatch roof, shippon/stable end replaced with corrugated iron. Plan and development: T-plan house. The main block faces south-east and is built down a very gentle hillslope. It has a 3-room-and-through-passage plan. Uphill at the right (north-eastern) end is an inner room parlour with a disused gable-end stack and mid C17 stair rising to rear. The hall has a front lateral stack. It projects forward from the passage and shippon section but the hall window and inner room are brought forward flush with the front of the stack. There was once a winder stair rising from the hall, to rear lower end. The passage is now blocked to rear by C20 stairs. Shippon end still in agricultural use and has hayloft over. Unheated dairy block projecting at right angles to rear of hall and inner room with integral outshot on hall side. The roof shows that the early C16 house was open to the roof, divided by low partitions (at least to the passage), and heated by an open hearth fire. Maybe the inner room was floored from the beginning. If not it was in the mid C16. The hall fireplace was inserted in the mid or late C16 and about the same time a passage chamber was built jettied into the lower end of the hall. In the mid C17, maybe in more than one of the closely-spaced building phases, the house was thoroughly refurbished. Hall and inner room front was thrown out a short distance, the hall floored over, the inner room stair built and the dairy block with its outshot added. Henceforth the hall was the kitchen, the inner room the parlour. (Present kitchen in dairy). Shippon (latterly stables) reroofed in late C17 - early C18. House only superficially altered since then. It is 2 storeys with C20 outshot on right end. Exterior: house part has regular but far from symmetrical 3-window front of C20 casements with glazing bars, those on the first floor are gabled half dormers. Passage front doorway left of this section and left of centre overall now contains a C20 door behind a contemporary gabled porch. The stable section to left has 2 doorways with a small window between and a hayloft loading hatch over the left doorway. Roof is gable-ended. Good interior: on the lower (shippon/stables) side of the passage a soffit-chamfered and step-stopped beam is half-buried in the crosswall. The hall-passage partition is late C16; an oak plank-and-muntin screen with raking step stops. At the same time the passage chamber was jettied into the hall with an oak close-studded first floor crosswall. The large hall fireplace is granite ashlar with a hollow-chamfered surround. There is a tiny fire window in the left side, now to the bay window. The upper end cob crosswall includes a cream oven above an ancient oak bench. The mid C17 axial beam is soffit-chamfered with exaggerated scroll stops. Mid C17 oak doorframe from hall to inner room parlour is ovolo-moulded with bar-roll stops. Inner room fireplace is blocked and ceiling of plain joists. Mid C17 straight flight stair hidden from the room by an oak plank-and-muntin screen, its muntins ovolo-moulded with bar-roll stops (same surround to doorways off its landing). Doorway to dairy from rear of hall and C17 crank-headed doorframe from dairy to outshot. Several old plank doors throughout the house, two of the earliest held together by projecting oak pegs. The stable/shippon has a plain soffit-chamfered crossbeam, probably late C17-early C18 and the same date as the A-frame roof with pegged lapped-jointed collar over the hayloft. Original roof over passage and hall carried on large side-pegged jointed cruck trusses with cambered collars, and this section is smoke-blackened from the original open hearth fire. Roof over inner room parlour inaccessible. Roof over dairy carried on a side-pegged jointed cruck. Powlesland is an attractive late medieval farmhouse with good C16 and C17 features. Lega-Weekes recorded the mouldings from some of the C17 oak-mullioned windows before their removal and sketched a shoulder-headed oak doorframe here. It is still occupied by the Powlesland family. Source: E Lega-Weekes. Neighbours of North Wyke, Part II, Trans. Devon. Assoc. 34 (1902), illustrations facing pages 599 and 647. SX6886296016

Wickington Farmhouse 95056

Farmhouse. C15 with C16 and C17 improvements, refurbished and a little rebuilt in the late C19. The porch is coursed blocks of granite ashlar; the rest is plastered, either cob on stone rubble footings or stone rubble or a combination of the 2; stone rubble stacks with plastered chimneys shafts, one of them with granite ashlar coping; slate roof, originally thatch. Plan and development: 3-room-and-through-passage plan house facing east. The left (southern) end room is an inner room. Axial stack between hall and inner room serves back-to-back fireplaces. Service end stack has an end stack. 2-storey porch to rear of passage. Late C19 stair block to rear of the inner room. Present kitchen in an outshot to rear of service end and it forms one side of a small service courtyard which also includes kennels, pump house and woodshed. Present layout is apparently the result of the late C19 refurbishment of the house. Nevertheless enough early fabric can be seen to suggest that more is hidden by C19 plaster. The original house was an open hall house was heated by an open hearth fire. The lower stage of the porch is also thought to be original, its top stage rebuilt in the early-mid C16. The service end room was divided into buttery and servery at the beginning. In the C17 or later the division was removed and the present fireplace inserted. The date of the other stack is not known. The inner room end was largely rebuilt in the late C19. Now 2 storeys throughout. Exterior: the front is dominated by the porch which is most impressive and unusually early. The lower stage is square in plan with narrow gun port slits each side. 2-centred granite outer arch with moulded surround. The upper stage is octagonal, except for the back angles, which are expanded to stairs on one side and an alcove on the other. The front corners have broaches. Front window is granite, square-headed with 2 lights, 2-centred almost round-headed lights and sunken spandrels. The roof is conical but formerly there was either another storey or flat roof with parapet. To left the 2 gables of the C19 outshots contain C19 and C20 casements with glazing bars and horned 4-pane sashes. To right the service courtyard paved with unpended cobbles. The right projecting wing contains 3 kennels and a passage through, the front wing contains pumphouse and woodshed and left side is closed by a rubble wall alongside the cobbled front path. The rear elevation has an irregular 3-window front of C19 and C20 casements the latest without glazing bars. The passage doorway here is a granite 2-centred arch with moulded surround and contains a C20 panelled door. Similar passage front doorway with chamfered surround and contains a C19 panelled door. Main roof is hipped each end. Interior is largely the result of the late C19 modernisation but some good quality early work does show and more is probably hidden. The passage, like the porch has a floor of unpended cobbles. The lower end passage partition is a full height stone and cob crosswall. The central doorway this side was once wider; in fact probably a double doorway to buttery and servery which were divided by a partition along the line of boxed in axial beam in the service end. The service end

Land at North Beer, Spreyton, Devon

fireplace is blocked but its position shows that it was inserted after the putative partition had been removed. Both the inner room and hall fireplaces are blocked by late C19 grates. Hall crossbeam is boxed in and inner room has probably late C17 soffit- chamfered and straight cut stopped crossbeams. The hall-passage partition contains 2 sections of a probably original and most unusual oak plank-and-muntin screen in which the muntins are moulded like Perpendicular Devon church piers with horizontal mouldings half way up the shafts. Most of the joinery detail throughout the house, including the main stair, is late C19. The 3 sections of roof over the main block are different. The oldest is the probably original section over hall and passage which includes 2 cruck-type trusses (the lower sections are plastered over). They have curving soffit-chamfered collars and small triangular-shaped yokes (Alcock's apex type L2). This section is also smoke-blackened from an open hearth fire. The inner room roof is late C19 replacement. The service end 2-bay roof contains a face-pegged jointed cruck truss with through purlins; it is clean and probably mid C17 in date. The porch has a low barrel-vaulted roof with chamfered stone ribs. Doorway to tower stair from lower side of passage near the front. It is a plain 2-centred arch containing an ancient studded plank door. The stone stairs appear once to have continued up to the 2nd floor. Original oak round-headed doorframe from the stairs to the chamber over the service end room. The 2-centred arch to the porch guardroom is now blocked but it is illustrated by Lega-Weekes who also describes a small granite fireplace and a garderobe alcove and chute. Wickington Farmhouse is a most interesting farmhouse which includes features of unusually high standard of craftsmanship. Lega-Weekes, who saw the building before some its late C19 modernisations, describes a surviving granite merlon from an embattled parapet around the main block. Source. E. Lega-Weekes. Neighbours of North Wyke. Part 1. Trans. Devon Association 33 (1901) pp 448-449, and illustrations on pages opposite.

SX6569296705

Cottles Barton 92945

NORTH TAWTON SS 60 SE 6/62 Cottles Barton 20.2.52 II* House, formerly probably a small manor house. 1567, extended in late C16 and early- mid C17, restored in 1866. Front wall and porch built of coursed stone ashlar in small blocks, cob and stone rubble at sides and rear. Gable ended thatched roof. 3 stacks of small dressed stones - one at each gable end, the left-hand one probably rebuilt, and projecting lateral stack at front. Plan: complex development of plan, the exact phases of which can only be tentatively suggested without a thorough survey. The house appears to have been new built in 1567 as there is no evidence of medieval work and its plan consisted of 3 rooms with a through passage, lower end to the left, and storeyed porch at the front. The hall was heated by a front lateral stack but the lower and inner rooms may have been unheated; it was 2 storeys throughout but the position of the staircase is uncertain. Above the inner room was a high quality chamber open to the roof. In 1599 the house began to be upgraded - the inner room was remodelled to become a good quality parlour and a fireplace was also inserted into the chamber above. A further heated parlour was added in a wing behind the higher end of the hall. In the early C17 another room of uncertain function was added beyond the inner room and a large framed staircase built in a projection at the rear of the inner room. Probably at this stage the chamber over the inner room had a good quality plaster ceiling inserted. A further addition was made either in the early or mid C17 of an unheated probably dairy wing behind the lower room with an adjoining framed staircase in a projection next to the passage. The house was restored in 1866 and faced with fine ashlar with stone mullion windows. Also in the C19 the unheated dairy wing was extended. At an indeterminate date whatever existed beyond the inner room was demolished. Exterior: 2 storeys with attic to porch. Imposing 6-window asymmetrical front of 2, 3 and 4-light stone mullions of 1866. The 2 porch windows, however, have hoodmoulds with carved headstops which are probably original. The first floor windows have small gables above. The porch has plain segmental stone arch and crudely carved in a stone above is "AN DNI 1567 TC". The right-hand side of the porch has a corbelled newel stair projection rising from first floor level. Inside the porch at the front of the passage is probably the original wooden doorframe, richly moulded and with a cranked head which has carved leaf design in the spandrels. Contemporary oak studded plank door. The rear elevation is equally interesting with the various additions. To the right is the unheated wing which has on first floor of its inner face 2 C17 wood mullion windows which are unusually richly moulded. In the angle of this wing is the stair projection with small gable above. The rear passage doorway is of a similar form to the front although much plainer, it also has a heavy studded door. The heated rear wing (with chimney now reduced) projects to left of centre and has on its inner face a 2-light ovolo- moulded wooden mullion window on the ground floor. On the outer face of this wing at first floor level is another early window which was partly blocked by the addition of the adjoining stair turret on its left. Good interior which shows considerable evidence of the C19 restoration but retains some very good quality earlier features. The lower room has chamfered cross beams which might have been renewed in the restoration. The hall has a fireplace with chamfered wooden lintel and hollow chamfered granite jambs. Above it is a plaster plaque with the-date 1567 in high relief. The wing at the rear of the hall has a 3-bay moulded framed ceiling. The rise in status of the inner room is reflected in the very high quality of its features. It has a decorative plaster ceiling which is probably late C16 of the Phase I type with single moulded ribs forming a geometric design with kite shapes and floral angle sprays. The walls are panelled but to the rear the panelling was moved inwards probably in the C19 to form a passage behind. The panelling may well be contemporary with the ceiling, it is of an early debased classical form and above the fireplace it has arched with reeded pilasters and high relief caryatids - above each pilaster is a grotesque animal heads with carved frieze in between. The plaster cornice is C19. At the rear of this room is circa early C17 framed oak staircase which divide at the first landing and has an unusual canopy arrangement above. The right-hand section of stairs leads to the chamber above the inner room and at its head is a contemporary double wooden ovolo-moulded doorframe, the left-hand part of which led to the end room which has now disappeared and less than half of the frame survives. There is a similar doorframe at the head of the stairs on the other side with a C17 panelled door. Inside the high quality first floor chamber is an internal porch with debased classical detail of reeded pilasters on high pedestals. Contemporary door panelled in geometric square design. Ornate plaster overmantle with strapwork design and central shield below in which are the initials MC and the date 1599. The moulded plaster ceiling is probably early C17 and canopied with single moulded ribs in geometric design with floral angle sprays and central pendant. Room over rear parlour has plaster frieze and cornice. Roof: Over the main range are 5, probably original, principals with curved feet, threaded ridge and purlins. The 3 lower end trusses have cambered collars halved onto the principals with dovetail joints, the 2 over the hall have morticed collars as do those over the rear parlour wing. There is a solid wall between the hall and inner room rising to the apex. Over the inner room is a high quality truss with cyma moulding and similar moulded purlins, the apex has been cut off. The whole roof is un-smoke-blackened. This house obviously rose in status in the late C16 and early C17 and its high quality features reflect this, it also has a very picturesque exterior and occupies a prominent roadside position.

SS606500492

Medlake Farmhouse 444884

Farmhouse. Probably early-mid C16. Plastered cob on rubble footings; granite stacks topped with C20 brick; wheat reed thatched roof. Original 3-room-and through-passage facing south with inner room at east (right) end and C19 granary and stores added to service room to left. End stack projecting from inner room and hall stack backing onto passage. Cob walled outshot to rear of service room with corrugated iron lean-to roof (formerly thatch catslide). 2 storeys. Vaguely balanced 4-window front to main house of C19 and C20 casements, some with glazing bars. C19 front passage door behind C20 glass-sided porch to left of centre. Granary and stores left of house has first floor granary with flight of granite steps, a small unglazed first floor window to left and brick lined doorway against left side of stairs. The left end is slightly recessed and includes a doorway. The end corner is mended with brick which batters out as a clasping buttress. Rear elevation is blind apart from rear passage door and full height recess at right end to inner room, possibly from projecting stair turret. Interior not inspected but said to be unmodernised and include high quality C16 features. Both sides of passage are lined with oak plank-and-muntin screens. Hall and inner room fireplace said to be exposed and hall said to include a beam carved with repeating fern leaf motifs identical to those on early C16 wall plate of Church of St Andrew, Hittisleigh (q.v). Original roof said to survive.

SX7270694959

Walls and summerhouse of Wood House North Garden 94978

Walls and summerhouse. 1899-1905 by Thomas Mawson. Granite rubble walls arranged to look like crazy paving; granite ashlar detail and quoins; slate coping to walls and thatch roof to the summerhouse. The lawn of the north garden are enclosed on 3 sides by high walls and is open on the south-east (towards the house), the right side the back of a stable courtyard. The back wall curves back behind a small summerhouse. It is circular in plan supported on monolithic granite front posts. These are circular in a kind of classical style. There is a stone seat around the back and it has a conical thatch roof. Either side are round-headed niches with moulded eared architraves and there are 3 more on the left side. None now have statues. Also a doorway through the back wall contains an original door. This is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.). It was overlooked from the billiard room in the house. Mawson himself considered the whole one of his major achievements. Source: T H Mawson The Art and Craft of Garden Making, (5th edition) includes copious notes and illustrations of Wood House.

SX6545196060

Land at North Beer, Spreyton, Devon

Gate post adjoining NW of Wood House woodsheds

94975

Gate posts. 1899-1905 by Thomas Mawson. Granite ashlar. Gate posts between rear drive and service courtyard. Square in section with projecting pilasters on each side (those on the inner faces not full height and scroll-headed). The plinth and flat head is moulded. These gate posts are part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.).

SX6545196060

Steps and terrace walls around the tennis lawn SW of Wood House

94977

Steps and terrace walls. 1899-1905 by Thomas Mawson. Plain granite steps, low granite rubble walls made from chosen pieces made to look like crazy paving and with flat-topped granite ashlar coping; granite ashlar seat. Plan and description: the tennis lawn is terraced into the hillside facing north-east. Most of the banks around it are of earth surmounted by low box yew hedges but the bottom one (onto the forecourt) and the right one looking up from the house (onto the rear service drive) are revetted with granite walls. From the centre of the forecourt (called by Mawson the carriage court), a flight of stone steps lead up to the first short terrace which begins the crazy-paved granite path around the tennis lawn. Plain stone steps lead up all the terraces and at the right (north-western) end of the top one is a round-backed stone seat. These features associated with the tennis lawn are part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.). Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson The Art and Craft of Garden Making, (5th edition) includes copious notes and illustrations of Wood House.

SX6545096020

Wood House

94973

Large country house. 1899 - 1905, on site of older house. Thomas Mawson prepared the first ground plan of the house and its relation to the terraces and garden scheme. The designed garden was laid out by the Lakeland Nurseries firm under Robert Mawson, Thomas' brother. The house architect was Dan Gibson, the client was William Lethbridge. The hall is coursed blocks of granite ashlar, the rest is roughcast stone rubble or brick; granite ashlar detail; stone rubble or brick stacks some with rectangular chimneyshafts of granite ashlar, others circular of roughcast brick and a couple replaced with C20 concrete blocks; slate roof. Plan: basically an H-shaped house. Main garden front faces south-east. Central full height hall (articulated like a medieval hall and maybe on the site of the original) with main stair behind. It is set between 2 crosswings which project front and back each end. Both the front rooms are large parlours heated by projecting outer lateral stacks. The right (north-eastern) one is probably the dining room since the rear part of this wing contains the kitchen and service rooms with servant accommodation over. The entrance hall is in the middle of the left (south-western) wing with the library behind. More service rooms to rear. Both rear blocks return a short distance- inwards and nearly enclose the rear courtyard. A gatehouse projects south-westwards from the rear end of that wing. Most of the rooms are heated by a series of prominent lateral and axial stacks. Most is 2 storeys with some attic servant accommodation. Restrained Arts and Crafts style in Tudor style with some Voyseyesque touches. Exterior: symmetrical 1:3:1 window section to the garden front. The recessed hall section of granite has full height windows with a continuous hoodmould and across the top an open parapet of granite balusters like those used around the front garden terrace. The gabled fronts of the wings contain large mullion-and-transom windows with hoodmoulds. Inner sides of the wings have small twin-gabled bays facing each other across the paved courtyard. Nearly all the windows have barely-moulded granite mullions, the larger ones transomed. Only a few have hoodmoulds, the rest functional slate dripstones. Some of the rear windows are timber. All contain rectangular panes of leaded glass: The entrance front has an irregular 1:2:1:2 window front. Gabled porch has a Tudor outer arch with ovolo-moulded surround and urn stops. The gatehouse wing contains a large round arch to the carriageway, is gabled above, and flanked by massive projecting stacks with circular chimney shafts. The chimneyshaft on the entrance front was originally the same. The rear elevation is continued in the same style and includes a 2-storey gabled bay window. The service courtyard is shielded by woodsheds projecting out at right angles, the back wall of which contains 2 round-headed granite niches. Rear and service sections are more irregular and enlivened by a series of gabled cross roofs. Style throughout plain relieved only by the prettily decorated lead gutters and down pipes. Interior: is largely original. The hall is enclosed on 3 sides with bold exposed timbering with an open (now glazed) gallery looking down from the stair landing. The staircase rises round a solid framed wall in C16 style. The main rooms in the wings have C17 style small field oak panelling and Tudor style fireplaces and chimneypieces. The ornamental plasterwork of the ceilings is particularly worthy of note. Jacobean vernacular in style. No two rooms are quite the same. The rear rooms are more Arts and Crafts in style. The original detail extends to the door fittings and Art Nouveau light fittings etc. Wood House is a good, if unremarkable, Arts and Crafts Movement house. Its importance however is as part of Mawson's formal landscaped scheme which is mostly intact. Their interaction give the house its special character. It is a house planted in a garden rather than a garden planted around a house. Mawson's architectural features of the garden are also listed. Mawson himself saw Wood as one of his major achievements. It is also one of the rare examples of his work in Southern England. Source: T. H. Mawson The Arts and Craft of Garden Making includes copious notes and illustrations of Wood. Correspondence with Bridget Cherry and Harriet Jordan, who is researching Mawson's works.

SX6549896019

Terrace walls, Gazebo steps, pond and statue adjoining SE of Wood House

94974

The terrace features associated with the main formal garden associated with Wood House (q.v.). 1899-1905 by Thomas Mawson. All granite excepting the bronze statue; the gazebos have slate roofs. Plan and description: the ground falls away from the front and right of Wood House. A large croquet lawn is sunken with raised gravel paths around and enclosed by low walls. These walls and the terrace revetments are granite rubble but with lumps chosen to give a crazy paving effect to the faces. Flat granite ashlar coping. There are small, square-plan, gazebos on the 2 low corners with elliptical headed arches and pyramid roofs. Another at the top right of the house contains stone stairs down to a lane below the garden. Near the house are low walls with rectangular posts and turned granite balusters (like those on the parapet over the hall of the house). Flights of granite steps take the paths down the terraces. At the bottom end of the lawn is a circular pond in the centre of which is a bronze statue by Derwent Wood of a helmeted naked youth holding a spear. It stands on a granite pedestal. The pond is in front of a semi-circular exhedra defined by plain granite posts linked by iron bars and intended as a rose pergola. From here a gateway (granite gate posts with ball caps and ornamental wrought iron gate with overthrow) to stone steps down to a circular lawn. The sundial from the centre of the lawn has since been moved elsewhere and is therefore listed separately. This formal garden leads from the house, down the hillslope toward the landscaped and wooded lake. It is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House. Mawson himself considered the whole scheme one of his major achievements. Source: T H Mawson The Art and Craft of Garden Making (5th edition) includes copious notes and illustrations of Wood House. Correspondence with Harriet Jordan who is researching Mawson's work. SX6553695968

Bowling green pavilion approximately 100m S of Wood House

94979

Pavilion. 1889-1905 by Thomas Mawson. Granite ashlar, more rubble on the lesser sides. Plan and description: pavilion in a simple classical style like a loggia. It faces north-east, built across the hillslope and terraced into it. 3-bay arcade of plain round-headed arches on square-section piers interrupting a dripcourse at impost level. Each end wings break forward with similar round-headed arches in shallow square-headed recesses each front end. These end arches lead to steps rising over changing rooms each end of the arcade. Paved balcony on the top with an open balustrade with turned balusters identical to those used on the parapet over the hall of Wood House (q.v.). This pavilion is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.). Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson The Art and Craft of Garden Making, (5th edition) includes copious notes and illustrations of Wood House.

SX6543095935

Summer house approximately 120m SW of Wood House

94981

Summerhouse. 1899-1905 by Thomas Mawson. Partly-roughcast granite stone rubble laid to rough courses with dressed granite quoins and granite ashlar detail; probably Cotswold stone slab roof. Plan: Summerhouse built up the hillslope from and facing Wood House (q.v.) to the north-east. It comprises a single room with

Land at North Beer, Spreyton, Devon

right lateral stack and left bay window built at right angles to rear of the centre of a semi-circular roofed arcade. At each end the last bay has probably always been enclosed but in the mid C17 these have been converted to service rooms. Exterior: curving arcade is supported on a series of turned monolithic granite Tuscan posts, the outer end bays defined by square section posts and infilled with C20 walls. The end walls are granite and each contains a round-headed niche with eared architrave around. The roof is hipped each end and has a decorated lead gutter. At the back, in the centre are pairs of posts in front of the doorway to the Summerhouse room. The bay window here is granite-mullioned in the same style as the house and contains rectangular panes of leaded glass. Interior: finished to the same standard as the main house. The granite ashlar fireplace has a cable-moulded surround, so too do the 2 round-headed alcoves of the granite chimneypiece. The lintel is carved with a Latin inscription. The room is lined with fielded panel oak wainscotting and above the dado are panels with moulded plaster architraves. Coved plaster cornice and the ceiling of the bay is enriched with ornamental plasterwork in the Jacobean vernacular style. This summerhouse is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.). Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson *The Art and Craft of Garden Making*, (5th edition) includes copious notes and illustrations of Wood House. SX6531895927

Sundial approximately 110m S of Wood House

94980

Sundial. 1899-1905 by Thomas Mawson. Granite ashlar with rusticated finish. Slightly tapering octagonal shaft with a moulded plinth on a 2-step base. Around the top of the shaft is carved a Latin quotation below a dentil frieze. A brass sundial is fixed into the flat-topped cap. This sundial has been moved from the lower circular lawn of the formal terraced garden south-east of Wood House (q.v.). It is an original component of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.). Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson *The Art and Craft of Garden Making*, (5th edition) includes copious notes and illustrations of Wood House. SX6545795914

Bridge approximately 130m SE of Wood House

94982

Bridge over the overflow stream out the north-west side of the landscaped lake. 1899-1905 by Thomas Mawson. Granite ashlar. Simple single span bridge with plain segmental arch. Plain projecting dripcourse at road level supported by a series of small corbels between the terminal piers project outwards and provide inside refuges with stone benches. This bridge is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House (q.v.). The landscaping of the nearby lake was an important component of the scheme. Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson *The Art and Craft of Garden Making*, (5th edition) includes copious notes and illustrations of Wood House. SX6564795907

Gate post and gate approximately 140m SE of Wood House

94983

Gate posts and gates between farm drive and landscaped gardens. 1899-1905 by Thomas Mawson. Granite ashlar posts and wrought iron gates. The gate posts are square in section with chamfered plinths and soffit-moulded flat caps. The double gates are hung on wrought iron piers. They are full height with double lockbar enriched with scrolls and have dograils of arrowheads. Alternative rails are twisted. Other fleur-de-lys and scroll ornament and ornate central crestwork in the manner of an overthrow. This gateway is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House. Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson *The Art and Craft of Garden Making*, (5th edition) includes copious notes and illustrations of Wood House. SX6572895884

Summerhouse approximately 250mSE of Wood House

94984

Small summerhouse alongside the lake. 1899-1905 by Thomas Mawson. Granite rubble walls using chosen pieces to produce a crazy paving effect, granite ashlar quoins and detail; thatch roof. Plan and description: small summerhouse facing the lake to the west. It is rectangular in plan with canted corners and open front. Roof over open front supported on monolithic granite posts with simple classical caps. The post sections are shaped with 5 uneven sides to accommodate their corner positions. The roof is hipped each end. Inside the back wall is lined with narrow full height fielded oak panelling. This summerhouse is part of an extensive landscaping scheme conceived by Mawson to go with the rebuilding of Wood House. The landscaping of the nearby lake was an important component of the scheme. Mawson himself considered the whole scheme as one of his major achievements. Source: T H Mawson *The Art and Craft of Garden Making*, (5th edition) includes copious notes and illustrations of Wood House. SX6567195794

South Hill Farmhouse

94965

Small farmhouse. Mid or late C17, late C19 extension. The older section is plastered cob on stone rubble footings with cob or stone rubble stack and thatch roof; the C19 section is brick with brick stack and slate roof. Plan and development: 2-room plan house facing south. The left room is the original part; apparently a 1-room plan cottage with projecting left (west) gable-end stack. Mid or late C19 1-room plan extension on right (east) end with gable-end stack. 2 storeys with C20 outshot to rear. Exterior: nearly symmetrical 3-window front of C20 casements with glazing bars despite the difference in walling materials. Central doorway contains a C20 plank door. Former doorway now occupied by ground floor left window. Roof is gable-ended. Interior: in the C17 room there is a large soffit-chamfered crossbeam and the rubble fireplace has a soffit-chamfered oak lintel. Roof not inspected. SX6745398807

Fourways including garden and playground walls to the SE

94993

House, former school and master's house. Late C19. Sneked local stone with rusticated granite quoins and Cocktree ashlar detail; stone stack with ashlar chimneyshaft; slate roof with pierced and crenellated ridgetiles including a terracotta finial. Plan: L-shaped building with the main block facing south-east. Main block has a 2-room plan. The larger right room is the former school room and there is a porch to the entrance near the right end. The left room is the front room of the master's house and it has a gable-end stack. Another room to rear in a block projecting at right angles and the entrance to the former master's house was into this rear room. 2 storeys. Exterior: the front has 2 ground floor and 1 first floor window (a half dormer with hipped roof). All are timber mullion-and-transom casements without glazing bars. At the right end the former school porch is gabled and has a round-headed outer arch containing a plank door with fanlight. The roof is gable-ended and there is, at the left end, a small hipped hood over a former bellcote. The right end wall has a ground floor 3-light window similar to the front ones under a large first floor lunette with hoodmould. Interior has much circa 1900 joinery and other detail. The front garden and the former segregated boys' and girls' playgrounds each side are enclosed with stone rubble walls with rusticated granite coping and square-section granite ashlar gate posts with truncated pyramid caps. This is an unspoilt small but very pretty late Victorian country school and master's house. SX6760196733

Pair of cottages at Langdown cross

94995

Pair of cottages. Late 1900. Local stone rubble laid to rough courses with granite ashlar quoins; stone or brick stacks with brick chimneyshafts; slate roof with pierced crested ridgetiles. Plan: pair of contemporary cottages facing south-east. Each is a mirror plan of the other. The centre part breaks forward being 2 rooms deep, each cottage 1 room wide either side of an axial stack serving back-to-back fireplaces. Each cottage has a third room in a room with rear lateral stack projecting outwards from the rear room. Each has an entrance porch in the angle between the rooms. 2 storeys with probably integral outshots across the rear. Exterior: symmetrical front. Only the projecting centre contains front windows, 1 to each cottage, all original casements with glazing bars and the first floor ones are

Land at North Beer, Spreyton, Devon

gabled half dormers with plain bargeboards. Lean-to porches in the angles containing plain plank doors. The roof over the central part is tall and hipped both ends and the outer wings are gable-ended. Further windows in the end walls. Interiors not inspected.

SX6759096760

Langdown cross cottages

94994

2 cottages. Probably late C18-early C19. Local stone rubble with larger and more neatly dressed quoins and some plastered cob on wall tops; stone rubble stack topped with brick; thatch roof. Plan: pair of contemporary 2-room plan cottages, facing south-east, each a mirror plan of the other. Each has an outer entrance into a small unheated room. Larger inner rooms are heated by central axial stack serving back-to-back fireplaces. 2 storeys with maybe secondary outshots to rear. Exterior: symmetrical 4-window front of C20 replacement casements with glazing bars. Doorway at each end; both contain C20 doors behind contemporary gabled porches. Roof is half-hipped each end. Interiors not inspected.

SX6759896704

Allison Farmhouse

94930

Farmhouse including former barn. Mid or late C17, refurbished in the mid C19. Plastered cob on stone rubble footings; stone rubble stacks topped with C19 and C20 brick; thatch roof. Plan and development: long block built across a gentle hillslope facing east-north-east, say east. The house is at the left (south) end. It has a 2-room plan with central entrance lobby and stair. The left room is the kitchen with a projecting gable-end stack and the parlour to right has an axial stack backing onto the stair. The right end section includes workshop and storerooms with bed chambers. Originally there was a 1-room plan cottage at the left end with a threshing barn alongside with full height opposing central doorways onto the threshing floor. The house was refurbished in the mid C19 and enlarged by encroaching into the barn to provide the parlour. Afterwards the rest of the barn was used as a ciderhouse. In the C20 the house was enlarged by taking over the former hayloft for bed chambers and thereafter the remaining ground floor space was used as workshop and stores. 2 storeys with outshot to rear of former kitchen. Exterior: irregular 3:1:2-window front of C20 casements with glazing bars. The projecting bay is the filling of the barn door in front of the projecting midstrey walls. To left it is an almost symmetrical arrangement around the main front doorway; now containing a part-glazed panelled door behind a C20 path with monopitch roof. Roof is gable-ended. The outshot to rear was originally open-fronted. Interior has plain carpentry detail. Roof was not inspected although the bases of straight principals showed. Allison is a historic settlement and yet it seems likely that the old farmhouse was on a different site. Source: Devon SMR.

SX6797396657

Stockhay

95068

House, formerly small farmhouse and linhay. Mid-late C17 farmhouse, mid C19 linhay, modernised circa 1970. Plastered cob and stone rubble; stone rubble stack topped with C20 brick; thatch roof. Plan and development: 4-room plan cottage facing north-east. The original C17 farmhouse however only occupied the left (south-eastern) 2 rooms. The end room was the main room (it still is) and has a gable-end stack with the original winder stair alongside. The small second room (now a study) was originally a dairy/pantry. The right end 2 rooms have been converted from agricultural buildings. The smaller inner room (now the kitchen and entrance hall) was formerly a pigsty and the larger right end room (now studio) was a 2-bay linhay. It is 2 storeys throughout. Exterior: irregular 5-window front of C20 casements with glazing bars. The right end pair of first floor windows are in a weatherboarded C20 oriel projection in front of the former linhay tallet/hayloft. The present front doorway is right of centre and contains a C20 door behind a contemporary gabled porch. Immediately to left is the former pigsty feeding hatch which has an internal shutter. In fact it is oak-framed and 2 sides reuse moulded pieces of C17 origin. The original doorway (now blocked by a window) was into the left end room. Roof is gable-ended to left and hipped to right where it continues down over a woodshed outshot. To rear the old farmhouse section includes a possibly original oak-mullioned 3-light window containing rectangular panes of old leaded glass. Interior: the original farmhouse is well-preserved. The main room has a roughly-chamfered cross beam and the rubble fireplace has a soffit-chamfered and scroll-stopped oak lintel and contains an oven relined in the C19. Original oak stair and roof of A-frame trusses with pegged lap-jointed collars. The C19 linhay was originally open-fronted but now its structure shows on the inside. The crossbeam is tenoned into a full height oak post and supports the front end of a C19 king post truss. An interesting survival of a small C17 house and it is well-preserved.

SX7011897460

Heath Farmhouse including stables to E and front garden walls to S

95083

Farmhouse. Early-mid C18 but parts may be C16 or C17; modernised in mid-late C19. Plastered cob and stone rubble; stone rubble stacks topped with C19 brick tops; thatch roof, replaced with corrugated asbestos over stables, rear block and outshots. Plan and development: L-shaped building. The main block faces south and is built across a gentle hillslope. The house has a 3-room-and-through-passage plan house. At the left end there is an inner room kitchen with a large end stack. The hall, now the dining room, has an axial stack backing onto the passage which now contains the C19 main stair. The lower end room is now a parlour with a gable-end stack backing onto the stable block at the right (east) end. Service rear block projecting at right angles to rear of the inner room kitchen which contains one unheated room behind a through passage along the back of the main block. There is a series of outshots to rear of the main block, the latest one blocking the passage rear doorway. Although no features earlier than the C18 appear in the house its plan-form appears to be C16. It may have been rebuilt on the old foundations although early fabric may survive and be hidden under later plaster. The house probably began as some form of open hall house, maybe heated by an open hearth fire. The fireplaces would have been inserted in the later C16 and C17 and the house progressively floored over. Now the farmhouse is 2 storeys throughout. Exterior: the main house has a very attractive 4-window front of similar mid-late C19 2 and 3-light casements with glazing bars. The passage front doorway contains a contemporary 4-panel door, overlight with margin panes, panelled reveals and flat hood on shaped brackets (now propped on cast iron posts). The front wall continues right as the blind rear wall of the stables. The roof is gable-ended. The rear block (also gable-ended) includes a first floor C19 casement window containing rectangular panes of leaded glass. Interior is largely the result of the mid-late C19 modernisation. The large kitchen fireplace is granite with a soffit-chamfered oak lintel; it is early C18 or even earlier. No other carpentry detail shows and the joinery and other detail is consistently mid-late C19. Roof was not accessible except in the stable where it is carried on A-frame trusses with pegged and spiked lap-jointed collars. The front garden is enclosed by a low stone rubble wall with rounded granite ashlar coping and includes monolithic granite gate posts, square in section with rounded heads.

SX6925497349

Barn and Linhay approximately 3m N of Heath Farmhouse

95084

Barn and linhay. Probably C18. Local stone rubble with cob wall tops; corrugated iron roof, formerly thatch. Plan and exterior description: L-shaped building facing into the farmyard behind Heath Farmhouse (q.v.). On the east side of the yard is a threshing barn facing west. It has large opposing double doors to the threshing floor right (south) of centre and rear left is a hayloft loading hatch over a small doorway. All the doors are C19. Its roof is hipped each end. An open-fronted linhay projects forward at right angles from the left end of the barn. It is an unusual type of linhay being 2 bays to the ground floor cow byres and 3 bays to the tallet/hayloft. Between is a beam across the front of enormous scantling. The lower timbers appear to be secondary or replacements but those set into the top are original and rise through the tallet to support the outer principals of A-frame trusses. Roof is half-hipped to left. Interior: barn is open to the roof which is carried on A-frame trusses with pegged lap-jointed collars. Smaller similar trusses over the linhay.

SX6934497368

The Old Vicarage

95086

An early-C19 former vicarage with a possible earlier core, extended in the late-C19 and early C20, with an early-C19 rear wing clad in cast-iron tiles patented by Elias Carter of Exeter. MATERIALS: the earliest walls are cob with later extension in stone and brick; all rendered. The stacks are rendered brick and rise from a slate roof. The rear service wing has an unusual cast-iron tile roof. PLAN: a L-shaped footprint, on an east to west alignment with a service wing extending to the rear. EXTERIOR: the building is two storeys with a hipped roof and a cellar under the south-west corner. The front elevation (west), has three bays; on the ground floor a

Land at North Beer, Spreyton, Devon

central 1970s flat roof porch with French windows flanked by bays with six-over-six sashes, and on the first floor three, three-over-six sashes with venetian shutters. The north elevation has two bays with two tripartite sashes on each floor. The south elevation of the front range consists of canted bay with late-C19 casement windows, a contemporary first-floor window and a lateral stack on the east return. To the right is the south elevation of the rear range which has two bays including a door, two sashes and a C21 timber window. The east elevation has two first-floor casement windows. The hipped slate roof has a stack over the centre of east to west range and another rising from the north pitch. A rear service wing is attached to the east side. It has three cast-iron windows with diagonal casements on the south elevation overlooking the walled garden, a timber veranda on the north side facing onto the yard and a shallow pitched cast-iron tile roof on a timber frame which appears to be a later construction; two of the internal rooms are divided by good quality waney edged boarding. There is a row of three, panelled, doors beneath the veranda and a set of double panel doors at the west end leading through to the main house. A single-storey lean-to is attached to the north of this wing, including an enclosed well, wood-store, and outdoor toilet, all under a clay-tile cat-slide roof. A stone wall and set of gate posts with ball finials are attached to the right of these outbuildings. INTERIOR: the early-C19 plan of the building remains largely unchanged. The central hallway, leading from the main west entrance, contains an open string stair with stick balusters, mahogany handrail and curtain steps. A lot of the joinery in the house is early to mid-C19, including several four and six panel doors, architraves, skirting, alcoves and shutters (most of which have been painted shut). There is an early-C19 style fireplace in the front room to the south of the hall, a later fireplace in the room opposite and a marble fire surround in the rear reception rooms on the north side. The kitchen is to the rear (east side) of the house. The room contains timber cladding and a large granite fireplace with a substantial oak bressemer (probably a C20 replacement). The floor is covered in large stone slabs and there is an enclosed winder stair with timber plank door in the south-east corner. The first floor also retains most of the early-C19 panel doors with moulded architraves, shutters, and some C19 fireplaces including a further marble chimney piece. The plan on this floor is also largely unchanged, although a couple of doors have been blocked. The roof retains a large proportion of early to mid-C19 timbers.

SX6972496787

Gate piers 73m SW of the former Vicarage

950877The entrance of the front drive is flanked by a pair of granite ashlar gate piers. Each is square in section with a moulded cap and ball finial.
SX6967196756

Church of St. Michael; various GII listed headstones and chest tombs

95072

Small parish church. Norman origins. However present church is all C15, much of it a major rebuild dated 1451, thoroughly renovated in the late C19. The tower and north aisle are built of massive blocks of coursed granite ashlar, the nave and chancel apparently much rebuilt in C19 with local stone rubble with granite ashlar quoins; granite ashlar detail; slate roof. Plan: nave with slightly narrower and lower chancel on a marginally different axis. North aisle with east end chapel is not quite full length. West tower with internal stair in north-west corner. South porch. Exterior: tall landmark west tower of 3 stages with set back buttresses and embattled parapet with corner pinnacles. It has 2-light belfry windows and on the west side a round-headed doorway with moulded surround and a window above missing its 2 mullions and tracery. South side of nave has a small gabled porch (probably C19) with plain outer arch towards the left end, and to right a single square-headed 4-light window with round-headed lights, sunken spandrels and hoodmould; this one is a C19 replacement. The chancel has 2 original similar 2-light windows with cusped heads and there is a much restored 3-light window in the east end. Priests doorway in south side is a tiny 2-centred arch. The north aisle has 3 similar much-restored windows and another with pointed head with Perpendicular tracery at the east end. It has corner diagonal buttresses and break between aisle and chapel marked by a semi-hexagonal rood stair turret. A straight join suggests that the chapel is an addition, probably of 1451. Interior: south doorway has probably C19. It is a chamfered segmental-headed arch but contains an ancient studded plank door with original ferramenta and oak lock housing. Best feature of the church are the roofs. All are C15. Nave has a ceiled wagon roof with moulded purlins and ribs, carved oak bosses and a moulded wall plate enriched with 4-leaf motifs. Aisle has a similar ceiled wagon roof except that here the wall plates are carved with fruiting vines. The chancel wagon roof is now open. Here the ribs and purlins are hollow-chamfered enriched with 4-leaf motifs and the large oak bosses are naively but charmingly carved and feature the tinners hares, the green man and sacred monograms. The wall plate is similarly carved with foliage and vines. However the remarkable feature here is the Latin quotations carved on the ribs and purlins. It records the names of Henry Le Maygne, vicar, "a native of Normandy who caused me to be built AD 1451" and "wrote this with own hand" and Robert of Rouen of Beccedden, Prior of Cowick, near Exeter, and Richard Talbot, Lord of Spreyton, who "gave their goods to my building". Tall plain tower arch. Apart from the change in roof levels there is no break between nave and chancel. The rood stair in the north aisle is intact and has plain-granite doorways. 5-bay arcade of monolithic granite piers moulded (Pevsner's type A) with plain caps to the arcade only. The 4th arch (from nave to chancel) is much narrower than the rest and its arch is lop-sided. The 5th arch is wider and lower than the rest. Either it was built like this to accommodate the lower chancel roof or it is 2 phases. The walls are plastered and the nave and chancel includes some C18 or early C19 fielded-panel wainscoting. Many of the window embrasures have oak lintels. The floor is made up mostly of stone flags. The earliest are small and square; they are the same size as encaustic tiles and some probably C15 or C16 tiles are included amongst them. The floor also includes some graveslabs; most are C17 and C18 but a couple in the north aisle maybe medieval. C15 piscina in sanctuary. The altar comprises an enormous slab of granite ashlar of indeterminate date resting on a C20 oak table. The altar rail, stalls and low chancel screen which incorporates the pulpit are built of oak in Gothic style. Plain pine lectern and oak prayer desk. The benches are oak in C16 style with carved wreathed foliage around the bench ends. Gothic style tower screen. All this furniture is late C19 or early C20. The remains of a richly carved oak doorway from the former rood screen with delicate Perpendicular tracery is preserved at the back of the church. Good late Norman granite font with octagonal bowl, each side carved with simple geometric patterns and octagonal stem, each side carved with crude representations nevertheless recognisable for instance as the Tree of Life, Mortality, Our lady crowned etc. An apparently earlier crudely-finished circular font bowl in the north aisle. Monuments: the mural monuments are C18 and C19. The best is in the chancel and dated 1763 in memory of Thomas Hoare (d. 1746) and his wife Agnes (d.1763). Another good one in the north aisle in memory of John Cam of Fudge (d. 1767). Painted royal arms of George III on a board in the north aisle and a painted charity board dated 1825 over the south doorway. East window has C19 glass.

SX6973796724

Bush House including garden walls adjoining to the SE and the SW

95088

House, former farmhouse. The plan suggests C15 or C16 origins but the earliest datable fabric is early-mid C17, kitchen wing added in mid-late C17, major late C17-early C18 refurbishment, modernised in the early C19 and again circa 1920, this last one including Queen Anne style joinery detail by Dart and Francis. Plastered cob on stone rubble footings, cob stacks topped with C19 brick; thatch roof. Plan and development: T-plan building. The main block faces south-west and it has a 3-room-and-through-passage plan. The inner room at the left (north-west) end has a gable-end stack. Large hall has an axial stack backing onto the passage and the service end room at the right end has a gable-end stack. Former 2-room plan kitchen block projecting at right angles to rear of the hall, the second room with a large gable-end kitchen block. The main block was reroofed and refurbished in the late C17-early C18 and therefore there is no evidence of the historic development of the house. The earliest features are in the hall and they are early-mid C17. The kitchen block is wholly mid-late C17. The house was rearranged a little in the early C19. At this time the former service end room was rebuilt as a parlour and a service hall added behind. It was probably at this time that a main stair was built blocking the back of the passage but this was rebuilt circa 1920. 2 storeys throughout. Exterior: regular but not symmetrical 5-window front of early C19 16-pane sashes. However a garden wall projecting forward divides the fenestration into a 2 and 3- window section. Then the right 3-window section is symmetrical about the passage front doorway which contains an early C19 6-panel door with panelled reveals and a flat-roofed Doric porch. Main roof is gable-ended. The rear block includes a couple of oak-mullioned casements containing rectangular panes of leaded glass at first floor level; these may be as early as the late C17. Eaves on the north-west side (to the rear courtyard) is carried down over a pent roof. Interior: early-mid C17 features in the hall, namely a stone rubble fireplace (partly relined with brick) and an oak lintel given an ovolo moulding and bar run- out stops, and the 2 crossbeams are soffit-chamfered and one has step stops. The mid-late C17 kitchen block has plain soffit-chamfered ceiling beams and the large fireplace has a soffit-chamfered and scroll-stopped oak lintel and contains a large blocked oven. The floor here is cobbled. Service end parlour has early C19 carpentry. Roof throughout of A-frame trusses with pegged lap-jointed collars but those of the main block are augmented with blacksmiths nails. Great deal of late C17 - early C18 and early C19 joinery detail throughout. A low granite stone rubble wall projects forward from the front. It has rounded granite ashlar coping and there is a stone mounting block on the outside. To left (south-west) of the house the garden is enclosed by a high plastered cob wall with thatched coping, much of it replaced by brick along the front. Bush House is attractive and also forms a group with its courtyard of thatched farmbuildings.

SX6985596800

Stables 2m NW of Bush House

Land at North Beer, Spreyton, Devon

95089

Stable block, now used as a garage. Probably C18. Plastered cob on stone rubble footings; thatch roof. Plan and exterior description: stable block facing the end of Bush House (q.v) to the south-east. There is a small door to right of the front and there is a C20 garage door in the left (south-west) end. Roof is half-hipped to right and hipped to left. Inside it is open to a roof carried on A-frame trusses with pegged lap- jointed collars. This stable/garage and the other thatched farmbuildings associated with Bush House (q.v) form an attractive group in the village.

SX6983996802

Stables approximately 5m N of Bush House

95090

Stables, former linhay. Late C17 or C18. Plastered cob on stone rubble footings, weather-boarded front; thatch roof. Plan and exterior description: the stable block faces south-east into the courtyard behind Bush House (q.v). It was originally an open-fronted linhay except at the right end where the cob wall returns half a bay across the front. The front was weather-boarded in the C20 and there are stable doors each end and C20 windows above. The centre portion has been since knocked out for a car port. The roof is half-hipped to right and gable-ended to left where it abuts a later stable block (q.v). Behind this is the original 5-bay front. Large roughly-finished crossbeams rest on monolithic granite posts. On the top timber posts rise through the tallet/hayloft and curve inwards to clasp the outer principals of A-frame trusses with pegged lap-jointed collars. This stable (former linhay) and the other thatched farmbuildings associated with Bush House (q.v) form an attractive group in the village.

SX6983596811

Barn approximately 12m N of Bush House

95091

Barn, now converted to a billiard room. Probably C18. Plastered cob on stone rubble footings; thatch roof. Plan and exterior description: small threshing barn facing south-west onto the rear courtyard of Bush House (q.v). Front has a central large double doorway, not quite full height and flanked by short projecting midstreys walls. Roof is hipped each end. Interior: a high ceiling has been inserted in the C20. Roof of A-frame trusses with pegged lap-jointed collars. This barn and the other thatched farmbuildings associated with Bush House (q.v) form an attractive group in the village.

SX6983896823

Bush Cottage and Bargains cottage

95092

A range of cottages comprising Bush Cottage and Bargains Cottage, with elements dating from the C18 (possibly earlier) with alterations and extensions in the C19 and C20. MATERIALS: The range of buildings is predominantly built of cob and is clad in render. Bush Cottage has a thatched roof and Bargains Cottage has a slate roof. PLAN: The range of cottages is 'L'-shaped and set back from the road. To the east, Bush Cottage has a projecting south gable whereas Bargains Cottage has a simple rectangular plan aligned east-west. EXTERIOR: Bush Cottage is a two-storey thatched property which is accessed via a porched entrance within the east elevation. The projecting north gable of Bush Cottage has an asymmetrical façade containing one metal-framed casement on the ground-floor and two timber three-light casements on the first-floor. The rear (south) elevation and the southern gable have metal framed casements. Within the north elevation connecting Bush Cottage and Bargains Cottage is a metal-framed casement at the ground-floor level beneath the thatch roof. To the west, beneath the slate roof, the principal elevation of Bargains Cottage contains a centrally-located stack and a doorway within three small casements in the ground floor. Bargains Cottage does not contain any openings within the first floor of the north elevation. INTERIOR: Internally, Bargains Cottage contains a large central brick and cob stack with a bread oven within the north corner. Timber stairs are located to the north with the central bay of this property and gives access to two rooms at first-floor level which are separated by the central stack. The original roof structure which would have held the thatch survives beneath the current roof structure and is formed with a hip to the west. No internal inspection was possible for Bush Cottage. HISTORY: Bush Cottage appears to be one end of a former larger cross-wing house which has been truncated and subsequently extended. The attached later extension, known as Bargains Barn, does not possess special interest.

SX6985996761

Rose Cottage and Trumps cottage

95093

2 cottages, once part of a large house. C16 and C17, much-altered when subdivided in the late C19. Plastered cob on stone rubble footings; stone rubble stacks with plastered brick top; slate roof, formerly thatch. Plan and development: pair of 1-room plan cottages facing south. Rose Cottage to left (west) has a left end front corner stack and Trumps Cottage to right has a right end stack backing onto the adjoining Ashleigh Cottage (q.v). In fact these cottages have been made by the subdivision of a C16 3-room-and-through-passage plan house. Rose Cottage occupies the inner room and Trumps Cottage occupies the hall. Both cottages are 2 storeys with secondary service outshots to rear. Exterior: overall 3-window front, C20 horned 4-pane sashes at the left end, the rest are late C19 - early C20 casements with glazing bars. Central doorway sharing the same gabled late C19 porch containing a pair of round-headed outer arched, both containing C20 doors. Roof runs across the cottages between the adjoining houses. Interior: only Trumps Cottage was available for inspection at the time of this survey. Here the ground floor party wall is shown to be a C16 oak plank-and-muntin screen once at the upper end of the hall. Its muntins are chamfered with worn, probably step stops high enough to accommodate a bench below. The fireplace is C17, rubble built with soffit-chamfered and run-out stopped oak lintel and containing a C19 cloam oven. Axial beam is soffit-chamfered but the stops have worn off. Roof not accessible but the bases of straight principals show suggesting C17 or C18 A- frame trusses.

SX6991396778

Ivy Cottage

95094

2 cottages. Late C17, Ivy Cottage modernised with rear service extension of circa 1980. Plastered cob on stone rubble footings; stone rubble stack topped with C19 brick; thatch roof. Plan: pair of contemporary 2-room plan cottages facing south. Each was a mirror plan of the other either side of the party wall which contains an axial stack serving back-to-back fireplaces. The left cottage, Ashleigh Cottage, preserves the original layout more or less intact comprising a large inner heated room and small unheated outer room (a dairy/pantry) central doorway into the main room. The rear outshot maybe an original feature. In Ivy Cottage the 2 rooms have been knocked into one, the front doorway blocked and replaced by one round the corner and into a new C20 rear block which has replaced the outshot. Both cottages are 2 storeys. Exterior: overall 5-window front of C19 and C20 casements with glazing bars (the older ones are oak-framed). The 2-window section to Ashleigh Cottage is nearly symmetrical about the central doorway which now contains a C20 panelled door behind a contemporary gabled porch. Ivy Cottage has a 3-window front, the central ground window here is blocking the original front doorway. The roof is half-hipped to right and gable-ended-to left. Interior: in Ashleigh Cottage no carpentry detail is exposed and the fireplace is blocked by a C20 grate. Nevertheless there is some early, maybe original, joinery detail, a couple of bead-moulded doorframes containing old plank doors. By contrast in Ivy Cottage the carpentry detail is exposed. The stone rubble fireplace has a soffit-chamfered and runout-stopped oak lintel and contains an oven relined in the C19. The main crossbeam is soffit-chamfered with straight-cut stops. Roof throughout of A-frame trusses with pegged lap-jointed collars.

SX6993296781

Cobley Cottage

95095

Small house. Early - mid C17, possibly earlier, much altered in the C19 and C20. Plastered cob on stone rubble footings; stone rubble and cob stacks topped with C19 brick; thatch roof. Plan: 4-room plan house facing south with central entrance hall with stairs rising to rear. The first room left of the entrance hall has an axial stack backing onto a small unheated room at the left (west) end. To right of the entrance hall are 2 small rooms, the end one heated by an cob end stack. The basic fabric appears to be C17 but it is difficult to fit the layout into a conventional pattern. Further discoveries here might help sort the problem. It is 2 storeys. Exterior: irregular 3-window front of C20 casements with glazing bars. The front doorway is right of centre but would be central if the right end room were not tucked behind the adjoining property. It contains a C20 door in a contemporary thatch-roofed porch. Roof is hipped each end. Interior: the room right of the entrance has its crossbeam replaced by a C20 RSJ. The partition between it and the end room is an oak plank-and-muntin screen but only the plain rear is exposed in the end room and there-fore it cannot be dated at present. The end stack is rubble with a soffit-moulded oak lintel. The room left of the entrance lobby is the largest. It has a

Land at North Beer, Spreyton, Devon

soffit-moulded and runout-stopped crossbeam but the fireplace has been partly rebuilt in the C20. Roof of early - mid C17 A-frame trusses with pegged lap-jointed collars with dovetail-shaped halvings. Copley Cottage forms part of a group of listed buildings in the centre of the village.
SX6994496778

Next to Post Office and corner cottage

95096

2 cottages. Probably C18. Plastered cob on stone rubble footings; stone rubble stacks topped with C20 brick; thatch roof. Plan: pair of contemporary 2-room plan cottages facing south-west. Each cottage is a mirror plan of the other either side of the party wall. Main rooms are the inner rooms heated by a central axial stack serving back-to-back fireplaces. Central small entrance hall with stairs and unheated lobby (maybe a dairy) between the main rooms. The left cottage, Next to the Post Office, is the least altered although its left end stack may be a late C19 insertion. The right cottage, Corner Cottage, was formerly the Post Office. Both are 2 storeys with secondary rear service outshots. Exterior: Next to the Post Office has a vaguely symmetrical 3-window front of C19 and C20 casements, only the oldest with glazing bars. Central doorway contains a late C19 - early C20 part-glazed panelled door behind a contemporary gabled porch. Corner Cottage has a more altered 3-window front of late C19 - early C20 casements with glazing bars. Here however a canted bay window appears to occupy the site of the original front doorway and the present front doorway is to left of it. Also a secondary doorway has been inserted through the right windows. Continuous roof is hipped each end. Interior: only Next to the Post Office was available for inspection at the time of this survey and it was largely the result of a late C19 refurbishment. Roof was not inspected.

SX7134396710

Week Farmhouse

95069

Farmhouse. C16 origins, C17 and early C18 improvements, modernised and rearranged in the mid-late C19. Plastered cob on stone rubble footings; stone rubble stacks with plastered brick tops, the hall one maybe with a granite ashlar chimneyshaft; slate roof, formerly thatch. Plan and development: originally a 3-room-and-through-passage plan house, extended to 4 rooms in the C18, facing south. At the left (west) end is a parlour with a gable-end stack. This is the fourth room added on the end of the small inner room parlour. Hall has an axial stack backing onto the former passage and at the right (east) end is a service end kitchen with a projecting gable-end stack. In the C19 the kitchen was refurbished and the lower passage screen was removed. At the same time a passage was inserted through the upper end of the hall to new stair turret projecting to rear. The original house was an open hall house heated by an open hearth fire. The hall fireplace was probably inserted in the late C16 and the house progressively floored over in the late C16 and C17. Nevertheless the present house is mostly the result of major early C18 and mid-late C19 refurbishments. It is 2 storeys. Exterior: irregular 5-window front of C20 casements with glazing bars. The original passage front doorway is towards the right end. The new main front doorway is roughly central. Both contain mid - late C19 plank doors, the latter behind a C20 gabled porch. The roof is gable-ended. Interior: the kitchen appears to be a complete C19 rebuild with crossbeams and brick-lined fireplace of that date. The hall fireplace is blocked although its large size is evident and the fireplace and its oak lintel are intact according to the owner. The crossbeam is soffit-chamfered with runout stops. The rear wall contains an attractive C18 cupboard with curving back, shaped shelves and a fielded nowy-headed door. At the upper end of the hall (now beyond the C19 passage) is a C16 oak plank-and-muntin screen and this was moved a short distance into the inner room circa 1980. No carpentry detail is exposed in the former dairy or parlour and the parlour fireplace is blocked by a C20 grate. C19 stick baluster main stair. Most of the roof is early C18 and carried on A-frame trusses with pegged lap-jointed collars. The roof over the hall however is earlier and includes an early C16 face-pegged jointed cruck truss which is smoke-blackened from the open hearth fire.

SX7083197549

Hillerton Cross

96521

Wayside cross. Probably C15 on C20 plinth. Granite on rubble plinth. Latin cross, approximately 3 metres high and facing west on original socket stone and C20 rubble base. The socket is square in section with worn, rounded top edges. The cross is fashioned from a single piece of granite. Its shaft tapers slightly towards the top and its edges are chamfered with pyramid stops towards the bottom. It has short arms around which the chamfers are carried round.

SX7199498414

Woodgreen Farmhouse

445089

Small farmhouse, formerly 2 cottages. Early C18. Plastered cob on rubble footings; cob or rubble stacks with C20 brick tops; thatched roof. Originally 2 similar one room cottages facing south-east, each with stack in right (north-east) end wall and outer stack projects from gable end. 4 window front of C20 casements including tiny first floor window over door. All first floor windows have shallow thatch eyebrow over. Door right of centre with half-hipped thatch-roofed porch of 1947. The left end window blocks former door to left cottage. Plain carpentry detail inside. Deeds survive from 1735, probably date of erection.

SX7274896271

Hittisleigh Barton Farmhouse

445092

Farmhouse. Probably C16, much altered in C19 and C20. Rendered cob or rubble; cob or rubble stacks topped with C19 brick; slate roof. Long gable-ended building facing south, apparently with 3-room-and-through-passage plan with inner room at west (left) end and granary/stores added to service room. End stacks to service and inner rooms and axial hall stack backing onto putative passage. 4-window front to house, all C20 PVC casements including 2-bay windows at left end. Roughly central front door with late C19 glass-sided porch with glazing bars. Secondary door to right to presumed service room has C20 glass-sided porch. At right end flight of granite steps to granary door and a door at foot of stairs into ground floor store. Only roof at left end, over putative hall and inner room, has high pitch. Interior not inspected but oak ceiling beams, blocked fireplaces and oak roof trusses are said to survive. Site of Domesday Manor of Hiteneslea.

SX7340795455

Coursebber Farmhouse

94931

Farmhouse. Early or mid C16 with major later C16 and C17 improvements, an C18 extension. Cob on stone rubble footings, plastered front and exposed to rear, some brick patching, and some plastered granite ashlar in parlour wing; granite stacks, 2 of them with granite ashlar chimneyshafts and moulded coping; thatch roof. Plan and development: L-shaped building. The main block faces south-south-east, say south, and is built down a gentle slope. It has a 5-room-and-through-passage plan. Unheated inner room uphill at the left (west) end. Hall unusually has an axial stack at the upper end of the hall backing onto the inner room. Kitchen on the lower side of the passage has a projecting rear lateral stack. Below this is a small unheated room, formerly a dairy and at the right (east) end a byre added in the C18. 1-room plan parlour block projecting at right angles in front of the inner room and it has a projecting granite ashlar gable-end stack. The original house was some form of open hall house but since the roofspace is inaccessible it is not clear how much of the house was open or whether it was heated by an open hearth fire. This the hall fireplace may be original or a mid-late C16 insertion. Hall was floored in the early C17. Parlour wing probably added in the C17. It is not clear when the kitchen stack was inserted but it is probably C17. House is 2 storeys throughout. Exterior: nearly symmetrical 3-window section arranged around the passage front doorway; late C19 and C20 casements with glazing bars, the left first floor one (over the hall) rising a little into the eaves. Late C19 part-glazed 4-panel door behind a contemporary slate roofed porch with trellis walls. To right of this an external flight of stone steps lead to an agricultural store over the dairy. To right of this C20 door to dairy and at right end byre door with hayloft loading hatch over. Main roof is hipped both ends. Interior: the inner room and parlour wing were not available for inspection at the time of this survey. The rest however seems to be mostly C16 and C17 and little modernised in the C20. The upper (hall) side of the passage is lined with a C16 oak plank-and-muntin screen, the muntins chamfered but the stops worn off. The step from the passage to the hall is a massive semi-circular block of oak. The passage chamber jetties into the lower end of the hall. Hall fireplace is granite with a soffit-chamfered oak lintel. The crossbeams here are soffit-chamfered with step stops. No carpentry detail shows in the kitchen and the fireplace is blocked. Roof over the hall and passage is carried on 2 true crucks but the roofspace is inaccessible. Roof over kitchen and dairy is a late C19 replacement.

SX6846694313

Land at North Beer, Spreyton, Devon

Crooke Farmhouse

92946

NORTH TAWTON SS 60 SE 6/63 Crooke Farmhouse 22.2.67 II Farmhouse. C17 with C19 addition and alterations. Rendered cob walls. Gable ended thatch and slate roof. 2 gable end brick stacks, rendered stack axial to rear wing and at gable end of rear wing. Plan: complex evolution of plan, the original form of which is not entirely clear and it is possible that it is a heavy C17 remodelling of a medieval house. The main C17 part is L-shaped with 2 rooms in the part projecting to the left and 1 room and a passage in the right-hand part. To the rear at the centre is a 1-room heated wing of uncertain date but likely to be pre-C18. To the left of this is a C19 range at right angles to it, probably added as a kitchen. The whole of the interior was also remodelled in the C19 and a staircase inserted in the front wing. Exterior: 2 storeys. Asymmetrical 4-window L-shaped front with wing projecting from left-hand end. Windows are 4-light late C18 casements with square section mullions and leaded panes. 2 C20 glazed doors on ground floor of right-hand part. Part glazed C20 door in inner corner of left-hand range. At rear of right-hand part thatched wing projects with 1 storey C20 addition in front, to the rear of which is slate-roofed C19 range at right angles. Interior: apart from 1 chamfered ceiling beam with notched stops in original left-hand part no original features are exposed on the ground floor. Several C18 fielded panel doors survive, however. Early C19 staircase with column newels and stick balusters. Arch at bottom with reeded pilasters. Roof: the 2 C17 front ranges have original roof trusses whose collars are halved on with dovetail joints.

SS6841100925

Staddon Farmhouse

92962

NORTH TAWTON SS 60 SE 6/79 Staddon Farmhouse II Farmhouse. C17 very possibly with earlier origins. Rendered cob walls. Thatch roof hipped to left end, gabled to front of wing at right-hand end. C20 brick stack at left gable end and projecting rendered rubble lateral stack at front. Plan: 3-room and through passage plan, lower room to the left heated by gable end fireplace and hall heated from front lateral stack. Circa late C17 or C18 unheated wing built on at the front of the inner room. Exterior: 2 storeys. Asymmetrical 2-window front of C20 casements - all 3-light except for central first floor window which is 2-light. Below it is C19 panelled door to passage. C20 plank door at left end. Wing projects from right-hand end. Interior: inaccessible at time of survey but very likely to contain early features such as beams open fireplaces and possibly medieval roof trusses.

SS6781102199

Barn approximately 40m SE of Westacott Barton

92969

Barn. C17. Plastered cob walls. Corrugated iron roof hipped at left end, gabled to right. Long rectangular plan with 2 threshing floors. Single storey originally with loft. Long asymmetrical front with cart entrances to threshing floors at centre and left of centre which have C17 chamfered wooden frames. Wide doorway at right-hand end and smaller one towards left end. Small thatched leanto against front wall to left of central cart entrance. Interior: 4 original roof trusses survive consisting of straight principals with threaded purlins and collars halved on with notched joints.

SS6854002230

Higher Nichol Nymet

92950

Farmhouse. Probably C16, with C17 alterations, modernised in late C20. Rendered cob and stone rubble walls. Thatched roof hipped at left end and gabled at rear of wing. 2 rendered axial stacks. Plan: original plan unclear, now L-shaped with 3 rooms in main range and one large room in wing at rear of right-hand end heated by stack axial with main range. The other axial stack is situated between the 2 left-hand rooms. Exterior: 2 storeys. Asymmetrical 3-window front with 2-window front to the outer face of wing behind right-hand end. All late C20 wood casements of 2, 3 and 4 lights with leaded panes. C20 open-fronted thatched porch at left-hand end with C20 part-glazed door behind. Wing has C20 glazed double doors approximately at centre of outer face. Interior has heavy beamed ceilings and C17 fireplaces. It is also believed to contain medieval roof timbers.

SS6915402084

Linhay approximately 20m NE of Higher Nichol Nymet

92951

NORTH TAWTON SS 60 SE 6/68 Linhay approximately 20 metres to north-east of High Nichol's Nymet GV II Linhay. C18. Rubble and cob walls with some repair in concrete blocks. Hipped corrugated iron roof still with the thatch underneath over about half of the building. Long rectangular plan with 4-bay linhay to the right and probably cart shed to its left. 2 storeys. The linhay to the right was originally open-fronted on both floors with rubble piers, the bays are now partially filled in on the ground floor. The cart shed at the left end has a wide entrance with a similar opening above. Interior: C20 roof timbers.

SS6916802117

Nichols Nymet House

92954

Country house now used as hotel. Dated 1816 with later C19 additions. Rendered stone rubble walls with rusticated stucco quoins at front. Shallow pitched hipped slate roof with wide overhanging eaves. 2 rendered axial stacks symmetrically placed. Plan: double depth plan with rooms arranged around central large stairhall. Principal rooms at front and side. Service rooms at rear. Kitchen behind left-hand front room. Later C19 additions at the rear and left-hand side. Exterior: 2 storeys. Symmetrical 3-window front with original hornless sash windows - 20 panes on the ground floor and 16:12:16 panes on first floor, the central one with an arched head. The central section is recessed slightly and has original double part-glazed doors with semi-circular fanlight above. This is under an open-fronted verandah-type porch with slender iron pillars. The 2 outer sections have splayed corners and on the left-hand one is an inscribed date-stone of 1816. The right-hand elevation has a 2-storey hipped roof porch with C19 glazed doors. Later C19 leantos at rear. Interior: entrance hall has 3 tall arches at rear on wooden columns, the central wider one is over the staircase. The staircase is original with open string, square balusters and turned newels. The former kitchen has a large open fireplace.

SS6922402287

Gazebo immediately E of Nichols Nymet House

92955

NORTH TAWTON SS 60 SE 6/72 Gazebo immediately to east of Nichol's Nymet House Hotel GV II Gazebo, originally one of identical pair. Probably 1816 contemporary with house (q.v.). Rendered walls with rusticated stucco quoins at front. Pyramidal slate roof. Plan: square 1-room plan on each floor. Exterior: 2 storeys. Symmetrical 1-window front with C20 2-light casement at centre on first floor in circular recess suggesting original window was circular. C19 double part-glazed doors below. C19 2-panel door on splayed side at rear facing house. Blocked circular window opening at first floor on right-hand wall.

SS6924402297

Nichols Nymet Cottage

92958

NORTH TAWTON SS 60 SE 6/75 Nichol's Nymett Cottage II Small house. Probably C18 with C20 additions. Rendered cob and stone rubble walls. Hipped thatched roof. Central axial rubble stack with brick shaft. Plan: originally 2-room plan each heated by central axial stack with baffle entry in front. Extended in C20 by 1 room at each end and at rear. Exterior: 2 storeys. Symmetrical 4-window front of C20 2-light casements, the right-hand and left-hand windows are in slightly recessed additions. Central C20 hipped thatched roof porch with C20 panelled door. Interior inaccessible at time of survey.

SS6928502600

Barn immediately SW of Upcott Farmhouse

92965

Barn with shippon and linhay. C18. Cob and stone rubble walls. Corrugated iron roof gabled to right hipped to left end. Plan: threshing barn to left with shippon to right above which is open-fronted hay tallet. Exterior: 1 storey and 1 storey with loft. Cart entrance to barn left of centre has shallow porch. 3 shippon/animal shed

Land at North Beer, Spreyton, Devon

doors to right with small window to either side of right-hand door. Loading hatch above left-hand door and 4-bay open-fronted hay tallet to right divided by wooden posts. This building forms a group with an important early farmhouse.
SS6996702594

Cart Shed approximately 50m SSE of Upcott Farmhouse

92966

NORTH TAWTON SS 70 SW 7/83 Cart Shed approximately 50m south-south-east of Upcott Farmhouse GV II Cart Shed. Circa early C18. Rubble and cob walls. Hipped corrugated iron roof. Rectangular open-fronted 3-bay plan. 1 storey. 3-bay open front divided by wooden posts with granite post at left-hand end. Interior: roof consists of rough straight principals with collars slightly set in and pegged. This building forms a group with an important early farmhouse.
SS7001302570

Lower Burston Farmhouse

95622

Farmhouse. Early or mid C16 with major late C16 and C17 improvements, C17 extension, and modernised in late C19. Plastered cob on rubble footings; stone rubble and cob stacks with C19 and C20 brick tops; slate roof (formerly thatch). Originally a 3-room-and-through-passage plan house facing south with unheated inner room at left (west) end. The hall has a projecting rear lateral stack. In the C17 the service end was rebuilt and enlarged to 2 rooms. The first room has an axial stack backing onto the through passage and the second with a projecting end kitchen stack with oven projection. 2 storeys. Irregular 4-window front comprising a variety of windows. The left (inner room) end is blind. The front passage doorway is roughly central and contains a wide late C19 panelled door. It is flanked by late C19 tripartite sashes with central horned 4-pane sashes. Above these are contemporary horned 6-pane sashes and above the door a similar 4-pane sash. At the right end is a wide C20 casement without glazing bars with a late C19 casement with glazing bars above. The roof level drops from left to right on the lower side of the passage. The roof is half-hipped to left and gable-ended to right. Similar late C19 fenestration to rear. Good interior: although most features which show are the result of the late C19 modernisation. Nevertheless the original layout remains and those C16 and C17 features which are not covered with C19 plaster are intact. The internal crosswalls are cob. All the fireplaces are blocked by C19 and C20 grates. The kitchen (second service end room) has a C17 axial beam; soffit-chamfered with scroll stops. The first service end room has a plastered-over crossbeam. The hall has an axial beam and half-beams from the mid C17 flooring of the originally open hall: they are soffit-chamfered with unusually elaborate bar-scroll-step stops. The inner room has a massive soffit-chamfered and runout-stopped axial beam, probably late C17-early C18. The roof is only part accessible. The roof over the 2 service end rooms is C17 and carried on an uncollared jointed cruck truss (the elbow is papered over) with threaded purlins. The hall has a 2 bay roof carried on a jointed cruck truss. Here the elbow joint is also papered over. The truss itself cannot be seen but the associated roof structure over the passage chamber can. It is smoke-blackened indicating that the roof here is early or mid C16 and that the hall was then open to the roof and heated by an open hearth fire.
SS7135502402

Reeve Castle including adjoining glasshouse, engine house, terrace, ponds, bridges and garden paths

95626

Large house. Dated 1900 and built for and by William Carter-Pedlar. Interior and roof completely renovated from ruinous slate 1977-85. Stone rubble walls, nearly all faced with cream-coloured Barnstaple machine-brick which includes decorative bands of red brick (and some black brick to rear); roof material unknown. A most unusual house, a romantic late Victorian fantasy. The plan was dictated by Carter-Pedlar's interest in playing the organ, and therefore the rooms are ranged around a massive stair well which was designed to house a large organ. Essentially the house is rectangular with its main front facing south and overlooking the terrace and Japanese garden. On the left front (south-west) and right rear (north-east) corners are projecting turrets and the right front (south-eastern) corner is cut back at an angle providing the entrance front with another corner turret. The service rooms are on the north side and include a small wing projecting left rear. 2 storeys with cellars and 3-storey entrance porch. It is a clever synthesis of styles; basically a kind of Venetian Gothic but also hints at Arabic inspiration. The walls have a red brick plinth and at first floor level a band of moulded and contrasting bricks, a top cornice projecting in similar fashion and a pierced parapet. The south-west and north-east tower parapets are slightly taller. The porch has no parapet. On ground and first floor levels drip courses are interrupted by moulded hoods over the windows. All the windows have moulded brick reveals. Most of the windows are lancets with pointed heads and 3 are grouped under a round-headed hoodmould at first floor level to right of the porch and in the turret to left of the porch. Both these last 2 are above large round-headed windows. The original glazing had all been knocked out before 1977 but apparently the heads contained coloured leaded glass. The front door, also in an arch-headed frame, also dates from 1977. Over the doorway are 2 grey limestone plaques, one inscribed with the initials of William Carter-Pedlar and date, and the other containing a motto in Greek. Just behind the porch an observation tower rises from the roof like a large chimney or minaret. It has plain external cast-iron steps and railings. The garden front has 2 windows between the angle turrets and across the front a glass-roofed verandah supported on plain cast iron posts. It is floored with tiles. To the left, in the angle between the main block and the service block is an iron-framed conservatory with mansard roof and floor of small shaped Minton tiles of various colours. The rear elevation, the service rooms, is simpler than the main front and part is exposed rubble with red brick dressing. The main roof is flat except for a large iron-framed glass vault over the stairwell. Interior: all the original joinery, plaster and other fittings were stripped out or vandalised beyond repair between 1952-1977 and therefore have been replaced. According to the owners many of the doors had panels of leaded glass over panels painted with Chinese or Arabic designs. The doorways are pointed arches of moulded red brick, originally exposed but now painted over. Old photographs show the stairhall, surrounded by Arabic motifs and Greek mottos. The house is heated by a hypocaust system. From the front (south) the ground drops away rapidly to a former quarry, now the Japanese garden and includes 2 terraces. The upper terrace in front of the verandah projects forward with a round end. It is grassed with slightly battered retaining walls with brick coping and plain iron railings. The lower terrace includes concrete-lined ponds and service walkways to the cellars. To left (west) of the upper terrace an iron bridge over one of the walkways leads over to a hothouse with a round vaulted iron frame but now missing its glass. Under the lower terrace is the boiler house. Outside (south) the ground drops very sharply and a bridge from the engine house connects with the top of a tall iron-framed tower. This contains a weight and pulley connected to the boiler engine. When the weight was dropped the engine was started. From the front a series of winding concrete and brick paths with simple iron rails and including several simple timber and iron footbridges wind down the steep slopes of the former quarry which has been landscaped as a Japanese garden including a large concrete-lined lake with islands. The paths also wind off through water gardens, rookeries, other series of ponds, tennis court, croquet green, bear pit etc. The series of lakes, ponds and waterfall are fed by an elaborate system of overflow pipes and fed by a nearby spring and water tower (q.v.).
SS7098202975

Water tower approximately 200m NW of Reeve Castle

95627

Water tower. Circa 1900. Rubble and brick, roof material not known. Tall square-section tower. The lower part is rubble with red brick quoins, the upper part is faced with red brick with a lower band of cream-coloured brick and with an upper dripcourse. There is a doorway on the east side and a single stair window. The stair turret projects up onto the flat roof which is enclosed with plain iron railings. The water was pumped into the tower by means of an iron-framed windmill which lies on its side close by. The water tower provided the head of water to feed the elaborate system of water gardens, ponds, lakes and waterfall in the grounds of Reeve Castle
SS7089203032

Wilhay

96524

Cottage. Probably late C18/early C19. Plastered cob on rubble footings; cob or rubble stack topped with C20 brick; thatched roof. 2-room plan cottage facing south with central entrance and staircase. Large stack projecting from right (east) end and C20 single-storey lean-to service extension on left (west) end. 2 storeys. Symmetrical 3-window front of C20 casements with glazing bars and central C20 door with contemporary monopitch and glass-roofed porch. High pitch roof is hipped to left and late C19 eaves gutter on iron brackets. Interior shows little internal carpentry. Large neatly-squared crossbeam in larger right room and large cob and rubble fireplace with plain oak lintel. Roof not inspected. The cottage has strong townscape value being the first house in Bow Village from the west.
SS7179001779

Tracey

Land at North Beer, Spreyton, Devon

96525

House, possibly 2 cottages originally. Probably C18, modernised in C20. Plastered cob on rubble footings; cob or rubble topped with C20 brick, thatch roof. 3-room-plan cottage facing west with central entrance lobby. Stack projecting from right (south) end. C20 extensions on left (north) end. 2 storeys. Gable-ended main block has regular 3-window front of late C19 and C20 casements, most with glazing bars. Frontage is broken by 3 C20 buttresses. Central late C19 4-panel and part-glazed door, and C20 French windows to left. Both doors under same C20 monopitch pent roof supported on plain timber posts and left side buttress. Interior has been partly rearranged and modernised in C20 and most of structure is hidden. Roof not inspected.

SS7186001805

Wallens Cottages

96547

2 cottages. Mid C19. Plastered cob and rubble; rubble stacks with C19 brick tops; slate roof. 2 adjoining cottages facing north, forming the left (east) half of a gable-ended row of contemporary cottages. Main block along roadside is double depth. No. 2 to right has central entrance lobby with front and back rooms either side and axial stacks either end. No. 3 to left has entrance lobby and stairs on right side with front and back room to left served by end stack and a rear service block at right angles behind with outer lateral stack. 2 storeys. Regular 3-window front of original 16-pane sashes (ground floor left end replaced by late C19 casements with glazing bars) with 6-panel doors with overlights between. Overlight to right (No. 2) has glazing bars but that to left (No. 3) is blocked. Mostly original casements with glazing bars to rear. Roof has very low pitch. Interiors are little modernised.

SS7186001754

Reeves

96546

2 cottages, formerly a single house. Late C17-early C18, divided and modernised in C19. Plastered cob on rubble footings; cob and rubble stacks topped with C20 brick; mostly thatch, partly slate roof. Pair of cottages facing north. Reeves at right (west) end is a T-shaped building comprising 1 room with rear corner stack in main block and 2 rooms at right end under wide roof on same axis as main block. Rear room once had rear kitchen stack. Part Reeves at left (east) end is a 2-room plan cottage comprising a larger right room served by axial stack in party wall and left room made out of former carriageway. Early C20 service extension to rear. 2 storeys. Irregular fenestration. Main block has overall 5 ground and 3 first floor windows of late C19 and C20 casements, the older ones with glazing bars. The 2 ground floor right windows (to Reeves) are horned large-pane sashes with glazing bars, the right one blocking site of former door. Early C20 4-panel door and window at left end (Part Reeves) occupy front arch of former carriageway and C20 iron-framed casement to right blocks former doorway. Slate-roofed right end of Reeves projects into street with C20 door in the side and, on the front, a first floor 16-pane sash and ground floor 12-pane former shop window with timber architrave which includes simple pilasters with capitals. Interiors: both show mainly results of C19 and C20 modernisations. All fireplaces have C20 grates and large kitchen fireplace has been demolished. No beams are exposed. In Part Reeves a cupboard alongside the fireplace hides blocked doorway showing that 2 cottages were once connected. The only evidence of late C17-early C18 origins is another cupboard in Part Reeves, its panelled door hung on H-hinges with trefoil ends. Roof not inspected.

SS7191901774

Grandlands cottage and Brook Villa

96526

2 houses. Probably late C17/early C18. Plastered cob on rubble footings; rubble stacks topped with C20 bricks; thatch roof. 2 adjoining 2-room plan cottages facing south, both with central entrance lobbies. Grantlands Cottage on left (west) end has projecting left and stack and Brook Villa to right (east) has rear lateral stack serving right room. White Hart Hotel (q.v.) is adjoining right (east) end. Grantlands Cottage has flying freehold first floor room over ground floor room belonging to Brook Villa. 2 storeys. Regular 5-window front overall comprising a variety of late C19 and C20 casements most with glazing bars. C20 front doors. Roof is continuous although ridge and eaves drop slightly between the 2 houses. It is hipped to left. Left end stack has been rebuilt using C20 brick quoins. Rear left corner is canted. Interior shows plain carpentry detail where exposed. Left room of Grantlands Cottage has unstopped chamfered crossbeam and left room of Brook Villa has similar axial beam. Roof not inspected.

SS7192301793

White Hart Hotel

96527

Hotel. Late C16/early C17, mostly rebuilt and enlarged in early C19, facade with later C19 applied decorative timber framing. Older part is plastered rubble and cob with concrete tile roof. Rear outshut of early C19 brick. Rear service block of exposed rubble with slate roof. Frontage has applied timber framing. Originally a 3-room-and-through-passage plan house facing south with inner room at left (west) end. Now only original inner room survives sharing same roofline as adjoining Brook Villa (q.v.). Hall, passage and service room rebuilt in early C19 with contemporary stair block to rear of hall and 2-storey brick rear porch to passage which was built wide enough for a carriageway. Rear service wing at right angles behind service room. Rear lateral stacks to hall and inner rooms and now disused end stack to service end room. Rebuilt part breaks forward and is built higher than the original part. 2 storeys. Nearly-symmetrical 3-window front to main (rebuilt) section comprising C19 16-pane sashes and, ground floor left, a horned 20-pane sash with narrow 4-pane side sash. The wide doorway is set slightly right of centre. It contains a 6-panel door with a massive door frame made partly from reused C17 timbers. First floor has applied Tudor-style timber framing. The former inner room recessed at left end has C20 glass roofed porch to secondary doorway and a first floor tripartite sash with central 12-pane sash. First floor also has applied framing. Rear passage porch has brick segmental arch to carriageway surmounted by carved sandstone Norman-style head. Interior preserves much C19 joinery. The older inner room end is separated from hall by late C16/early C17 oak plank-and-muntin screen which has muntins chamfered on hall side only. The stops have worn away. Inner room has plain chamfered crossbeam and rubble fireplace with soffit-chamfered and step-stopped oak lintel. Hall has large late C16/early C17 rubble fireplace with granite jambs and plain oak lintel. Roof not accessible over inner room but bases of principals indicate probably C17 A-frame truss. Roof of main block not inspected.

SS7194201801

Hildons Cottage

96529

2 cottages, originally 1 house. Early-mid C18, modernised in late C19. Plastered cob and rubble; stone rubble or cob stacks topped with C19 and C20 brick; thatch roof. 2 adjoining 2-room plan cottages facing south with a carriageway through the building at right (east) end with a small bedchamber over. Right cottage has 2 rear lateral stacks and left cottage has axial stack between the 2 rooms. 2 storeys. Irregular 4-window front comprising a variety of late C19 and C20 casements with glazing bars and a late C19 and C20 casements with glazing bars and a late C19 canted bay window containing horned large-pane sashes with glazing bars set in approximate centre. To left of bay window is part-glazed late C19 door to left cottage originally the main door when Hildons was a single house. Right cottage is entered through late C19 plank double doors to carriageway and by former service door inside passage. Interior: is mainly the result of late C19 modernisation but some C18 joinery remains and more C18 features are probably hidden. Roof not inspected.

SS7195701805

Reeves House

96528

House. Early-mid C19, possibly earlier core. Plastered cob or cobble; rubble stacks with C19 brick chimney shafts; slate roof with red ridge tiles. 2-room plan house facing south with central staircase plan and carriageway through the building on left (west) and with a third bed chamber over. Rear lateral stack to left room and end stack to right room. Reeves House is set between The White Hart Hotel (q.v.) to left and Hildons Cottages (q.v.) to right. 2 storeys. Overall 3-window front. Symmetrical 2-window arrangement to main house of late C19 horned large-pane sashes apparently fitted into earlier tripartite frames, and central pair of 4-panel doors with overlights (left with pattern of glazing bars) and panelled reveals. C19 flat-roofed porch with panelled soffit and decorated cornice is partly disguised by C20 glass infill of front and sides. Carriageway at left end has C19 plank double doors and horned large-pane sash to chamber over. There are flanking stucco panelled pilasters and moulded timber eaves cornice. Interior not inspected. Included for group value.

Land at North Beer, Spreyton, Devon

SS7194801779

White Hart Cottage

96545

House, formerly 2 cottages. C17 and C18, modernised circa 1970. Plastered cob on rubble footings; cob and rubble stacks topped with C20 brick; thatch roof. North-facing main block comprises central through passage with rooms served by end stacks either side. Original C17 cottage occupies left (east) room. Former stables at right angles to rear now converted to domestic use. C18 room to right projects a little to rear and has been divided into 2 rooms. 2 storeys. Irregular 3-window front of circa 1970 casements with glazing bars and contemporary door to passage. Eaves and ridge of roof drop from left room to passage. It is gable-ended to left and continuous with roof of adjoining Part Reeves (q.v.) to right. Interior was extensively modernised circa 1970 although most windows and doorways appear to have stayed in their original positions. Full height cob crosswalls on either side of passageway. In older left room crossbeam is replaced and cob fireplace with plain oak lintel now lined with stone. At first floor a window embrasure discovered during renovation shows that passage secondary. Right room has massive chimney breast and fireplace is blocked. Roof not inspected. According to the owner the place is mentioned in a will of 1632. There is a tradition that the left room was an ostler's cottage and there was a carriageway through present passage to rear stables. The right room was a bakery. The whole complex served the White Hart Hotel, then an inn.

SS7209601755

The Post Office

96544

House and Post Office, formerly 2 cottages. Late C19. Plastered cob or rubble; probably rubble stacks are now disused; slate roof. Pair of adjoining double depth cottages each comprising 1 front and rear rooms. The right former cottage has Post Office to front with cross passage to stairs on left side. Left former cottage no longer has front door. 2 storeys. Right cottage has a 2-window front. The ground floor comprises a late C19 2-bay shop front with remains of early C20 glazing pattern and central doorway. It is flanked by panelled pilasters and has moulded entablature over. To left is late C19 panelled and part-glazed door - the glazing with margin panes of coloured glass. The overlight has a single glazing bar. First floor has horned sashes with glazing bars with moulded timber architraves. Above is a late C19 timber eaves cornice with shaped brackets and front vallance. Left cottage has 1 first floor and 2 ground floor horned sashes with glazing bars. Right of ground floor windows is thought to block original doorway. The roof over each former cottage is differently pitched. Interior not inspected.

SS7209601755

Kings Arms Inn

96533

Public house. Probably late C18-early C19. Plastered cob and rubble; stone rubble stacks with plastered brick chimney shafts; slate roof. Main block faces south and comprises 1 room either side of large central carriageway, the left (western) room has rear lateral stack and right (eastern) room has axial stack backing onto carriageway. To rear of right room is a service block at right angles containing bars and stores with chambers above and a cellar below, these converted from stables and stores. C19 additions at right angles to rear of left room. 2 storeys. Symmetrical 3-window front of original 16-pane sashes and stucco front is incised as ashlar. Carriageway has large C19 double plank doors at both ends and C19 front doorcase comprising flanking low pilasters beneath ornate cast iron brackets which carry a flat hood with moulded entablature. Interior has plain carpentry detail where exposed including a large rubble fireplace with plain oak lintel resting on oak pads in left bar. Main block has mid C19 king post truss roof. The layout of Barakel (q.v.) adjoining to left suggests that Kings Arms built partly in upper end of a C16 hall house and party wall is the upper hall partition. According to owner this was site of C17 maltings

SS7224401732

The Old School House

96541

House, former schoolmaster's house. Early C16 with later C16 and C17 improvements. Plastered cob on rubble footings, and C20 repairs in plastered rubble with brick dressings rubble stacks with C20 brick tops; thatched roof. L-shaped building with 2 room main block facing north, with large axial stack serving back-to-back fireplaces. The larger left (east) was probably early C16 hall. Right room rebuilt in early-mid C17. On left end a probably mid C16 crosswing with outer lateral stack projecting forward. A similar crosswing on right end was demolished in C19 in order to widen Station Road. C20 outshots to rear. 2 storeys. Front of main block has C20 glass-sided porch at left end in angle of the two wings and to right a single C20 fixed pane window containing leaded diamond panes. Similar windows on right gable end and to rear. Inner side of crosswing has C20 curving oriel windows with glazing bars. Gable end of this wing is blind. On outer side roofline now carried down over former narrow gap between the house and adjoining property. Good interior of a house with a long and complex structural history. The earliest surviving features are the putative hall and crosswing roofs. 2-bay hall roof with side-pegged jointed cruck truss and cambered collar. The roof bay towards the stack (west) has a square set ridge, the other bay has a diagonal set ridge. The former is probably early C16, the latter probably mid C16 and built at same time as cross wing. Both sections of roof are heavily sooted indicating that hall at least was open to the roof and heated by an open hearth fire. Crosswing roof on side-pegged jointed cruck trusses with cambered collars and diagonal set ridge. It too is smoke-blackened. Truss nearest main block infilled in late C16 and is smoke-blackened on hall side only. Crosswing floored in mid C17 and the chamfered crossbeam with exaggerated scroll stops is supported each end by posts with jowled heads. Rubble fireplace of same date has oak lintel also soffit-chamfered with exaggerated scroll stops. Hall has late C16 crossbeam, soffit-chamfered with truncated pyramid stops. Hall stack is apparently mid C17, granite built with oak lintel soffit-chamfered with scroll stops. Smaller similar fireplace backing onto hall serving right ground floor room. Roof over this part also mid C17 with plastered probably side-pegged jointed cruck truss with pegged lap-jointed collar and dovetail halvings. The floor levels are very uneven throughout the house and there is a tradition of a lost cellar.

SS7221101717

Tavy Cottage

96540

House, once part of a larger house. Probably early C16 with C17 and late C17-early C18 improvements. Plastered cob on rubble footings; stone rubble stacks with C20 brick tops; thatch roof. 2-room and central through passage plan house facing north with axial stack in party wall to left (east) and end stack to right (west) end. It is thought to occupy the hall and inner room of an early passage and service room now divided off as Godfrey's Cottage (q.v.). 2 storeys. Irregular front with 3 ground floor and 2 first floor windows, all C20 casements with rectangular panes of leaded glass and C20 external shutters. C20 4-panel front door right of centre. Roof is gable-ended to right and continuous with adjoining Godfrey's Cottage (q.v.) to left. Good interior: the through passage probably dates from C17 or C18 subdivision of early C16 house. To hall on left side is a full height cob crosswall. Hall has original early C16 roof structure. It is 2 bays with a side-pegged jointed cruck truss and small curving windbraces to purlins. Roof is smoke-blackened indicating that the original hall at least was open to the roof and served by an open hearth fire. Roof over putative inner room inaccessible. The hall was given rubble fireplace with plain oak lintel probably in late C16 or early C17. It was floored in early-mid C17 with chamfered and scroll stopped crossbeam. Newel stair alcove to right of fireplace was rebuilt in C19 but still has a late C17-early C18 plank door with applied 2-panel front with strap hinges. In front wall is small C18 cupboard with its panelled door on H-hinges. The panel is now glass. In right room an early C17 axial beam is chamfered with 1 surviving late step stop. Fireplace here is blocked.

SS7222001714

Godfreys Cottage

96539

House, once part of larger house. C16 core, much rebuilt in early C17, modernised and enlarged circa 1930. Plastered cob on rubble footings, probably brick extension; rubble stack with C20 brick top; thatch roof. Main front block facing north comprises wide through passage containing C20 stairs and single room to left (east) with rear lateral stack. It is thought to occupy the through passage and service room of a C16 3-room-and-through-passage plan house with hall and inner room now divided off as adjoining Tavy Cottage (q.v.). Circa 1930 extension at right angles to rear of passage at right (west) end. 2 storeys. Irregular 3-window front of circa 1930 large-pane casements with glazing bars. Circa 1930 door and porch with glazed front and hipped tile roof at right end to passage. The front is stucco treated to appear like coursed rusticated masonry with larger quoins on corners and relieving arches over the windows. Roof is gable-ended to left and continuous with Tavy Cottage (q.v.) to right. Interior is largely result of C20 modernisations but includes some C17 exposed features. Large early C17 rubble fireplace with high

Land at North Beer, Spreyton, Devon

soffit-chamfered oak lintel. The flue includes a blocked opening on right side which is thought to have been the flue from an adjoining smoking chamber which has now been demolished. Roof of main block of early C17 A-frame trusses with pegged lap-jointed collars with dovetail halvings.

SS7222701713

Hillside

96538

Cottage. Probably C17. Plastered cob on rubble footings; cob or stone rubble stack topped with C20 brick; thatch roof. 1-room and entrance lobby plan house facing north stack in right (west) end. Possibly built with adjoining Richmond Cottage (q.v.) Irregular 2-window front of late C19 and C20 casements with glazing bars. 4-panel door with overlight at left end. Interior not inspected. Like the adjoining Richmond Cottage it probably contains C17 features.

SS7224301708

Richmond Cottage

96537

Cottage. Mid C17. Plastered cob on rubble footings; cob stack with C20 brick top; thatch roof. 2-room plan house facing north with roughly central through passage. Larger right (western) room heated by stack in party wall with adjoining Hillside (q.v.) C19 service extension to rear of right room. 2 storeys. Balanced 2-window front of late C19 casements with glazing bars, 2 lights to left, 3 lights to right. Contemporary 4-panel door to passage a little left of centre. Roof is gable-ended to left and continuous with adjoining Hillside to right. Interior: larger right room has cob fireplace now lined with stone and replacement timber lintel. There are seats either side and large aperture on left side to now-demolished oven or smoking chamber. Crossbeam is soffit-chamfered with unusual scroll-nick stops. Roof of A-frame trusses with pegged lap-jointed collars.

SS7224901708

Raised pavement approximately 200m long between No. 1 Picketts to East and School House

96536

Raised pavement. Probably C18 with C19 alterations. Pitched cobble walkway with some late C19 grey machine-brick paths inserted, and local mudstone front revetment with mostly granite coping blocks. Raised pavement approximately 1.2m high at left (east) end and approximately 3m high at right (west) end. The revetment is broken by a flight of granite steps near left end in front of No. 2 Picketts, and close by a flight of mudstone steps in front of Greycott. Right of centre and outside Hillside (q.v.) the pavement ramps down in a series of broad cobbled steps to a former carriageway (now C20 concrete). On right side, outside Godfreys Cottage granite steps rise to the continued raised pavement and a late C19-early C20 waterpump is set into the retaining wall alongside. At right (west) end the pitched cobble is covered by C20 concrete. Breaks in the masonry suggest that the pavement was built in stages.

SS7225801714

Congregational Church

96561

Congregational Church. Dated 1898. Coursed mudstone blocks with rock-faced granite quoins, red brick dressings and Portland stone kneelers and coping; slate roof with crested ridgetiles pierced with small trefoils. Single cell church on east-west axis with entrance porch on north side and lower and narrower vestry on east end. Early English Gothic-style. North side has 4 lancet windows and central gabled porch. Brick chamfered plinth and drip course at window sill level are interrupted by buttresses between the windows. Windows interrupt a higher band of decorative brickwork. Windows are arch-headed lancets with brick surrounds and moulded reveals. All contain panels of small rectangular and diamond panes of leaded translucent glass, some of it coloured. Porch includes a horizontal band of decorative brickwork under the gable and above the brick 2-centred outer arch with moulded surround and hood. Right (west) gable end has brick plinth and moulded drip course at sill level over a band of decorative brickwork. There are 3 similar horizontal bands above. The lower 2 are interrupted by the 4 lancet windows, a series of close-set arch-headed lancets similar to those on north front in which centre pair are taller than outer pair. Above top band is a circular oculus. South side in the same style and includes 5 lancets with buttresses between. All have original translucent leaded glass. 2 granite foundation stones either side of west side immediately above plinth. Right side laid by Carter Pedler and left by Robert Pedler and both are dated 1898. Largely original furnishings and fittings inside, all Gothic in style.

SS7220101629

Dukes Cottage

96535

5 cottages. Probably late C16-early C17, much rebuilt in C18. Plastered cob on rubble footings; stone rubble stacks topped with C20 brick; thatch roof. Row of 5 1-room plan cottages facing north under continuous roof. No. 1 at left (east) end was renovated circa 1984 with new slate-roofed extension on end recessed from front. Nos. 1 and 2 share axial stack in party wall which serves back-to-back fireplaces. No. 3 has left end axial stack and Nos. 4 and 5 have right end stacks, the latter projecting from end. 2 storeys. Irregular overall 8-window front of various C19 and C20 casements most with glazing bars. No. 1 has 1-window front of circa 1984 PVC casements and left of 2 ground floor window occupies site of original door which was blocked and moved to extension in circa 1984. Nos. 2, 3, and 4 have C19 doors in the original positions. No. 4 has exposed rubble footings. No. 5 has a 2-window front and first floor right 3-light casement has rectangular panes of leaded glass in outer panes and may be as old as late C18. Left of 2 ground floor casements in position of original doorway. Present doorway in C20 corrugated iron roofed outshot on the end. Roof is half-hipped at each end. Interiors show mainly plain carpentry detail but some late C16-early C17 timbers are exposed. For instance both No. 4 and 5 have chamfered and step stopped crossbeams, both with later oak scarfed onto rear end. Possibly these timbers are reused. Roof not inspected but bases of principals suggest C18 A-frame trusses surviving. The row was formerly known as The Barracks and the tradition that they were used to house Napoleonic prisoners-of-war was confirmed by discovery of several coat buttons in rear gardens.

SS7244401711

Milestone

96534

No information available

SS752001732

West Halse

442067

Farmhouse. C17 or possibly earlier. colourwashed cob with gabled thatch roof and end and ridge stacks finished in c19 and C20 brick. 3-room lobby-entry plan with rear right service wing. 2 storeys; 5-window range to garden front with early/mid C20 three-light casements and mid C20 door to right of centre. Similar casements to rear. C20 lean-to porch with concrete tile roof adjoins one-storey service wing with plank door to left. Interior not inspected but noted as having chamfered beams to service end and ovolo-moulded beams with bar stops to hall and parlour; early C18 bolection-panelled doors; large early c18 classical-style fireplace in hall, with fluted pilasters, dentilled cornice and reeded panel; rear wing has stud and panel partition with ogee-stopped chamfers adjoining staircase with splat-baluster to upper part. An unusual example, for Devon, of a lobby-entrance plan.

SS7305101549

Collatons

96516

Large house. Circa 1790 enlarged circa 1830-40. Plastered cob on rubble footings; rubble stacks with plastered chimney shafts; early if not original slate roofs now covered with patent coating. The south-facing main block is of the later build and comprises a double-depth plan block with front and back rooms either side of central entrance hall and rear staircase. End stacks. At the rear is the remains of the earlier house, 2 rooms wide with central cross passage and only just narrower than the later main block. It is now a service block. 2 storeys. Regency style symmetrical 3-window front. Central doorway has replacement partly-glazed door, original panelled reveals and flat-roofed timber porch with Tuscan columns and moulded entablature in which cornice is interrupted by series of shallow flutings.

Land at North Beer, Spreyton, Devon

Porch stands on top of original flight of limestone steps now with low granite side walls. The ground floor windows either side are C20 horned large-pane replacement sashes but first floor has originals, outer 16-pane and central 12-pane sash. All have timber architraves and those on ground floor are eared. The front wall has stucco quoins on corners. The deep eaves cornice rests on slender shaped brackets and roof is hipped each end. Each end wall is in similar style and 2 windows wide; the front windows are blind. Rear block fenestration is mostly C20. Rear (north-facing) symmetrical 3-window facade with first floor central tall round-headed sash, now a C20 replacement with glazing bars. Tripartite sashes with glazing bars to ground floor either side of central C19 plank door. The same deep eaves cornice is carried round rear block and roof comprises two pyramids, each surmounted by sandstone ball finials. Interior preserves much original plasterwork and joinery including, in the front block, a geometric stair with stick balusters, mahogany handrail, scrolled wreath and curtain step.
SS7331201709

Rear courtyard, outbuildings and cob walls adjoining N of Collards

96517

Service outbuildings and adjoining cob walls. Early C19. Mostly plastered cob on rubble footings, partly exposed or plastered rubble; slate roofs. Large rear service courtyard enclosed by high wall attached to rear of main block of Collatons (q.v.). Rear service block of Collatons projects into south side and there is a 2-storey store in the south-east corner, stables on the west side and the low rubble walls of another service room on north side. The gable-ended store has an irregular 2-window front of C19 casements with 2 roughly central doors and, at left (north) end C20 garage doors. The right (south) gable end contains a blind rectangular window recess above, in order to compliment the main house front. The gable-ended stable-block has a large carriage entrance at right (north) end with a loading batch above. To left is the stable door with a fan containing radial glazing bars which is flanked by part-glazed windows. The east side and south side to left of main house have large double gateways. Rear (north) wall includes a series of pigeon holes towards left end. From rear left (north-west) corner another high plastered cob wall with slate coping extends westwards to rear of front garden. All included for group value.

SS7327501713

Grattans Cottage

96520

Cottage. Late C19. Plastered brick, probably including some stone rubble; brick stacks with plastered brick shafts; slate roof. Gable-ended 2-room plan cottage with central staircase plan facing west. End stacks. C20 extension on right (south) end. 2 storeys. Nearly symmetrical 2-window front disposed towards right comprising round-headed casements with glazing bars including radial patterns in the heads. Those on ground floor are broader than those on first floor. Central 4-panel door and C19 gabled and slate-roofed porch with shaped bargeboards and apex pendant, and round-headed outer arch. Single round-headed stair window to rear. Interior not inspected. Probably gardener's cottage of nearby Grattan Manor (q.v.) Included for group value.

SS7357001880

Grattans Manor including adjoining outbuildings to rear

96519

Small country mansion. Early C19, extended in late C19 plastered rubble and extension includes some brick; rubble and brick stacks with plastered brick chimney shafts and several late C19 cream-coloured and square-section chimney-pots; slate roofs. Main block facing south has a double depth plan with central entrance hall and rear stair and a front and back room either side. The front rooms are served by end stacks and the rear rooms by rear lateral stack. Behind each rear stack rear service blocks are set at right angles. 2 rooms added on right (east) end. From the rear corners of the house outbuildings extend backwards (northwards) flanking the rear courtyard, stables to east and former coachhouse to west. 2 storeys. Principal south front of 2:1:2:1 bays, the right end bay is late C19 addition. In original symmetrical 5-bay front central bay is recessed slightly and has rusticated stucco quoins like the other corners. It contains large 6-panel door with panelled reveals and open porch with fluted Doric columns on Portland stone steps. Secondary entablature frieze of applied flat-work foliate decoration is incorporated into late C19 7-bay verandah across entire front. It is zinc-roofed and supported on series of thin iron posts with glazed ends. Small timber spandrels and end friezes also with flat-work decoration. All windows are sashes in plain openings with sills, 20-pane to ground floor and 16-pane first floor. Whole of the front has continuous deep eaves with small bracketed gutter. Hipped roof, right end addition with separate hipped roof. Similar 2-window left and right-hand returns, both with blind front windows and rear French windows under 16-pane sashes. The gable end of the coach house further left is plastered and includes a large round-headed recess. The rear elevation has central tall round-headed sash with glazing bars to the stairs. Both rear blocks are gable-ended, each with a ground floor 20-pane (10/10) sash and tall, round-headed recess above flanked by horizontal-sliding sashes with glazing bars. Original service doors on inner sides of rear blocks, both with plain panelled reveals and plain doorcases. Interior includes much original plaster and joinery including an open string geometric stair with stick balusters, mahogany handrail, curtain step and scrolled wreath. Both stables and coach house face into rear-courtyard the former including 2 stable doors, each with a small window to left, a loading hatch over the left door, and a harness room at right end with a window over the door; and the latter now including C20 casements and a large carriage way at right end, the rear end of which is blocked.

SS7359301853

Suttons Farmhouse

95628

Farmhouse. Late C16-early C17, possibly earlier core, much modernised in C19. Plastered cob on rubble footings; stone rubble or cob stacks topped with C19 and C20 brick; C20 concrete tile roof (formerly thatch). Long 5-room range facing south. The centre and left (west) end derive from the original 3-room-and-through-passage plan house with the inner room at the left end. The 2 right rooms are extensions in 1 or 2 stages. The first extension is late C16-early C17. End stack to the inner room, axial stack backing onto former passage to hall, service end room has axial (former end) stack and another axial stack between the 2 right rooms. C19 stairs now occupy rear of passage and secondary outshots on rear. Main block is 2 storeys. Regular but not symmetrical 4-window front of C19 and C20 casements without glazing bars but those on ground floor containing diamond-shaped leaded glass. The left end (inner room) is blind. Front passage door left of centre now contains C19 panelled door with panelled reveals behind C20 gabled porch. Secondary C19 door at right end. Roof gable-ended. Interior Only limited access available at time of survey. Most of ground floor appears to result of C19 and C20 modernisations and the fireplaces are blocked by later grates and most of the beams are boxed in. Nevertheless the survival of the original plan suggests that many C16 or C17 features are probably hidden by later plaster. The passage has a C17 soffit-chamfered and scroll-stopped crossbeam and the inner extension room has a late C16-early C17 soffit-chamfered at late step stopped axial beam. According to the owner the original roof trusses survive and the house has been visited by Charles Hulland who suggested a C15 date of erection. It is not known however whether the roof timbers are smoke-blackened.

SS7225102516

Paddocks Cottage and Nymet Cottage

96562

2 cottages. Early C19. Plastered cob on rubble footings; stone rubble stack topped with C19 and C20 brick; thatch roof. 2 adjoining cottages which were built together facing south. They have mirror plans comprising large inner heated rooms and small outer unheated rooms. Central stack in party wall serving back-to-back fireplaces. Paddocks to left (west) now has door in end wall through C20 porch. 2 storeys. Originally a symmetrical front, each cottage with 2 windows and central door. Nymet Cottage preserves the original arrangement although windows containing leaded glass and door with monopitch hood are C20 replacements. Paddocks Cottage also has C20 casements with glazing bars but the door is now blocked by a window and the cottage is entered through a slate-roofed porch on the end. Roof is half-hipped each end. Interiors have plain carpentry detail. The larger room of Paddocks Cottage has a roughly finished axial beam but similar in Nymet Cottage has been replaced. Both have rubble fireplaces with plain oak lintels and ovens towards rear. During renovation work in Nymet Cottage a half-penny of 1806 was discovered under a window sill.

SS7335900834

Filed gate approximately 250m S of Nymet Barton Farmhouse

96559

Field gate. Mid C19 by J Wright of Sandford. Cast and wrought iron. Field gate alongside entrance to drive of Nymet Barton farmhouse (q.v.). The gate is hung on a thin plain iron post of circular section. 2-bay gate with horizontal rails of circular section. Each bay has straight cross braces with large circular bosses in the centre,

Land at North Beer, Spreyton, Devon

the bosses with Tudor rose motifs encircled by the legend 'Jas.Wright, Sandford'. End stiles carried onto top rail as ornamental scrolls and central upright surmounted by remains of a fleur-de-lys on bifurcated scroll.

SS7278600575

Barn, Stables and linhay approximately 8m W of Thorne

96573

Barn, stables and linhay. C17 with some C19 repairs. Partly-plastered cob on rubble footings, mended here and there with C19 brick and rubble; corrugated iron roof (formerly thatch). L-shaped building altogether, each range facing onto farm courtyard. The north-facing range comprises a pair of stables with 2 central doorways, unglazed outer windows and 2 first floor loading hatches, and a 3-bay linhay to left. The east-facing range comprises a small barn with its large opposing doorways to the threshing floor set left of centre, flanked by linnhays, 2 bays to left (south) and 3 bays to right. Stable roof has hipped end and main range is gable-ended. All linnhays of similar construction (Alcock's Type T1). The full height timber posts along each open front are of large scantling and rest birds-mouth fashion on upright stones with vaguely pointed heads. Linhay roofs carried on A-frame trusses with pegged lap-jointed collars some of which may be original C17. Stables and barn have early or mid C19 replacement roofs made up of king post trusses. Included for group value.

SS7365000261

Lansend Barton Farmhouse

96587

Farmhouse. Early C16 with later C16 and C17 improvements; thoroughly refurbished and much-altered in 1976. Plastered cob on rubble footings; stone rubble stacks with 1976 brick tops; 1976 slate roof (formerly thatch). Originally a 3-room-and-through-passage plan house facing east, probably with service room at left (south) end. C17 service crosswing on right (north) end projecting forward. Right end room, the supposed inner room, has end stack and left end room has front lateral stack. Hall stack demolished. Crosswing has front end stack. 2 storeys. Irregular 3-window front of 1976 casements with glazing bars and contemporary doors, the main door left of centre and French windows rear left end. Similar 1-window front on inner side of crosswing. Main block roof hipped to left and crosswing is gable-ended. Interior was rearranged in 1976 when an oak plank-and-muntin screen and all ceiling beams removed. The only early feature exposed on ground floor is the large C17 granite and volcanic stone fireplace with soffit-chamfered oak lintel in supposed inner room. Other early features may be hidden behind later plaster. The early roof however does survive, and shows work of different C16 and C17 builds. Although the feet of the trusses are boxed in the earlier trusses are almost certainly jointed crucks. The earliest truss is the northern hall truss which has a shaped and soffit-chamfered collar rising in the centre. Below are slots for removed arch braces. The truss appears to have created a most unusual ogee arch. To tie south, a possibly later hall truss, has a simple straight collar and a similar truss further south appears to have secondary infill. The roof structure is thoroughly sooted indicating that the original house was open to the roof, heated by an open hearth fire and probably divided by low partition screens. North of the ogee truss is a secondary (probably late C16-early C17) framed crosswall and beyond (north) a C17 A-frame truss with pegged lap-jointed collar. Roof of crosswing inaccessible. From right front corner of crosswing a plastered cob wall with slate coping extends eastwards along right side of front garden. It includes a high C20 doorway with gabled and slate roof. It also includes a series of 5 bee boles.

SS7438400176

Spastos Farmhouse

96523

Farmhouse. C16 with C17 and late C17/early C18 alterations and improvements; renovated circa 1984. Plastered cob and rubble, some C20 concrete blockwork mending; rubble stacks with plastered C20 brick chimney shaft; corrugated asbestos roof (formerly thatch). Originally a 3-room-and-through-passage plan house facing south-east with inner room at right (north-east) end. Large axial hall stack backing onto passage and end stack to service room. Circa 1984 inner room end stack demolished and new axial stack built backing onto hall. Rear passage doorway now blocked. Newel turret projecting to rear of hall. 2 storeys. Regular 4-window front of C20 casements, one with glazing bars. C20 buttresses either side of central 2 windows. C20 door to passage left of centre. Roof hipped each end. Interior: hall side of passage shows neatly squared blocks of granite from the rear of late C16 stack and towards the rear is the headbeam of a contemporary oak plank- and-muntin screen. In the hall the large granite fireplace has an oak lintel with soffit chamfer and step stops. The large crossbeam and 2 half-beams in the hall have plain chamfers and are probably C17. The rear newel stair was rebuilt and turned round circa 1984. The service room has roughly chamfered crossbeam and large rubble fireplace with plain-chamfered oak lintel, probably late C17/early C18. Inner room was completely rebuilt circa 1984. Roof of probably late C17/early C18 A-frame trusses with pegged lap-jointed collars. Hall truss to rear can be seen to rest on vertical post chased into the wall. The large-framed partition between hall and passage chambers may be late C16.

SX7227698667

Garden Terrace wall, railings and mounting block S of Hayne Farmhouse

95618

Terrace walling, railings and mounting block. Probably 1809. Local stone rubble and cast iron. Terrace wall revetting the small front garden topped by simple iron railings and front (south) gate. A flight of 3 stone steps outside the gate also act as a mounting block. This was apparently part of the general refurbishment of the property by George Snell in 1809. It also forms part of an attractive group with Hayne farmhouse (q.v.), its barns and stables (q.v.).

SS7162703374

Barn and Stable adjoining to E of Hayne Farmhouse

95619

Barn and stable. Parts are probably C16 or early C17, much rebuilt in C19, probably 1809; refurbished and barn extended to right (east) in late C19-early C20. Mostly local stone rubble, some of which is plastered, and some original cob on rubble footings to rear of barn; corrugated iron roof (formerly thatch). Barn and stable under continuous roof facing south. The stable adjoins east end of Hayne Farmhouse (q.v.) with larger barn at right (east) end with full height opposing doors to threshing floor. Irregular front elevation of randomly-spaced openings. The stable at the left end has a C19 doorway with a contemporary unglazed window and a hayloft loading hatch further left. The barn doorway with flanking short projecting midstrey walls and the roof carried down as a small hood is situated towards the left end of the barn. The double doors are probably 1809, and have interesting C19 graffiti including depictions of various plough types. There is an unglazed C19 window to left and to right a secondary doorway, 2 small windows and first floor loading bay. The roof is half-hipped at right end. Interior: stable is floored by reused C17 soffit-chamfered and scroll-stopped crossbeam. The wooden manger is probably 1809 but the roof is late C19 with an A-frame truss with nailed lap-jointed collar. Barn floor has central drain to hole in end wall. Roof includes one C16 or early C17 side-pegged jointed cruck with mortises for through purlins. The front post has been cut off but the rear post is set in the cob there. The truss may be in situ. The rest of the roof is made up of various A-frame trusses. Several timbers appear ancient-and reused and some may derive from the pre-mid C17 Hayne Farmhouse. However the buildings were much altered during the general refurbishment of the property by George Snell in 1809. They form part of an attractive group with Hayne Farmhouse (q.v.) and the other barn (q.v.).

SS7165903378

40, High Street [Borderline]

92997

NORTH TAWTON HIGH STREET, North Tawton SS 60 SE 13/114 No. 40 GV II House. Circa early C18. Rendered cob walls. Thatched gable ended roof. 2 gable end brick stacks. Plan: 2 equal-size rooms, each heated by gable end fireplace. Exterior: 2 storeys. Regular 3-window front of C20 3-light casements with central top opening light. Central C19 4-panel door. Interior not inspected.

SS6644601528

42 & 44 High Street

92998

NORTH TAWTON HIGH STREET, North Tawton SS 60 SE 13/115 Nos. 42 & 44 GV II Pair of cottages. Circa late C17 or early C18. Rendered cob walls. Gable ended asbestos tile roof. 2 brick gable end stacks. Plan: each cottage had 2-room plan with larger heated room on outside and stairs behind smaller service room, adjoining at the centre. Exterior: 2 storeys. Symmetrical 4-window front, 2 to each cottage. Circa late C19 or early C20 4-light casements each with door at centre. No. 44 to

Land at North Beer, Spreyton, Devon

left has C19 4-panel door, No. 42 has C20 panelled door under gabled doorhood. Interior of No. 42 has narrow chamfered cross beams with run-out stops. Fireplace has rough wooden lintel.
SS6645101521

Registered Parks and Gardens

Castle Drogo

1420

Early C20 formal gardens with elements designed by Sir Edwin Lutyens and George Dillistone of R Wallace and Co, for an early C20 castle designed by Lutyens for Julius Drewe. Gertrude Jekyll advised on the planting for the approach, and the formal landscape around the house is linked to the adjoining managed moorland and steep river valley by a series of walks which allow dramatic views of the wider landscape, and of Castle Drogo itself. HISTORIC DEVELOPMENT Castle Drogo was constructed from 1910 on a previously undeveloped site. The Tithe map (c 1840) indicates that the site was marginal grazing land on the upper slopes of the steep valley of the River Teign, with an area of woodland, Twenty Acre Plantation, 200m north of the river, and an area of poor pasture, Piddledown Common, extending some 1.5km along the valley. To the east Hunting Gate gave access to Drewston Common, while the walk now known as the Hunters' Path was established by the late C19. The 1st and 2nd edition OS maps (1885 and 1906) show that the site remained substantially unchanged when it was acquired by Julius Drewe in 1910. Julius Drewe (1856-1931) founded the Home and Colonial Stores in 1883 and rapidly amassed a considerable fortune; in 1899 he bought Wadhurst Hall, Kent, establishing himself as a landed gentleman. Soon after, a genealogist persuaded Drewe that he was descended from the Norman Drogo family, one of whom gave his name to Drewsteignton in the C12. Changing the spelling of his name from Drew to the more authentic Drewe, Julius recovered family property in East Devon, and subsequently decided to establish an estate at Drewsteignton. The site chosen for the proposed Castle was glebe land, but as Drewe's cousin, Richard Peek, was rector of Drewsteignton, he was able to purchase it in 1910. Further land was acquired, including Whiddon Park, a C16 deer park on the south side of the Teign gorge. By the time of Drewe's death in 1931 his estate comprised 1500 acres (625ha). Edwin Lutyens (1869-1944) was commissioned to produce plans for a castle and gardens in August 1910. The new house was to have genuine defensive characteristics, and was intended by Drewe as a commemoration of his Norman ancestry. The initial scheme with a courtyard plan and a massive barbican to the north-east was modified several times from late 1911, and progress on the building was delayed by the outbreak of war in 1914. It was finally completed in its present reduced form in 1930. Lutyens produced a scheme for formal terraced gardens on the east side of the Castle in 1915, which was further elaborated in 1921 with a rill, pools and a circular lawn, all enclosed by yew hedges. This scheme was abandoned as Drewe was unhappy about the terracing it entailed, and because he felt that the garden would be overlooked by the service quarters. A new plan was obtained in 1922 from R Wallace and Co of Tunbridge Wells, whose partner, George Dillistone, had previously worked for Drewe at Wadhurst Hall. A new secluded site to the west of the Castle was chosen for the formal terraced garden, and the area to the east was allowed to merge gradually with the surrounding landscape. The plan and some of the details of the formal garden at Castle Drogo is recalled at the slightly later Castle Tor, Torquay (qv) where Dillistone is believed to have worked with Lutyens' pupil Fred Harrild from 1929. Drewe's eldest son had been killed in Flanders in 1917, and Castle Drogo was inherited by his second son Basil in 1931. It remained in the family until 1974, when Anthony Drewe and his son, Dr Christopher Drewe gave the Castle and 600 acres (250ha) to the National Trust. DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Castle Drogo is situated c 2km south-west of the village of Drewsteignton and c 3km north-east of Chagford, to the east of the A382. The 60ha site, which comprises c 3ha of formal gardens, c 12ha of informal grounds around the Castle and principal drive, and c 45ha of managed landscape within the Teign gorge, is principally enclosed by traditional banks and hedges to the north, east and west, and by the River Teign to the south. The Castle and formal and informal gardens occupy a level spur of high ground which drops sharply to the west and south allowing dramatic views to Dartmoor and into the Teign valley. To the south the River Teign runs in a deep gorge with a rocky outcrop, Sharp Tor, some 700m south-east of the house, while Whiddon Wood and the C16 deer park, Whiddon Park, outside the site boundary on the north-facing slope of the gorge, are significant in creating views from the Castle and informal grounds. ENTRANCES AND APPROACHES Castle Drogo is approached from a minor lane to the north. About 1km west of Drewsteignton the lane reaches a roundpoint formed by clipped beech hedges which enclose areas of mown grass planted with groups of ilex oak to the north-west and south-east of the road. The gravel and tarmac drive ascends south-east for 190m between grass verges with mature beech to reach a simple barbican formed from clipped yew. Continuing for a further 270m with a series of vistas through the beeches north-east to Drewsteignton below, the drive reaches an open grassy summit planted with specimen ilex oaks. Turning south and south-west there are significant views across the Teign gorge to Whiddon Park and the rural landscape beyond before the drive falls slightly and passes through an area of light woodland for c 530m. The planting to the north-west screens the formal gardens, while that to the south-east controls views to the wider landscape and heightens the effect of the open lawns adjacent to the house. A gravelled carriage court lies to the north-west of the Castle and is enclosed to the south-west and north-west by low granite parapets which allow wide views over the surrounding landscape to Dartmoor. The entrance to the service quarters north of the Castle is concealed by high clipped yew hedges which suggest fortifications or the plan of the projected great hall. The stables, coach house and garages built c 1930 (listed grade II) lie c 50m north-east of the Castle. The planting scheme for the drive and approach to the Castle was planned by Gertrude Jekyll (1843-1932) in 1915 (Brown 1982). PRINCIPAL BUILDING Castle Drogo (listed grade I), described as 'one of the finest C20 houses in Great Britain' and 'a perfectly preserved architectural masterpiece' (listed building description), is built at the south-west end of a rocky spur high above the Teign gorge to the south. The Castle was originally designed in 1911 by Sir Edwin Lutyens, who was then at the height of his career (Hussey 1950). Possibly inspired by Norman Shaw's earlier building at Flete, Devon (qv) (guidebook), the design underwent extensive revision between 1911 and the completion of the final, considerably reduced building, in 1930. Traditionally built with battered, solid walls of locally quarried granite, the construction was undertaken by Bearne of Newton Abbot. The massive structure is principally of three storeys with a varied roof line composed of battlemented turrets, while large mullion and transom windows light the asymmetrical facades. The main entrance to the house is through a monumental octagonal-turreted gatehouse to the north-west, with a first-floor oriel and a relief of the heraldic Drewe lion carved by Herbert Palliser (1883-1963); the gatehouse also contains a working portcullis. At the south-west corner of the structure a low chapel projects, rising from the emerging rock and enclosing a small garden court. The monumental quality of the architecture ensures that the Castle is assimilated into its rugged moorland landscape. GARDENS AND PLEASURE GROUNDS The formal gardens and pleasure grounds lie to the north and north-west of the Castle. A gravel terrace walk extends c 150m north-north-east from the carriage court, and is enclosed to the north-west by a yew hedge. The steep bank below this terrace is planted with mixed mature trees, under which a collection of rhododendrons, magnolias and camellias was established by Mr and Mrs Basil Drewe in the 1950s. The formal terraced gardens c 100m north-east of the house are screened from it and from the drive and north-east terrace walk by belts of deciduous trees. A gravel walk which leaves the north-east terrace c 75m north-east of the carriage court runs c 50m east-north-east before entering the formal gardens through a pair of timber gates and a flight of stone steps to become the axial walk running south-west to north-east through the gardens. The lower terrace forms the Rose Garden with raised terraces to north and south planted as herbaceous borders, the slate-edged gravel paths following a geometric Indian pattern copied by Lutyens. At each corner of the terrace yew-hedged arbours enclose late C20 cast-iron frames covered by parrotia, which replace the original arbours of weeping elm. The lower, central area of the terrace comprises a lawn with square rose beds and flagged paving forming a chequered pattern at each corner. Below the random granite stone retaining walls of the upper terrace walks are mixed borders derived from Dillistone's 1927 planting scheme (garden guide). Stone steps to the north-east of the Rose Garden are flanked by wisteria and yuccas, and ascend to the second terrace which is enclosed by yew hedges with recesses for timber seats to the north-east. Slate-edged beds are planted with herbs and lavender. A double flight of stone steps leads up to the sloping shrub borders which were designed by Dillistone in 1927. Some 50m north-east a further flight of stone steps flanked by specimen conifers leads to a circular lawn c 55m in diameter and enclosed by yew hedges c 3m high which was originally used as a tennis lawn. The terrace walls, steps and other structural elements of the formal gardens are all listed grade II. Some 10m south of the steps leading to the Tennis Lawn is a small, rustic, timber and thatched building known as the Luncheon Hut, which was used by the family for meals on visits to the site before the house was completed. In a corresponding position c 15m north of the steps is The Bunty House, a 1930s children's play house set in a pale-fenced garden of herbaceous plants with a crazy-paved path leading to the door. The Bunty House stands at the east end of a woodland walk which returns through mature beech trees underplanted with shrubs outside the north-east side of the formal gardens to a yew arch at the end of the north-east terrace walk. Another late C20 walk leads east from The Bunty House to the late C20 visitors' reception building designed by Anthony Hollow and extended by Anthony Harrison adjacent to the car park which has been planted with specimen trees and which is enclosed by beech hedges. The chapel garden at the south-west corner of the house is enclosed to the south-west by the low stone structure of the chapel, and to the south-east and north-east by the towering walls of the Castle. A curved edge upper lawn is reached by stone steps below the gatehouse; further steps descend to a patterned stone-flagged path and further lawns. Flanking borders are simply planted with box topiary, and a fig and other shrubs are trained on the walls. To the south-west and south of the Castle areas of mown grass merge with groups of pines, hazel and other apparently natural planting as the ground drops away. South-east of the house a level terrace known as Mr Drewe's Walk leads some 400m east through the light screen of woodland south of the drive, and has views south across the Teign gorge. KITCHEN GARDEN The early C20 kitchen garden lay c 400m south of the house in the valley near Coome. No longer surviving, the site of the kitchen garden is outside the registered site. OTHER LAND To the west, south and south-east of the Castle and gardens the steep south- and west-facing slopes of the Teign gorge were marginal grazing land up to the Second World War. No longer

Land at North Beer, Spreyton, Devon

grazed, these areas are managed to preserve the open landscape which contrasts with the areas of oak woodland outside the site, and which allows significant views to and from the Castle. Existing footpaths including the Hunters' Path and the riverside Fisherman's Path were retained by Drewe as part of a network of relatively level terraced walks on the south-facing valley side.

SX7279790074

Wood House

1458

Early C20 formal gardens and parkland designed and landscaped by Thomas Mawson and implemented by Robert Mawson of the Lakeland Nurseries, Windermere, surrounding a house designed by Dan Gibson with a ground plan by Thomas Mawson. HISTORIC DEVELOPMENT Historically, Wood was a substantial Devon farm centred on a late C16 or early C17 house, lying some distance from the village of South Tawton. The early C19 Tithe map (c 1840) shows a group of buildings on the site of the present house approached by a drive on the line of the present service drive. An orchard and kitchen garden lay to the south and south-west, while many of the other fields associated with the farm were in arable cultivation, reflecting the relative fertility of the site. The early C19 farm was let to Richard Lethbridge, whose family remained in occupation until the early C20. The 1st edition OS map (1886) shows significant alteration to the grounds at Wood, with the construction of the south-west drive and lodge, and the formation of the lake to the south-east of the house. In 1900 William Lethbridge, a successful barrister, consulted Thomas Mawson about further improvements to the estate (Mawson and Mawson 1926). Mawson introduced Lethbridge to the architect Dan Gibson (Mawson 1927), with whom he had earlier had a partnership, and with whom he worked at Graythwaite Hall, Cumbria and The Willows, Lancashire (qv). Mawson and Gibson collaborated on the comprehensive remodelling of the existing house (ibid). Gibson was responsible for the design of the new house, its furnishing, and the design of the home farm buildings and alteration of the lodge on the south-west drive, while Mawson made an initial ground plan for the house to ensure its relationship to his garden scheme. The house and new gardens were substantially complete by 1905, although Mawson returned to make further alterations to the south-west entrance. Mawson's landscape scheme was implemented by his brother Robert Mawson, of Lakeland Nurseries, Windermere, and was described by Thomas Mawson in an extensive, illustrated account of his work at Wood in the fifth edition of *The Art and Craft of Garden Making* (1926). William Lethbridge died c 1920, and the property remained in private hands until 1973 when it was sold and converted into a country house hotel. It was subsequently resold, and is now (1998) again a private residence. DESCRIPTION LOCATION, AREA, BOUNDARIES, LANDFORM, SETTING Wood House is situated c 1.5km north of the village of South Tawton and c 5km south-south-west of the village of North Tawton, c 3km north of Dartmoor. The c 13ha site comprises c 4ha of formal gardens, pleasure grounds, lake and kitchen gardens, and a further 9ha of parkland and plantations. The site is enclosed to the west by a minor road leading from South Tawton north to Taw Green, and to the north and north-east by a further minor road. To the east and south the site adjoins agricultural land and is enclosed by fences and hedges. The site rises from the east and south towards the west and north boundaries, with a significant drop in level between the House and kitchen garden to the east. There are significant views south and south-east from within the site towards Dartmoor, and from the higher ground on the west side of the site towards woodland and agricultural land outside the site to the east. ENTRANCES AND APPROACHES The site is approached from the minor road leading north from South Tawton to Taw Green, which forms its western boundary. Convex wing walls comprising rendered sections between rusticated granite pilasters flank square-section granite gate piers with soffit-moulded caps, now (1998) surmounted by obelisk caps with wrought-iron fleur-de-lys finials (removed from gate piers on the south-east drive); the gate piers were originally surmounted by covered lead urns with flame finials (Mawson and Mawson 1926). The gate piers support elaborate wrought-iron gates with a crest in the manner of an overthrow (all listed grade II). Quadrant-shaped lawns in front of the gateway are enclosed by low horizontal iron rails supported on low granite posts. Within the gates a single-storey, rough-cast lodge (listed grade II) designed by Dan Gibson stands to the south of the drive. From the entrance the tarmac drive runs c 100m north-east through evergreen shrubbery and mixed trees, before emerging into the park and turning north-north-east for c 260m before reaching the carriage court on the west side of the House. The drive is separated from the park to the east and west by metal estate fencing, and from a point c 200m south-west of the House is flanked by specimen trees and shrubs. The south-west drive existed by 1886, but its present form is the work of Mawson. The carriage court to the west of the House formed part of Mawson and Gibson's remodelling of the building, and replaced an earlier carriage court on the south side of the House which is shown on the 1886 OS map. An archway connects the early C20 carriage court with the north-west drive to the north of the House, which is again a remodelling by Mawson of an existing drive. The north-west drive enters the service court north-east of the House between granite gate piers (listed grade II*) designed by Mawson. A further drive approaches the House from the minor road forming the north and north-east boundary. Some 270m south-east of the House square-section granite gate piers surmounted by soffit-moulded flat caps (originally with the obelisk finials now on the south-west gates) support elaborate wrought-iron gates (all listed grade II*). The drive, now (1998) a track, runs west-north-west, passing over a single-arch granite bridge designed by Mawson (listed grade II*) c 150m south-east of the House before passing immediately east of the House to reach the farm buildings to the north-east. The farm drive separates the House and gardens from the kitchen garden. PRINCIPAL BUILDING Wood House (listed grade II*) is a comprehensive rebuilding and extension of an earlier house undertaken by the architect Dan Gibson for William Lethbridge between 1900 and 1905. The landscape architect Thomas Mawson prepared the initial ground plan for the house, ensuring its relationship to the terraces and garden scheme (Mawson 1927). The two-storey rough-cast, slate-roofed house is designed in a restrained Arts and Crafts Tudor style, with granite mullioned windows, gabled east and west wings, and massive circular chimney stacks. The House is roughly 'H' shaped on plan, with a projecting north-west wing which contains a circular-headed arch leading north from the carriage court to the north-west drive. The north-west wing leads to a loggia which connects at first-floor level with the gardens west of the carriage court. The service quarters lie to the north-east and are arranged around a service court and adjoin the stables, farm buildings and kitchen garden. GARDENS AND PLEASURE GROUNDS Lying to the north, west and south of the House, the gardens and pleasure grounds comprise a series of formal enclosures which lead south-east to an area of ornamental planting around the C19 lake. The North Garden comprises a level lawn retained by a low rubble wall north of the north-west drive, and is enclosed to the north and west by rubble-stone walls (listed grade II*), now (1998) coped with slates but originally thatched (Mawson and Mawson 1926). To the north-east the lawn is enclosed by the west wall of the stables, while to the south it is overlooked by the billiard room in the House. The north wall curves back behind a circular thatched summerhouse (listed grade II*), whose conical roof is supported on two monolithic granite columns. There is a stone bench seat within the summerhouse, and to east and west it is flanked by round-headed niches which formerly contained statues (ibid). The gardens west of the carriage court ascend on four terraces of varying depth with an axial vista extending from the west door of the House to the Tea House at the end of the cedar walk c 200m west. A grass bank to the west of the carriage court is retained by a rubble-stone wall, and a flight of axially placed stone steps ascend between square-section granite ashlar piers with flat caps (all listed grade II*) to a narrow terrace with a crazy-paved granite path running north/south below the tennis lawn (listed grade II*). This path connects via steps at its northern end with the loggia at the west end of the north-west wing of the House. A further flight of stone steps (listed grade II*) ascends to the double tennis lawn c 30m west of the House, which is enclosed by grass banks to the south, west and north, and yew hedges which rise to shaped square finials adjacent to openings on the east, south and west sides. Mawson's published plan of the garden (ibid) indicates pergolas on the north and south sides of the tennis lawn, but it is unclear whether these were realised. Plain stone steps (listed grade II*) ascend west from the tennis lawn to a further narrow north/south grass terrace enclosed by yew hedges. At its north end is a round-backed stone seat (listed grade II*) which allows an extended view south across the bowling green towards Dartmoor. The bowling green c 50m south-west of the House adjoins the southern end of the third west terrace, and comprises a rectangular, yew hedge-enclosed lawn, with a projecting rectangular bastion on the east side. To the west stands the Bowling Green Pavilion (listed grade II*), designed by Mawson as a 'loggia with raised terrace' (ibid). The Pavilion is conceived in a plain classical style in granite ashlar with a triple arcade of round-headed arches flanked by projecting north and south wings each with a single arch on the east side. The roof, reached by steps within the projecting wings, serves as a terrace allowing views across the bowling green and gardens towards the House and land beyond the site to the east. Steps at the south end of the bowling green descend to a shrubbery-enclosed lawn with a centrally placed granite sundial (listed grade II*, originally located on the formal terraces south of the House) c 65m south-west of the House (ibid). From the third of the western terraces, plain stone steps (listed grade II*) ascend to the cedar walk, a sloping grass walk or glade flanked by mature cedars, which leads to the Tea House (listed grade II*). A central room with a fireplace and other fittings is flanked to north and south by a semicircular roofed arcade supported by granite Tuscan columns. The arcade ends to south-east and north-east in granite ashlar walls ornamented with niches, while the final bays of each side of the arcade have been converted in the late C20 into service rooms. The building has a hipped roof of Cotswold stone slabs, which rises to a peaked roof over the central room. The Tea House has an axial vista down the western terraces to the House, while the cedar walk overlooks the park to the south. Stone steps at the south-east corner of the carriage court lead down to a gravelled terrace which runs below the south facade of the House. The recess between the south-east and south-west wings is enclosed to the south by a low granite balustrade and convex semicircular stone steps ascend to a terrace paved with granite flags. The principal south terrace is terminated to the east by a pitch-roofed granite garden house which has a view from a mullioned window in its east wall across the kitchen garden. Steps descend below the garden house to the kitchen garden, and a further terrace below the east facade of the House. A croquet lawn extends south of the House, and is separated from the gravelled terrace by low stone walls and box hedges. To east and west the croquet lawn is flanked by slightly raised herbaceous borders and gravel walks approached from the south terrace by short flights of stone steps and supported by low granite retaining walls. The east and west walks are aligned on an identical pair of single-storey, square stone gazebos or summerhouses surmounted by low pyramid roofs and with elliptical-arched doorways. The gazebos stand to the east and west of a centrally placed circular lily pool

Land at North Beer, Spreyton, Devon

surrounded by a granite kerb and gravel walk. A rusticated stone plinth in the centre of the pool formerly supported a bronze statue of a naked, helmeted youth carrying a spear by Derwent Wood (absent 1998). The pool lies in front of a semicircular exedra defined by plain granite posts linked by horizontal iron bars which served as a support for climbing plants and roses and terminated the vista across the croquet lawn from the House. A centrally placed wrought-iron gate and overthrow is supported by granite piers with ball finials, and leads to a flight of stone steps flanked by a pair of Irish yews. The steps descend to the sundial court, a garden with a sunken circular area originally focused on the granite sundial now located to the south of the bowling green. Banks to the north, west and east of the sundial court are planted with mixed shrubs and specimen trees, and retained by rustic granite walls which were originally planted as a wall garden. The retaining walls to the lower sundial lawn were similarly planted, and to the south, the garden was originally enclosed by a yew hedge. All the structural elements of the formal terraces south of the House, including the missing statue by Derwent Wood, are listed grade II*. A serpentine walk ascends from the north-west corner of the sundial court to the drive and western terraces, while to the south walks lead through an area of lawns and informal shrubbery to the C19 lake c 160m south-east of the House. A walk around the lake passes through specimen rhododendrons, azaleas and other trees and shrubs, to reach a small rectangular granite rubble summerhouse (listed grade II*) c 270m south-east of the House. The summerhouse has a hipped, thatched roof supported by monolithic granite piers, while the interior is lined with oak panelling and has a simple bench seat overlooking the lake. South-east and east of the lake Mawson created a bog garden around the stream which forms the outflow from the lake. A rustic oak bridge carried a path over the stream, while the lake-side walk was carried to the east side of the lake on a low timber bridge with simple rail parapets. A series of small cascades in the stream and mature conifers to the north-east of the lake survive from Mawson's scheme. The pleasure grounds around the lake are separated from the park to the west by metal estate fences. PARK Lying to the south-west of the House and to the north-west and south-east of the principal drive, the park was developed by Mawson c 1900 from an area of paddocks and agricultural land. Known in the early C20 as The Lawn (OS 1905), the park remains pasture with scattered, mainly deciduous trees, with areas of plantation and shrubbery adjacent to the lodge to the south-west, and the south-east boundary with the pleasure grounds. An ornamental clump placed by Mawson lies c 240m south-south-west of the House in the south-east section of parkland, while the western boundary is screened from the adjacent public road by mixed trees and hedgerow shrubs. KITCHEN GARDEN The irregularly shaped kitchen garden lies on the east-facing slope immediately below the service road to the east of the House. The kitchen garden is entered by an arched door set in the wall opposite steps descending from the garden house at the east end of the south terrace. Enclosed by granite rubble walls c 3m high (listed grade II; some sections of wall repaired 1998), Mawson's kitchen garden was laid out with a grid-pattern of walks which were lined with ornamental timber and iron fruit espalier supports and arches. Traces of these structures remain today (1998). At the north end of the garden a series of glasshouses and frames with associated structures were built, including two vineries, a palm house and a house for ericaceous plants. Remains of these glass, timber and granite or brick structures survive, together with the granite men's shed, tool shed, mushroom and forcing shed, seed store, potting shed and two-storey boiler room (all listed grade II). To the north-west a square-plan fruit room stands adjacent to a semicircular wall-fountain and reservoir (all listed grade II). Enclosed by granite rubble walls, the reservoir was fed by a bronze lion's-mask spout on the monumental keystone (Mawson and Mawson 1926) of an arched panel which forms part of the rear wall to the structure. The bronze spout is now removed, and the pool dry (1998). A further arched door north of the fountain leads to the service yard north of the House. The kitchen garden is no longer cultivated (1998).

SX6551195957

Appendix 4
HVIA Baseline Photographs

Site Walkover



View up the track which runs along the southern side of the field; from the west.



View across the field showing how the ground drops away to the river; from the south-west.

Land at North Beer, Spreyton, Devon



View along the irregular western boundary, north-western boundary which is formed by the banks of the river Yeo; from the south, south-west.



IMG5420 – Detailed views along the west, north-western boundary; from the south-west.

Land at North Beer, Spreyton, Devon



View along the western part of the field, where it drops away to the river; from the south.



View across the higher eastern part of the field, showing some slight undulation in the pasture, natural contour ridges; from the south, south-west.

Land at North Beer, Spreyton, Devon



View across the upper undulating area to the south and south-east of the field; from the west.



View to the area to the east which is fenced off; from the south, south-west.

Land at North Beer, Spreyton, Devon



View to the northern boundary of the field; from the south.



View to the north and north-western corner of the field; from the south-east.

Land at North Beer, Spreyton, Devon



View back along the undulating high ground and track to the south of the field; from the east.



View back along the track; from the east.

Impact Survey



View over North Tawton, showing the landscape setting of the conservation area; from the north-west.



View up the main street in the conservation area of Sampford Courtenay; from the south.



The Scheduled Monument, the wayside cross, to the north-west of Sampford Courtenay; from the south-east.



View from the wayside cross at Sampford Courtenay, showing local blocking; from the hedges; from the north-west.



View of Greenslade Farm; from the east.

Land at North Beer, Spreyton, Devon



View across the Roman marching camp sites towards North Tawton; from the south-west.



View of the farm and Listed Barton house, with extensive barns which is expected to block all views from the Roman sites at North Tawton, towards the turbine; from the south, south-west.



The main square in North Tawton, a conservation area; from the south.



View down one of the streets in North Tawton, showing the local blocking within the conservation area; from the east, north-east.



View up towards the church within North Tawton; from the south-west.



View down the shallow combe to the east of Sandford Barton, where two mortuary enclosures have been recorded; from the north, north-east.



View of Higher Nicol Nymet farmhouse; from the west, south-west.



Nicols Nymet House, now a holiday park in its private wooded grounds; from the south-west.



Nicols Nymet Cottage; from the west.



Upcott Farmhouse; from the south-west.



Barns at Upcott Farmhouse; from the west, south-west.



View of Reeve Castle within its wooded grounds; from the south-west.



View up one of the streets within Zeal Monachorum; from the south.



The church in Zeal Monachorum; from the south-west.



Heron Court and buildings in Zeal Monachorum; from the west.



The churchyard crosses in Zeal Monachorum; from the south-west.



Cottages lining the west side of the churchyard, within the Zeal Monachorum conservation area; from the south-east.



Cottages within Zeal Monachorum, of typical Devon vernacular; from the south, south-west.



Hayne Farmhouse and barns; from the east.



View across Bow conservation area; from the north.



View up the main street in Bow, showing the many listed cottages; from the west.



View down the main street in Bow; from the east.



View of the barrow just to the west of Bow, at a crossroads, shown to be a shallow mound; from the south-east.



View across the fields, near Lower Hampson, where a henge, barrows and other features have been recorded but do not appear to exist above ground; from the north-east.

Land at North Beer, Spreyton, Devon



View of one shallow barrow part of a wider group around Hampson Cottage; from the south-west.



View down and across Hampson, towards the location of the proposed turbine; from the north-east.



The former chapel at Hampson; from the south-east.



The medieval wayside cross south of Bow, along station road; from the north.



Bow church, in the hamlet of Newton Tracey; from the north-west.



View of the wayside cross at the crossroads at Hillerton; from the north.



View of the cottage north of Spreyton, Stockhay, set in wooded gardens; from the east, north-east.



View down the track to Hendicott Farmhouse; from the north-west.



View up the track to South Hill farmhouse; from the north-west.



View of Lower Sessland Farm; from the west.



View of one of the cottages at Fourways; from the south.



One of the cottages at Fourways; from the south-east.



One of the cottages at Fourways; from the east, south-east.



Heath Farmhouse; from the north-east.



View of the barns at Heath Farmhouse; from the east, north-east.



View across to the wooded enclosure around Combe Farm; from the south-west.



View of one of the listed cottages in Spreyton; from the south-west.



View of one of the Listed thatched cottages in Spreyton; from the south-east.



View of Ivy Cottage and other Listed cottages in Spreyton; from the east, south-east.



View down the main street in Spreyton; from the west.



Bush house in Spreyton; from the south-west.



The small open area east of the church in Spreyton, with Lychgates house; from the south-west.



The lych gates into the churchyard at Spreyton; from the north-east.



The church in its wooded churchyard in Spreyton; from the north-east.



The Old Vicarage in Spreyton; from the south-west.



View of the barns along the road at the Barton in Spreyton; from the north-east.



View of the gates and gate piers into the gardens of the Old Vicarage, in Spreyton; from the south-west.



The Barton in Spreyton; from the north-east.



The church tower, in Spreyton, showing the local blocking from the mature trees; from the north-north-east.

Land at North Beer, Spreyton, Devon



View along the gorge to Castle Drogo; from the north.



View of the wayside cross now alongside the A30; from the south-west.



View of the assets on the northern and north-eastern slopes of Dartmoor at Stonyhurst and Foxes Holt; from the north-east.



View of the high down on Dartmoor and the assets at Stonyhurst; from the north-north-east.



View of the gates into Wood House estate; from the west-north-west.



View across the wooded grounds of Wood House; from the south-south-west.

Land at North Beer, Spreyton, Devon



View across the wooded gardens of Wood House; from the south-west.



Cosdon Hill and Cosdon Beacon; from the north.



Cosdon Hill and Cawsand Beacon; from the north-north-west.



View of the church in the village of Belstone, on Dartmoor; from the east.



View to Ivy Tor, showing the setting of the hut circle settlements and other features; from the west, north-west.



View towards Taw Marsh Reeve and Cosdon Hill; from the north-west, from Belstone.



View along the northern slopes of Dartmoor; from the west.



Detailed view of the field system remains south-east of Belstone on Dartmoor; from the north-west.

Land at North Beer, Spreyton, Devon



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

Tel: 01769 573555
Email: mail@swarch.net