

# LAND at BRADDONS PARK BUCKLAND BREWER DEVON

Results of a  
Historic Visual Impact Assessment



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# Land at Braddons Park Buckland Brewer, Devon

## Results of a Historic Visual Impact Assessment

*For*

Jonathan Kearsley

*of*

Mi-Grid

(the client)

*By*



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## Summary

South West Archaeology Ltd. was asked to undertake a historic visual impact assessment on land at Braddons Park, Buckland Brewer, Devon, in advance of a planning application for the construction of a 50kW (25m to hub) wind turbine.

The site is located on the southern end of a small hill within gently-undulating uplands, dissected by a series of narrow valleys. This is a largely rural landscape of mixed small and medium sized fields often enclosed with mature tree lined hedgebanks and farms dispersed throughout the landscape often on exposed ridges with shelter belt planting. In this landscape, tall new vertical elements will be highly visible, but the visual simplicity of the landscape would serve to diminish the scale of the visual effect.

Most of the designated heritage assets identified and assessed in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge in some way on at least eight of these heritage assets or groups of assets (**negative/minor** or **negative/minor to negative/moderate**), and have a more pronounced impact on four assets: Hembury Castle (SAM), Church of St. Mary and St. Benedict (GII\*), Park Farmhouse (GII) and Thornehill Head Methodist Chapel (GII) (**negative/moderate**). Aggregate and cumulative impacts are not a major issue (**negative/minor to negative/moderate**).

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor to negative/moderate** due the scale of the turbines impact on a small number of important heritage assets, as well as the introduction of a new visual element in a relatively sensitive historic rural landscape. The impact of the development on any buried archaeological resource would be permanent/irreversible.

Contents	Page No.
<i>Summary</i>	3
List of Figures	5
List of Tables	5
List of Appendices	5
Acknowledgements	5
1.0 Introduction	6
1.1 Background	6
1.2 Topographical and Geological Background	6
1.3 Historical Background	6
1.4 Archaeological Background	6
1.5 Methodology	7
2.0 Historic Visual Impact Assessment	8
2.1 National Policy	8
2.2 Setting and Views	8
2.2.1 Evidential Value	9
2.2.2 Historical Value	10
2.2.3 Aesthetic Value	10
2.2.4 Communal Value	11
2.2.5 Summary	11
2.3 Likely Impacts of the Proposed Development	11
2.3.1 Types and Scale of Impact	11
2.3.2 Scale and Duration of Impact	12
2.3.3 Statements of Significance of Heritage Assets	13
2.4 Methodology	15
2.4.1 Assessment and Landscape Context	16
2.5 Results of the Viewshed Analysis	18
2.6 Field Verification of ZTV	19
2.7 The Structure of Assessment	19
2.8 Impact by Class of Monument/Structure	19
2.8.1 Farmhouse and Farm Buildings	19
2.8.2 Lesser Gentry Seats	22
2.8.3 Listed cottages and structures within Historic Settlements	23
2.8.4 Memorials, Crosses and Inscribed Stones	25
2.8.5 Churches and pre-Reformation Chapels	26

2.8.6	Nonconformist Chapels	30
2.8.7	Industrial Buildings and Infrastructure	30
2.8.8	Hillforts, Defended Settlements and Earthworks	31
2.8.9	Prehistoric Ritual/Funerary Monuments	32
2.8.10	Historic Landscape	34
2.8.11	Aggregate Impact	35
2.8.12	Cumulative Impact	35
2.9	Summary of the Evidence	36
5.0	Conclusions	38
3.1	Discussion and Conclusion	38
6.0	Bibliography and References	39

## List of Figures

---

<i>Coverplate:</i> View towards the proposed turbine from Hembury Castle; from the south-east.	Page No.
Figure 1: Site location (the proposed turbine site is indicated).	7
Figure 2: Distribution of designated heritage assets within the ZTV (to tip) within c.5km.	18

## List of Tables

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Table 1: The conceptual model for visual impact assessment.	17
Table 2: Summary of impacts.	37

## List of Appendices

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Appendix 1: Project Design	40
Appendix 2: Gazetteer of sites listed in the HER	42
Appendix 3: HVIA supporting Jpegs	53

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## 1.0 Introduction

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**Location:** Land at Braddons Park

**Parish:** Buckland Brewer

**County:** Devon

### 1.1 Background

South West Archaeology Ltd. (SWARCH) was commissioned by Jonathan Kearsley of Mi-Grid (the Client) to undertake a historic visual impact assessment (HVIA) on land at Braddons Park, Buckland Brewer, Devon (see Figure 1) prior to an application for the construction of a 29.8m to tip wind turbine. All work was conducted in conjuncture with a Project Design (Appendix 1) drawn up in line with guidance issued by Ann Marie Dick of Devon County Historic Environment Team (DCHET) and Nick Russell of English Heritage (EH).

### 1.2 Topographical and Geological Background

The site lies less than two kilometres south-west of Buckland Brewer and a similar distance north-west of Hembury Castle. The site is located on the southern and slightly lower end of a hill (c.160m AOD) which slopes down on the west, south and east to wooded valleys and the Lydeland Water and its tributaries. The field in which the proposed turbine is to be positioned is a relatively regular, sub- rectangular enclosure, with the farm track to Great Braddon to the east.

The soils of this area are well drained fine loamy soils of the Neath Association (SSEW 1983), which overlie sandstones of the Bude Formation (BGS 2014).

### 1.3 Historical Background

The parish of Buckland Brewer has a long documented history. The Domesday Book notes that Buckland Brewer, which was then named Bochland, was held by Ansgar from the Count Mortain (Williams and Martin 2002). The 'Brewer' part of the name is taken from the Brewer family who acquired part of the manor of Buckland in 1202 (Lysons 1822). The place name means 'Charter land' i.e. an estate with certain rights and privileges created by an Anglo-Saxon royal diploma (Gover *et al* 1932). The principle owners of the manor after the Brewers' were the Rolle family who retained ownership of the manor for over three centuries from 1544. The proposal site is located on land assessed on the Devon County Historic Landscape Characterisation (HLC) as modern enclosure adaption medieval field systems. The land surrounding the site however, particularly to the south, is characterised as medieval enclosures.

### 1.4 Archaeological Background

There has been little or no archaeological investigation within the immediate area of the proposal site and there is nothing noted on the Devon Historic Environment Record (HER) for the area immediately surrounding the site. The nearest points of archaeological interest are situated well over a kilometre away; most notable are the sub circular enclosure at Bearah farm to the north-east of the site (MDV80969) and Hembury Castle (MDV418) to the south-east.

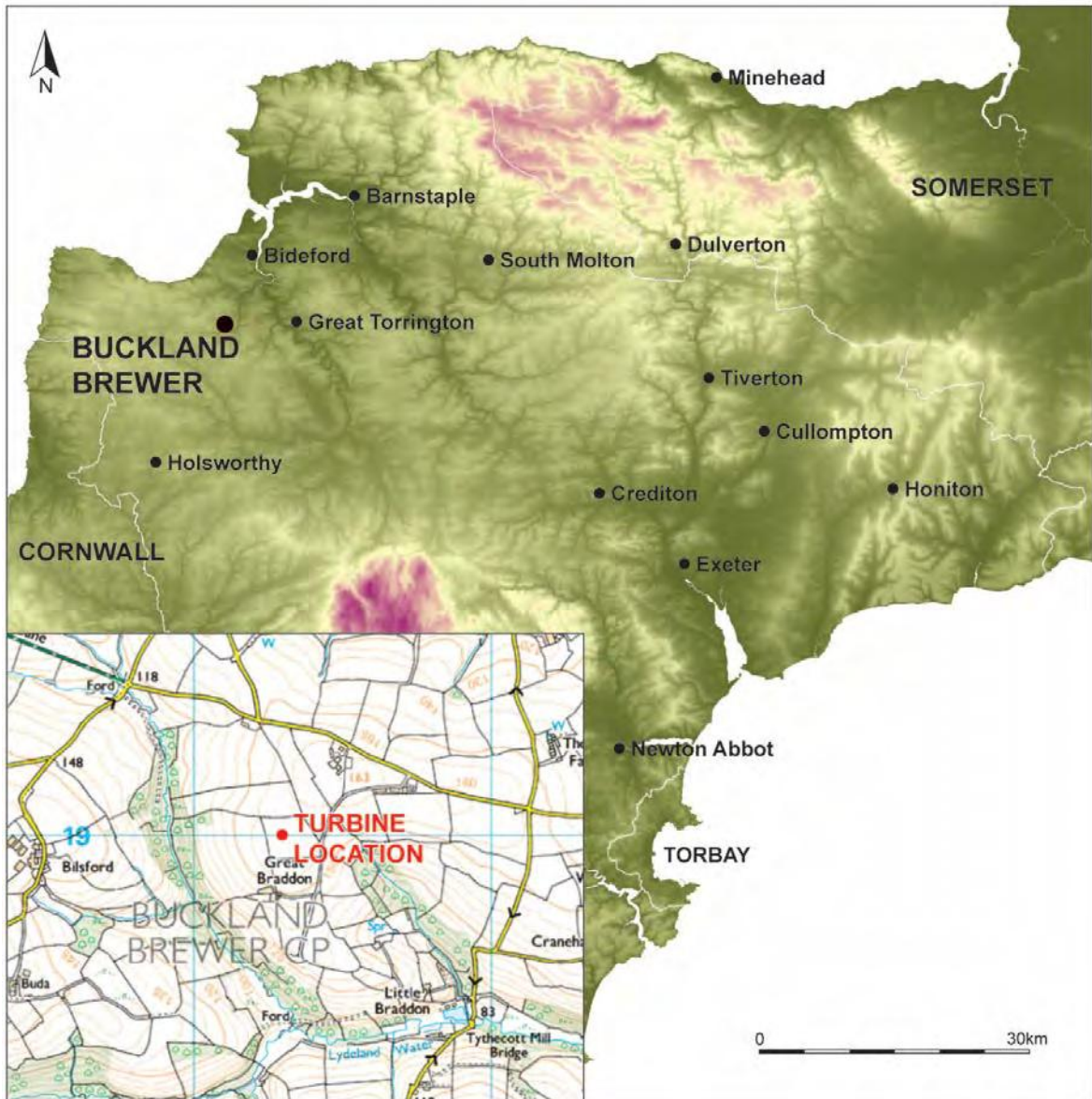


Figure 1: Site location (the proposed turbine site is indicated).

## 1.5 Methodology

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 3<sup>rd</sup> 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 Historic Visual Impact Assessment

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### 2.1 National Policy

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

#### **Paragraph 128**

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

#### **Paragraph 129**

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

### 2.2 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 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*.

### 2.2.1 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.

### 2.2.2 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).

### 2.2.3 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.

#### 2.2.4 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.

#### 2.2.5 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).

### 2.3 Likely Impacts of the Proposed Development

#### 2.3.1 Types and Scale of Impact

Four 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 mast (77m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the area’s landscape character. The operational phase impacts are temporary and reversible.
- 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.
- Aggregate Impact – a single turbine will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

### 2.3.2 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 outline 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.

### 2.3.3 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 19<sup>th</sup> 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 20<sup>th</sup> 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 20<sup>th</sup> century are also now included as the 21<sup>st</sup> 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).*

## 2.4 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 1), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 1 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

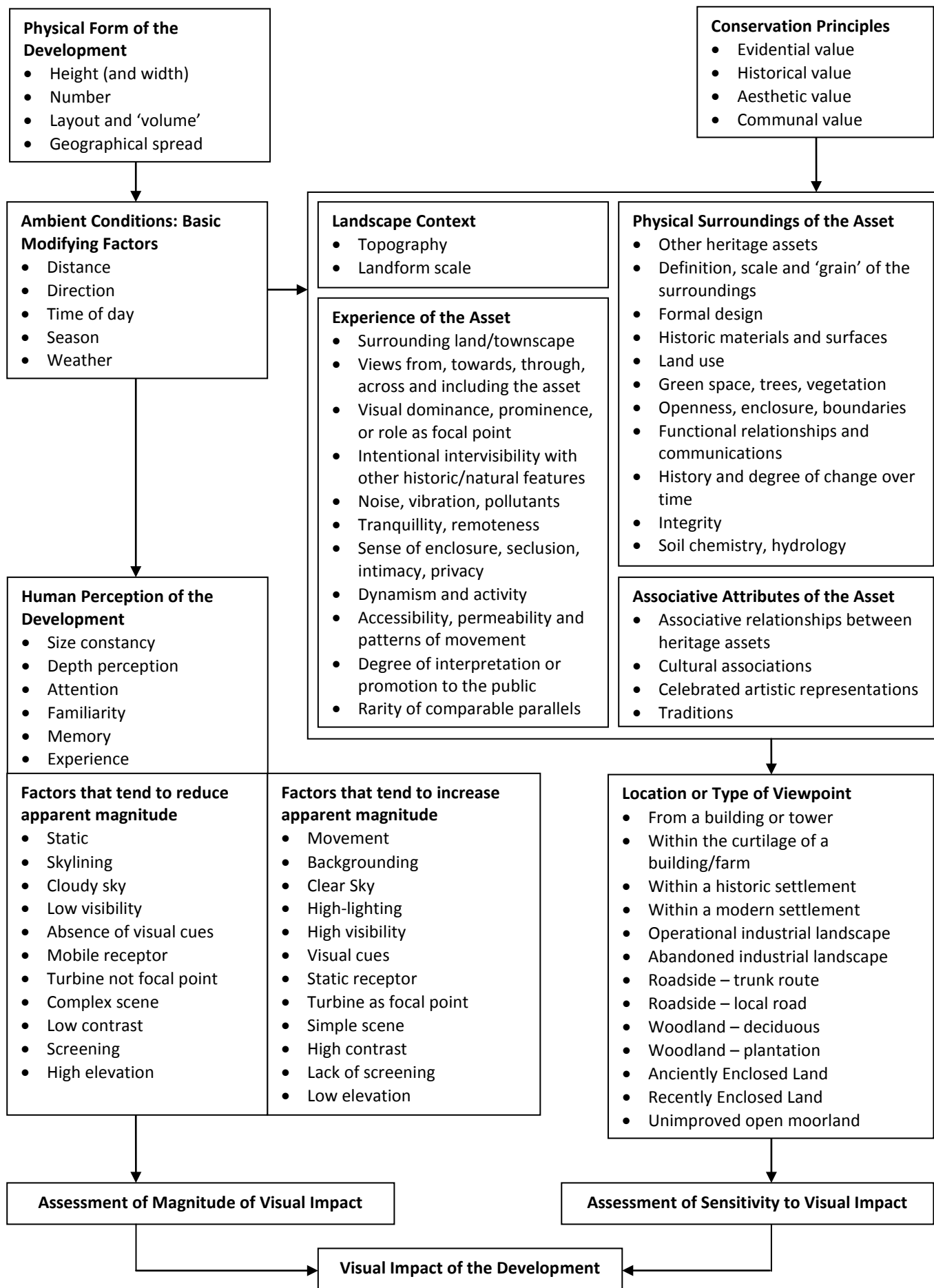
#### 2.4.1 Assessment and Landscape Context

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.





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

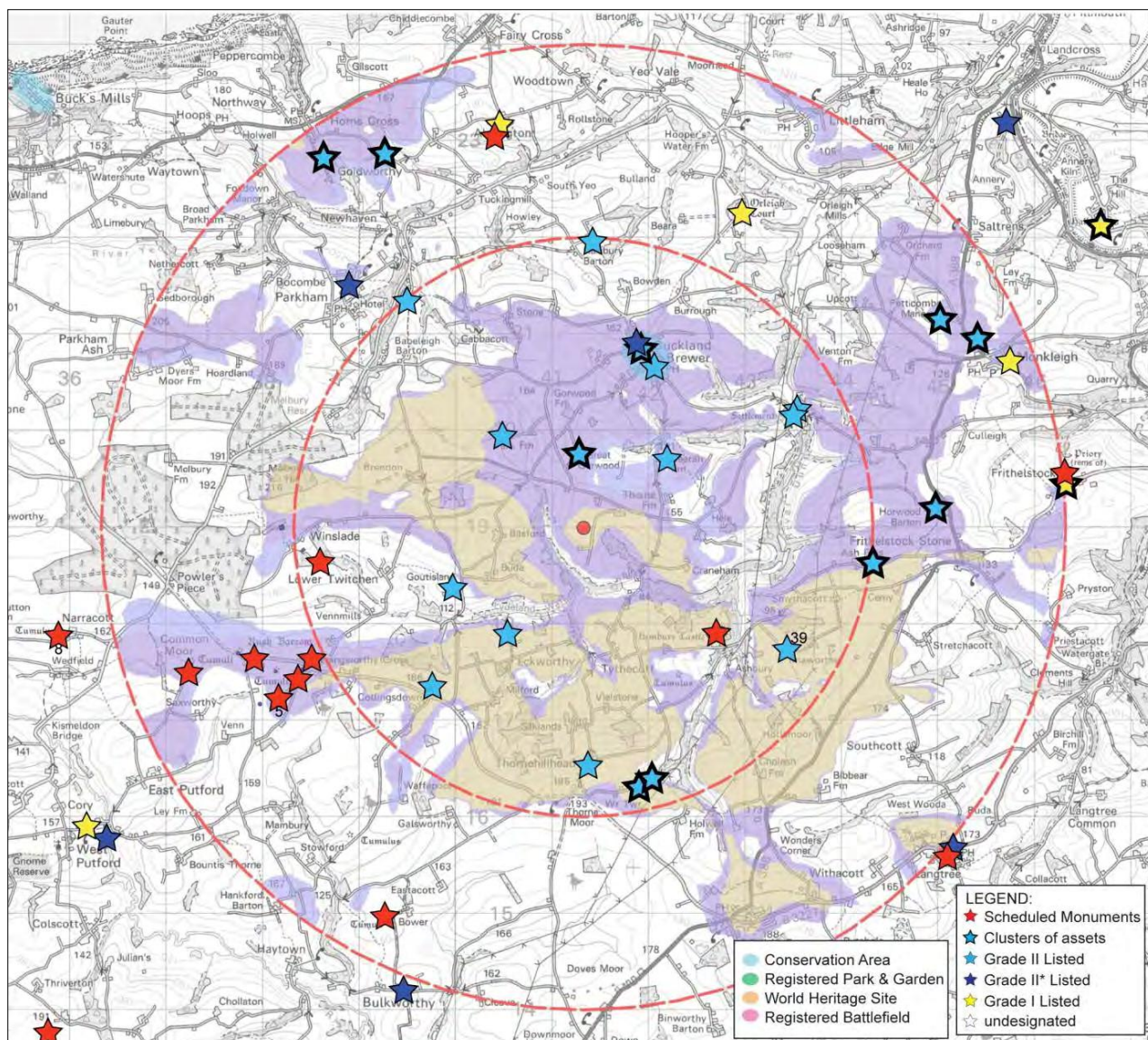


Figure 2: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine: within c.5km (© English Heritage 2014). Contains Ordnance Survey data © Crown copyright and database right 2014. The red rings are shown at 3km and 5km. The English Heritage GIS Data contained in this material was obtained on 16.12.13).

## 2.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this landscape will be very patchy beyond 3km but fairly comprehensive within this distance, except within the valleys to the east and north. The ZTV was mapped to a total distance of 5km from the turbine site by Mi-Grid; 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. Theoretical visibility has been assessed as the visibility to the blade tip (29.8m). Up to 6km Listed Buildings (of all grades), Scheduled Monuments, Conservation Areas, Registered Parks and Gardens and Registered Battlefields were considered.

## 2.6 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, with all the heritage assets that landscape encompasses. There is wide and complete visibility within 1km and out to 2km, the visibility continues to the east and south but breaks up to the north as the ground slopes down to the River Yeo. Within 3km of the turbine there is one Grade II\* Listed Church, sixteen Grade II Listed structures or groups of structures and two scheduled monuments. There are four Grade I Listed Churches, two Grade II\* Churches, five groups of Grade II Listed buildings and nine scheduled monuments or groups. The main settlement within the radius of the ZTV is Buckland Brewer, at 1.75km, with Monkleigh at 4.7km and Frithelstock and Langtree at c.5km.

## 2.7 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.

## 2.8 Impact by Class of Monument/Structure

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

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

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

### **What is important and why**

Farmhouses and farm 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.

- Goutisland Farmhouse, Buckland Brewer; medium significance; Grade II Listed; condition: unknown; distance to turbine c.1.5-2km. The farmhouse lies on a working farm, set down a long track, with modern and historic outbuildings visible. The farmyard setting will not be affected by the turbine and the farm lies just over the brow of a hill, on the upper south facing slopes and falls outside of the ZTV of the proposed turbine. Tall hedgebanks line the field and road here and will increase the effect of the topography with local blocking. The landscape context of the farm is the valley; the turbine does stand within the wider landscape setting, being part of the Lydeland Water valley network; impact: **negative/unknown** but neutral expected.
- Collingsdown Farmhouse, Buckland Brewer; medium significance; Grade II Listed; condition: unknown. Distance to turbine c.2-2.5km. This farm is set in a wooded enclosure down a private drive and is not visible from the road. The asset seems to be set on a working farm, and some farm buildings are visible however which appear in very poor condition. The farmhouse is set in a farmyard, and it is unlikely this setting of the asset will be affected. There is local blocking from the trees and mature hedgebanks and the other farm buildings; impact: **negative/unknown**, but expected neutral or negligible.
- West Ekworthy Farmhouse, Buckland Brewer; medium significance; Grade II Listed; condition: unknown. Distance to turbine c.1.5km. This farm is set down a long farm track and is not visible from the road. The farmstead is set on the south side of a wedge-shaped valley, on the lower slopes; the turbine does not stand in this immediate valley landscape context of the farmhouse. There are general views possible down the valley towards the turbine location. The asset appears to be on a working farm and some historic and modern farm buildings can be glimpsed over the hedgebanks, some appear to have been converted to dwellings. The immediate farmyard setting will not be affected, but views over the farm and down the valley from the west and south-west will include the turbine on the horizon. There are extant turbines to the east, at Craneham and Frithelstock which can be generally seen from this location; Impact: **negative/unknown** applied but negligible to negative/minor expected.
- Bearah Farmhouse, Buckland Brewer; medium significance; Grade II Listed; condition: fair to good. Distance to turbine c.1.25km. Set down a short track, on a north-facing slope within a steep valley south-east of Buckland Brewer village. The farmhouse can be viewed on a working farm, set within a large farmyard of historic stone and cob buildings. The house sits within the head of a combe and views are largely focused to the north and north-west, down the valley and across to Buckland Brewer. The proposed turbine will not stand within the landscape context of the farmhouse and its setting will not be affected. The turbine will not frame views to the farmhouse from Buckland Brewer but will appear in views approaching the farmhouse along the road out of Buckland Brewer from some viewpoints. The asset itself is protected from views by extensive local blocking from mature beech trees to the west of the farmyard; impact: **negligible**.
- Park Farmhouse and attached outbuildings, Buckland Brewer; medium significance; Grade II Listed; condition: fair to good. Distance to turbine c.1.25km. Set down a long track but visible

from the road junction nearby. The farmhouse and barns form an L-shaped range with a farmyard to the north-east, set on a shallow south and east facing slope, with the ground rising to the north and to the west. The farmhouse lies within the wide sweeping north part of the curving Lydeland Water valley network, above a combe which runs down to the river. The turbine lies within the same landscape context and will be clearly visible from the general surroundings of the farm. The nature of the L-shaped range framed by trees to the south, means the focus of direct views is to the north and not towards the turbine. The turbine will be visible from the driveway approaching to the buildings and will frame all views down the valley. The farm was previously set away from the road network in a remote spot with areas of waste to the south; there is now a large extant turbine to the south-west which dominates the immediate surroundings. There is therefore an issue of cumulative impact if an additional turbine is located to the south-east; impact: **negative/moderate**.

- Barn and Granary at Great Gorwood, Buckland Brewer; medium significance; Grade II Listed; condition: fair to good. Distance to turbine c.1km. Set down a short farm track over the brow of a hill on the upper north and east facing slopes, at the head of a combe, leading down into a shallow valley, to the south of Buckland Brewer. The buildings can be seen from the public road in part over tall hedgebanks, the lane to the farm is also lined by tall hedgebanks and the farm is partly shielded by trees to the south around the entrance to the farmyard. Local blocking will therefore apply, significantly reducing views to the turbine. The barn and granary may be set lower within the farmyard and are not directly visible from the road. The assets are within a working farmstead, on a large farmyard, with extensive modern buildings. Their immediate setting is not affected but the turbine will stand in their landscape context and will affect the character and visual nature of their landscape context. Turbines are already clearly visible in the far distance from the farm, in the wide views north and north-east at Torrington and on the edge of Exmoor; impact: **negative/minor to negative/moderate**.
- Knaworthy Farmhouse, Frithelstock; medium significance; Grade II Listed; condition: unknown. Distance to turbine c.2.5km. Set up a long steep farm track and over the brow of a hill this farm is not visible from the road but appears to be on the west facing slopes of a narrow valley running north-east. The fields in the immediate area are defined by very tall mature hedgebanks, with mature trees and limit all views across the landscape. The valley itself is dominated by expansive woodlands. It is expected there may be some limited views towards the turbine but it will not frame any views to the asset and will not stand within its landscape context; impact **negative/unknown** applied but negligible expected.
- Higher Thorne Cottage and Outbuildings and Thornewidger Farmhouse, attached wall, Barn, Granary and Hemmel; all medium significance; all Grade II Listed; condition; fair to poor. Distance to the turbine c.2.5-3km. A group of farmbuildings and associated cottage, set down a long lane, off the main road. The buildings are set in a slightly wooded enclosure, within fields, on a north and east facing slope, with wide views to the north and north-west. Local blocking will apply to some extent to both buildings. Views from Higher Thorne Cottage are limited by a barn on the other side of the road and tall hedgebanks and outbuildings which stand between the cottage and the road. The main farmhouse to the north lies further down the slope and is wrapped around by woodland which frames the fields, although there will be some views towards Buckland Brewer. Both assets are set in farmyards and their setting will not be affected and the turbine will not stand within either landscape context. The turbine will not frame any views to the assets, although both technically stand within the ZTV. The upper part of the turbine may be visible from the main farmhouse, and any views from the farm towards Buckland Brewer village and particularly the church tower, which is the local landmark, will be affected. There are four very large turbines standing on Thornehillhead Moor in closer proximity to these assets which affects their immediate landscape setting far more than the proposed turbine; impact: **negative/minor to negative/moderate**.
- There are seven Grade II Listed farmhouses, some with associated Grade II Listed buildings and

lower Gentry Residences, within 3-5km that fall within the ZTV of the proposed turbine: Petticombe Manor, Gazebo and Kitchen Garden walls; Monkleigh House, Staddon House and attached outbuilding; Horwood Barton and Outbuildings 7m W of Horwood Barton; East Ash Farmhouse, Barn, Granary and Linhay; West Goldworthy Farmhouse and Shippon; Brittons Farmhouse, attached Shippon and Barn. All medium significance; All Grade II Listed; conditions: fair to good. None of these farmhouses lie within the same landscape context as the turbine, though in most instances views to each asset could include the turbine. For example: Horwood Barton, East Ash Farm and West Goldworthy Farm, Brittons Farm are still working farms. All of these buildings are surrounded by extensive modern farm buildings and historic buildings within the farmyard. This provides the setting for these buildings, however both East Ash Farm and Horwood Barton will have views to the turbine from their upper floors and there will be some general views from the fields surrounding the farms. West Goldworthy and Brittons Farm are also set within a small hamlet and are within enclosures defined by tall stone-faced hedgebanks, mature trees and locally blocked by the other houses and farmhouses. Monkleigh House is set down a private drive and could not be accessed, but can be seen to be in a wooded enclosure, also set within the edge of the village and therefore further blocked by other buildings. Staddon House will also be comprehensively blocked by the other cottages and farms of the village, as well as hedgebanks and mature trees. Petticombe Manor is set down a long drive but is visible within walled and banked enclosures, with service buildings and outbuildings and within wooded grounds; expected to largely be locally blocked from any views. Impact: **negligible** or **neutral** for all assets, except Horwood Barton and East Ash Farm, which may be considered to be impacted to a level of **negative/minor**, as the turbine will affect their wider landscape settings.

### 2.8.2 Lesser Gentry Seats

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

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

#### **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.

- Orleigh Court, Buckland Brewer; high significance; Grade I Listed; condition: good to excellent; distance to turbine: c.4.75. Manor House of various phases, with a 14<sup>th</sup> century open hall, with additional very fine quality 15<sup>th</sup> century hammer beam roof. The building was altered in the 1720s, then again in the 1860s. The whole was converted to flats in the 1980s. The house is of local rubble stone construction, under slate roofs and is of courtyard plan. Listed primarily for the medieval structure and fine interior details, principally the 15<sup>th</sup> century hammer beam roof. The house is set within woods, on a low shallow north facing slope within a wide valley; there are wide views down and across to the Torridge Valley to the east and views north across to Littleham. The ground rises to the south and east, to Buckland Brewer and the house falls outside the ZTV. The proposed turbine would not stand within the landscape context of this asset and would not frame views to the asset; impact: **neutral**.
- Weare Giffard Hall and Gatehouse approx 15m SE; high significance; both Grade I Listed; conditions: good; distance to turbine: c.6.5-7km. Exceptional survival of crenellated gatehouse, as part of a wider medieval group of church and medieval hall. The hall is a 15<sup>th</sup> century house, built after 1454, for the Fortescue family. Altered in the 16<sup>th</sup> century, then extended and restored in the 19<sup>th</sup> century. Listed for its complete and high quality medieval structure and extensive stone architectural features. Set in the small village of Weare Giffard, within the base of the Torridge River valley, and the steep wooded sides of the valley. The Hall and Gatehouse do not lie within the ZTV of the proposed turbine and the turbine is not within the landscape context of the church, which is limited to the Torridge Valley. The turbine will not frame any key inward or outward views from the assets; impact: **neutral**.
- Cory Manor, West Putford; high significance; Grade II\* Listed; condition: fair to good. Distance to turbine: c.6km. Late 16<sup>th</sup> to early 17<sup>th</sup> century Manor House. The house was extended in the 19<sup>th</sup> and early 20<sup>th</sup> centuries. The open hall was restored and the ceiling removed in the 1940s. Decorative plaster overmantle to the restored open hall, with some additional 17<sup>th</sup> century panelling. The house is often associated with a member of the Prideaux family. The house is set on the mid slopes, on the western side of the wide Torridge Valley, to the west of the majority of the village, to the east of the Church of St. Stephen. The valley is of agricultural character with wet rushy pastures to the base and is quite scrubby and wooded. The house stands within landscaped grounds with mature parkland and specimen trees. These trees provide additional local blocking to views both outwards and inwards from the building. There are some key views east across the valley, but the turbine lies far to the north-north-east. The village of Putford lies outside the ZTV; and the proposed turbine would not stand within the landscape context of this asset and would not frame views to the asset; impact: **neutral**.

### 2.8.3 Listed cottages and structures within Historic Settlements

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

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

Most village settlements have expanded significantly during the 20<sup>th</sup> century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed

structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced the erection of wind turbines, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

### **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 20<sup>th</sup> 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 19<sup>th</sup> 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.

- Coach and Horses, Buckland Brewer; medium significance; Grade II Listed; condition: good. Distance to turbine c.2km. A thatched public house on the north side of the main street in Buckland Brewer. The setting of this building is key to our understanding of it, in its former function as two dwellings and its current function as a public house. The turbine will not frame any views towards this building as these are limited to within-settlement views and the local blocking provided by other modern and historic houses and buildings in the village protects all outward views; impact: **neutral**.
- *Buckland Brewer*: high significance; Conservation Area; condition: good. Distance to turbine c.1.8km. The conservation area covers the main street and the small village square in front of the church, as well as a small group of houses to the south-west. Key views run along the street between the historic cottages, Rickards Row, the Coach and Horses and up to the church, which



stands on a high knoll to the west. The church is the most dominant feature within the Conservation Area. The turbine will not stand in the immediate landscape context of the village, but the village falls within the ZTV. Laying on an east-west alignment the main street and most views within the village will be blocked by houses to the south, with the turbine having little impact on views within or across the settlement. The turbine will be visible from the southern edge of the village and from The Vicarage and a few houses to the south-west, below the church. An extant turbine is already visible in these views south and another is being constructed even closer to the village to the south-west. In comparison, the turbine at Braddons Park will be further away and less intrusive in any views. The approach to the village and the visibility of the village from the surrounding landscape may be indirectly affected, due to this cumulative effect; impact: **negligible**.

- *Buck's Mills*: high significance; Conservation Area; condition: good. Distance to turbine c.6.2km. Located in a wooded valley, the Conservation Area covers the entire hamlet, running along the base of the valley, along a north-east to south-west orientated lane. The hamlet falls outside of the ZTV of the proposed turbine and it is too distant to impact upon its very restricted setting; impact: **neutral**.

#### 2.8.4 Memorials, Crosses and Inscribed Stones

War Memorials take a variety of forms. Early examples commemorated great victories, but from the later 19<sup>th</sup> century they were erected to honour and remember those who died in particular conflicts. In a rural context they are usually public memorials that take the form of stone crosses with plaque(s) bearing the names of the dead, located in churchyards or equally significant spaces within rural communities. The emphasis is usually, but not always, on micro-siting within historic settlements, and landscape presence is not usually a factor.

Most medieval 'wayside' crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18<sup>th</sup> or 19<sup>th</sup> 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.

#### **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).

- War Memorial and Change in Time, Buckland Brewer; medium significance; Grade II Listed; condition: fair to good. Distance to turbine c.2km. The setting of these assets, within the heart of the village, is crucial to our understanding of them, the war memorial providing a very specific function to the community and the cottage being a historic village dwelling. Set in the small village 'square', these assets are framed by the church, chapel, village hall and a few small shops. The views are dominated by the main streetscape and comprehensive local blocking applies; impact: **neutral**.

### 2.8.5 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.

#### **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 19<sup>th</sup> 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.

- Church of St Mary and St Benedict, Buckland Brewer; high significance; Grade II\* Listed; condition: good; distance to the turbine c.2km. A 15<sup>th</sup> century parish church, heavily restored in the 1870s/1880s, by S. Hooper of Hatherleigh. Parish school room of 15<sup>th</sup> century date is attached via a 19<sup>th</sup> century crenellated passage to the east end of the south aisle. A tall three stage tower with full height off-set angle buttresses. Largely valued for its medieval structure and the school room. Located on high ground which peaks further to the north-west the village is on the upper east-facing slopes, on a slight incline, with steep combs and valleys, running away from the village to the north and east and west. The church holds significant landscape primacy within the wider landscape, particularly to the north, north-east and east. The church shares landscape dominance of this area with Monkleigh church, with key visual links between the two buildings. The turbine stands within the wider landscape setting of the church, although not directly within the landscape context. There will be clear views to the turbine from the tower; the setting within the village itself will not be affected. The turbine will frame views to the church, when approaching the village from the south and also from the north and north-east. The proposed turbine will interrupt views to Langtree church tower. There is also an issue of cumulative impact as the proposed turbine will stand on a high ridge south of the village with two extant turbines in close proximity at Babeleigh Barton and Craneham Hill, with another at Frithelstock to the south-east. Further turbines stand on Thornhillhead Moor, and another is under construction just south-west of the village. Views south from the church and views back to the church are dominated by turbines; this interrupts views across the expansive southern parts of the Buckland Brewer parish, removing the church tower as the landscape focus for the parish. The turbine will add to the skyline profile of the extant turbines and will directly compete visually with the church tower; impact: **negative/moderate**.
- Church of the Holy Trinity, Landcross; high significance; Grade II\* Listed; condition: fair to good; distance to turbine c.6.5-7km. A 15<sup>th</sup> century parish church, the building is of coursed slatestone rubble, under a slate roof, rendered to the north. Interior fittings of very fine quality, 16<sup>th</sup> and 17<sup>th</sup> century panelling and pews/bench ends, 15<sup>th</sup> and 16<sup>th</sup> century floor tiles, 12<sup>th</sup> century font and 17<sup>th</sup> and 18<sup>th</sup> century monuments. The Listing is primarily for the completeness of the structure and the quality of the panelling on the reredos and generally within the interior. On the north side of a steep bend in the River Torridge valley, on the upper slopes, but the ground peaks to the north-east. The ground falls steeply to the base of the valley, wide and shallow on the south side of the valley. The church is not within the ZTV, the proposed turbine would not stand within the landscape context of this asset and would not frame views to the asset; impact: **neutral**.
- Weare Giffard: Church of the Holy Trinity; high significance; Grade I Listed; condition: good; distance to turbine: c.6.5-7km. A late 13<sup>th</sup> century parish church, chancel and nave, with 15<sup>th</sup> century south porch, south aisle, south chapel and west tower. The building was restored in the 19<sup>th</sup> century. The listing is primarily for the significant survival of the medieval structure. The church is set in the small village of Weare Giffard, within the base of the Torridge River valley, on the level ground immediately adjacent to the river, and the steep wooded sides of the valley. The church does not lie within the ZTV of the proposed turbine and the turbine is not within the landscape context of the church which is limited to the Torridge valley. The turbine will not frame any key inward or outward views from the asset; impact: **neutral**.

- Frithelstock Priory, Ruins of Priory Church, Church of St Mary and St Gregory; high significance; Scheduled Ancient Monument and Grade I Listed buildings; conditions: good to excellent for standing church, fair for maintained ruins; distance to turbine c.5km. Ruins of Augustinian Priory church in Early English Style, founded in c.1220 by Robert de Bello Campo, additional Lady Chapel and west tower added in c.1330, built by Bishop Walter de Stapelton. Plan is of chancel and nave with Lady Chapel to the east and foundations of a tower to the south-west; the best preserved surviving remains of a religious house in the district. The church is 13<sup>th</sup> century, with substantial rebuilds in both the 14<sup>th</sup> and 15<sup>th</sup> century, with a 15<sup>th</sup> century west tower. Late 15<sup>th</sup> century waggon roofs to interior, also with 15<sup>th</sup> and 16<sup>th</sup> century choir fittings and bench ends, some fine 17<sup>th</sup> century fittings and Barnstaple floor tiles with some inset medieval tiles. Listed for multitude of important historic fittings, as well as substantial survival of medieval structure. Significant group value with priory ruins. The priory and church lie on the upper south slopes of a valley which runs east down to the Torridge river valley. The church holds some landscape presence within the valley but little out of it. There may be views from the top of the church tower but otherwise the buildings do not lie within the ZTV directly and their primary views are towards Torrington and to Monkleigh. The proposed turbine will not frame any views to the priory, nor frame any outward views or disrupt any visual links to other heritage assets within its landscape context; impact: **neutral** to **negligible** for the tower.
- Church of St George, Monkleigh: high significance; Grade I Listed; condition: fair to good. Distance to turbine c.4.75km. An early 15<sup>th</sup> century church with addition of later 15<sup>th</sup> century south aisle, heavily restored in the 1860s. Three stage west tower, with offset, setback corner buttresses. The finest feature is the early 16<sup>th</sup> century carved screen in the south Annery Chapel, which is considered one of the finest pieces of Devon screen carving. The church is set on a high ridge of ground, to the west of the River Torridge valley. The village primarily lies to the west of the church. The church holds distinct landscape primacy across the Torridge river valley, south towards Frithelstock and to the west, towards Buckland Brewer and Parkham. The turbine will not affect the setting of the church in the village; however it will be clearly visible from the church tower. The turbine will not stand within the landscape context of the church, but will be a visible skyline feature in the wider landscape. The turbine will frame views towards the church from the north-east and east, such as at Gammaton; it will also appear in views between Monkleigh and Buckland Brewer Church. There will also be issues of cumulative impact as there are now six extant turbines to the south-west; impact: **Negative/minor** to **negative/moderate**.
- Langtree Church, Langtree; high significance; Grade II\* Listed; condition: excellent (Churchyard cross in Langtree Churchyard; high significance; Scheduled Monument; condition: fair); distance to turbine c.5-5.25km. A 15<sup>th</sup>/16<sup>th</sup> century parish church, restored in the 1860s. Three staged castellated west tower, with short square pinnacles and corner buttresses. Late medieval waggon roofs survive, fine 17<sup>th</sup> pulpit and some 18<sup>th</sup> century memorials and a royal coat of arms. The church is Listed for the majority survival of a medieval structure and some fine fittings. The church lies on a south-facing slope, on the north side of a combe, above a boggy area called Langtree Lake. The turbine will not stand in the landscape context of this church. The church has significant landscape presence within the valley and the turbine is too distant to compete with this prominence. There are visual links across the landscape to Monkleigh and Buckland Brewer churches, as well as to Great Torrington. The turbine will not affect the setting of the church within the valley or within the village. There will be no views from the churchyard or immediate surroundings of the church, but there will be clear views from the church tower. The turbine may frame some views across to the church from Great Torrington, appearing behind on the skyline, to the north. The turbine will also interrupt views between Buckland Brewer and the church tower. Generally the wider views towards Langtree will not be affected by the proposed turbine; impact: **negative/minor**.
- Church of St Andrew, Alwington; high significance; Grade I Listed; condition: fair to good (Churchyard Cross socket stone in churchyard; high significance; Scheduled Monument and

Grade II Listed; condition: fair); distance to turbine: c.4.25km. A 15<sup>th</sup> century parish church with south aisle rebuilt in the 17<sup>th</sup> century, partially restored in the 1880s. A three stage west tower with setback buttresses rising to full height and decorative string courses. The church contains fine 16<sup>th</sup>/17<sup>th</sup> century paneling (originally from Parkham church), 15<sup>th</sup> century waggon roofs to the nave and chancel and various fittings of the 18<sup>th</sup> and 19<sup>th</sup> centuries. The lectern, choir stalls, pews and tower screen are all by a local notable wood carver in the early 20<sup>th</sup> century. The church stands on the upper slopes of a south and east facing slope, on the north side of the River Yeo Valley, above a steep combe. The church has wide landscape views along the valley network but does not lie within the ZTV for the proposed turbine. The turbine will not frame any views to the asset; impact: **neutral**.

- Church of St James, Parkham; high significance; Grade II\* Listed; condition: good; distance to turbine c.3.5km. A 15<sup>th</sup> century parish church, heavily restored in 1875. The west tower is of three stages with full height diagonal corner buttresses. 19<sup>th</sup> century arch-braced roofs throughout and mostly 19<sup>th</sup> century fittings. There is a 12<sup>th</sup> century font with some 15<sup>th</sup> and 16<sup>th</sup> century tiles inset around it, and various 17<sup>th</sup>-19<sup>th</sup> century monuments. Largely valued for its surviving medieval structure. Set high on a north-east slope, just off the peak of a hill, to the west of a steep winding river valley, a tributary of the River Yeo. The church holds distinct landscape primacy to the north-west, north and north-east and less so to the south-east. The proposed turbine will not stand in the landscape context of the asset. The turbine will not affect the setting of the church within the village, framed to the south by the village square, but the turbine will be visible from the church tower. The turbine may frame some views to the church from the north and north-west. The turbine will interrupt (the more limited) views to the south and south-east, (towards Langtree), and there is already an extant turbine just to the south-east; impact: **negative/minor**.
- Church of St Michael, Bulkworthy; high significance; Grade II\* Listed; condition: fair to good; distance to turbine c.5.25km. A 15<sup>th</sup> century parish church, restored in the 1870s. Two full-height stepped buttresses carrying relieving arch and gabled bell-cote, to the west end. Restored ceiled barrel vaults, other features and fittings largely 19<sup>th</sup> century. Listed largely for its medieval structure. The church stands in the small farming hamlet of Bulkworthy, on a south and west-facing slope, on the east side of the River Torridge Valley and to the north of a slight combe. The ground rising to the north and north-east. The valley is open and of agricultural character, with generally wide views from the church. The church stands outside of the ZTV and the proposed turbine would not stand within the landscape context of the asset. The turbine will not frame views to the asset. There are four extant wind turbines north-east of the church, on the edge of Thornehillhead Moor, these dominate the local landscape; impact: **neutral**.
- Church of St Stephen, West Putford; high significance; Grade I Listed; condition: good; distance to turbine c.6.25km. Parish Church of the late 13<sup>th</sup> century/early 14<sup>th</sup> century, with a tower of circa 1400. The west tower may have an upper section dating to circa 1600 and is of three stages, unbuttressed, crenellated, with plain pinnacles, restored and partly rebuilt in 1883. Barrel plastered medieval vaults to the interior, with a 1880s scissor brace roof to the chancel. The 16<sup>th</sup> century encaustic floor tiles are of particular note. The church was again restored in 1929-30, and 1980. The Listing is chiefly for the significant surviving medieval structure of the building and interior 16<sup>th</sup> century details. The church is set on the western side of the wide Torridge valley, to the west of the majority of the village. The church is located on the upper to mid slopes, the ground peaking further to the north-west. The valley is of agricultural character with wet rushy pastures to the base, which is generally scrubby and wooded. The church, and village, fall outside the ZTV; and the proposed turbine would not stand within the landscape context of this asset and would not frame any views to the asset; impact: **neutral**.

### 2.8.6 Nonconformist Chapels

#### *Non-Conformist places of worship, current and former*

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

#### **What is important and why**

Nonconformist chapels are typically 18<sup>th</sup> century or later in date, and some retain interior period fittings (evidential). Some of the better preserved or disused examples are representative of the particularly ethos of the group in question, and buildings may be linked to the original preachers (e.g. John Wesley) (historical value). Congruent with the ethos of the various movements, the buildings are usually adapted from existing structures (early) or bespoke (later), and similar in overall character to Anglican structures of the same period (aesthetic value). They often have strong communal value, where they survive as places of worship (communal value).

- Thornehillhead Methodist Chapel, Buckland Brewer; medium significance; Grade II Listed; condition: good. Distance to the turbine is c.2.75km. Set on a high ridge, on the brow of a hill, atop a steep and long north-facing slope, there are vast 180 degree views across the landscape, with direct and clear views to the proposed turbine. The turbine does not stand in the landscape context of the asset. Set in a small walled chapel yard within the small hamlet. The immediate setting of the building will not be affected, but the turbine will frame views between Buckland Brewer and the Chapel. Numerous other turbines now stand within the wider landscape of this chapel and there is also an issue of cumulative impact; impact: **negative/moderate**.

### 2.8.7 Industrial Buildings and Infrastructure

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

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

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

Fishponds qualify as ‘industrial’ structures, but were equally statements about wealth and command of resources. As such, an aesthetic appreciation of setting may be inherent to their location and positioning, although this would rarely extend to the wider landscape setting.

### **What is important and why**

This is a very heterogeneous group, though all buildings and associated structures retain some evidential value, which ranges with the degree of preservation. Some structures are iconic (e.g. Luxulyan viaduct) and quite often others are, due to the rapid intensification of industry in the 18<sup>th</sup> and 19<sup>th</sup> centuries, innovative in both design and application (historical/illustrative). Some may survive as working examples – in which case the associational value is maintained – but many are ruinous or converted (historical/associational). All were designed, and many conform to a particular template (e.g. engine houses) although incremental development through use-life and subsequent decrepitude may conceal this. Fortuitous development may then lead to ruinous or deserted structures or building complexes taking on the air of a romantic ruin (e.g. Kennall Vale gunpowder works), imagery quite at odds with the bustle and industry of their former function. Some of the more spectacular or well-preserved structures may become symbolic (e.g. South Crofty Mine), but communal value tends to be low, especially where public access is not possible.

- Glenn Bridge and Former Millhouse, Buckland Brewer; medium significance; Grade II Listed; conditions: fair to good; distance to turbine c.2.5km. The assets are set at the base of a steep narrow valley, to the east of Buckland Brewer. There is significant local blocking from the setting of the bridge amongst the trees and overgrowth of the banks of the River Duntz. The proposed turbine does not stand within the landscape context of this valley and the assets lie outside of the ZTV. The turbine will be visible on the approach to the valley but not from within it. The setting of the mill by the river and the bridge over the river is not affected; impact: **neutral**.
- Three fishponds at Winslade Farm, Buckland Brewer; high significance; Scheduled Monument; condition: unknown. Distance to turbine c.2.75km. Set down a long track the farm is set on a long shallow south-facing slope, the farm and the monuments on its land are shielded by a large plantation of conifer trees. It is not expected that there will be any views; impact: **neutral**.

### 2.8.8 Hillforts, Defended Settlements and Earthworks

#### *Hillforts, tor enclosures, cross dykes, promontory forts, earthworks*

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

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

greater than those of individual settlements and hillforts, requiring a strong centralised authority or excellent communal organisation.

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

### **What is important and why**

Large Prehistoric earthwork monuments contain a vast amount of structural and artefactual data, and represent a considerable time and resource investment with implications of social organisation; they were also subject to repeated reoccupation in subsequent periods (evidential). The more monumental examples may be named and can be iconic (e.g. Maiden Castle, South Cadbury), and may be associated with particular tribal groups, early medieval heroes and the work of antiquarians (historical). 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 a sense of awe and sometimes wildness that approaches the spiritual. At the other end of the scale, the cropmarks of lost fortifications leave no appreciable trace.

- Hembury Castle, Frithelstock; high significance; Scheduled Monument; condition: fair to good. Distance to turbine c.2km. A univallate enclosure, the bank and ditch survive well to the north, east and partially to the south, having been largely truncated to the west and south-west. Trees line the bank of the monument, planted in the 19<sup>th</sup> century as part of a semi-planned landscape to a hunting lodge/folly built to the side of the monument. The monument occupies a high knoll of ground, to the west of a steep river valley, within a wider network of steep winding valleys, where Lydeland Water and the River Duntz meet. The monument has 360 degree views to the surrounding landscape, with particularly wide views to the east, north and north-west. The proposed turbine does not stand within the landscape context of the monument. An extant turbine stands just north of the monument at Craneham Farm and the turbine at Babeleigh Barton is also visible on the skyline. The four turbines on Thornehillhead Moor are also visible to the south-west on even higher ground on the moor and another small turbine is visible to the east at Frithelstock. Cumulative impact therefore applies to a further turbine. The turbine will not directly frame any views to the asset, but will contribute to the skyline distraction in wider views upon approaching the monument from Frithelstock; impact: **negative/moderate**.

### 2.8.9 Prehistoric Ritual/Funerary Monuments

#### *Stone Rows, Barrows and barrow cemeteries*

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to turbines is lessened where tall hedgebanks restrict line-of-sight.



### 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.

- Four bowl barrows 110m and 360m west of Wrangworthy Cross; Three bowl barrows 160m NW of Venn Cottages; Two bowl barrows one immediately N and one 100m S of Commonmoor cottage; high significance to very high significance; Scheduled Monument group; conditions: fair to good. Distance to turbine c.3.25km. The barrows survive as mounds of various size within agricultural fields, within a small triangular plot of land, between parish roads. The most southerly group of barrows are on 'open' waste ground, know as Common Moor just to the west of the agricultural fields. The turbine does not stand within the landscape context of the barrows. These barrows now have limited landscape presence, being only visible within their immediate surroundings, their context largely limited to the field enclosures in which they are found. The barrows are divided by hedgebanks and lanes but can be experienced as a group through gateways and by views across hedges, they are shielded from views to the turbine to the north-east by a small plantation of native and scrub trees to the north of Wrangworthy Cross. Further trees and hedgebanks lie to the north-east of the crossroads; impact: **negligible**.
- Bowl barrow 130m N of Wrangworthy Cross; Two bowl barrows 600m and 750m west of Wrangworthy Cross; high to very high significance, part of a monument group; Scheduled Monument group; condition: fair to good. Distance to turbine c.3.25-4km. These barrows have landscape presence only within their immediate surroundings however they have wide views out to the landscape to the north and north-east towards the turbine. The turbine does not stand within the landscape context of the barrows. The setting of the barrows is not open ground, as hedgebanks do enclose the large fields, but the effect of the sloping ground and open views gives us the impression of openness and therefore the barrows here are more sensitive to changes in their views. The turbine will appear in views north but will not frame any views towards the assets; impact: **negative/minor**. One of the barrows lies within the small native plantation and is more shielded from views, enclosed by the trees which now provide its landscape context; impact: **neutral**.
- Bowl Barrow SW of Higher Nerracott, Putford; high significance; Scheduled Monument; condition: trace; distance to turbine c.5.5km. Survives as a possible shallow mound within a large field with tall hedgebanks. The ground is fairly level, so local blocking is more comprehensive. The turbine does not stand within the landscape context of the assets and the asset falls outside of the ZTV. The proposed turbine will not frame any key views to the asset; impact: **neutral**.
- Three bowl barrows west of Bower, Bulkworthy; high significance; Scheduled Monument; conditions: unknown; distance to turbine c.2.5km. A group of barrows in agricultural fields near Bower Farm, on a shallow west facing slope. The barrows are viewed from nearby footpaths; and appear to be of trace condition. The proposed turbine will not stand within the landscape context of the assets, which fall outside of the ZTV. The tall and well maintained hedgebanks would also block views to the turbine. Four very large turbines already stand in the immediate

surroundings of these barrows and dominate their setting; impact: **neutral**.

- Longbarrow SW of Sanders Cross, West Putford; high significance; Scheduled Monument; condition: unknown. Distance to turbine c.7.5km. Set on a south-facing slope above a shallow combe. The asset stands in an area of waste among agricultural fields, with mature hedgebanks. The proposed turbine will not stand within the landscape context of the asset; and it lies outside of the ZTV; impact: **neutral**.

#### 2.8.10 Historic Landscape *General Landscape Character*

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

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

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

- The proposed turbine would be erected in the *Inland Elevated Undulating* Landscape Character Area (LCA) of the North Devon and Torridge joint landscape character assessment (Land Use Consultants 2010). The *Inland Elevated Undulating Lands* are characterised as elevated lands cut by various tributaries and with far reaching views. It is very much a working rural landscape, with farms dispersed throughout the landscape often on exposed ridges, sheltered by groups of trees of evergreen shelterbelts. The overall sensitivity of this LCA to wind turbine developments is assessed as moderate, given that the LCA description details that the strongly rural character of the area is diluted by the presence of prominent pylon lines and wind turbines.
- The biggest issue, in a landscape sense, is the cumulative impact, as there are a number of other turbines around the Buckland Brewer area. These are generally scattered, single, turbines, most of which are located on the fringes of the *Inland Elevated Undulating Land* LCA. These include the consented single wind turbines at Craneham Farm (40m to blade tip) and Bowden Farm (67m to blade tip). The operational single wind turbine at West and East Ash Farm (35m to blade tip) is also present within the landscape character type, to the east. These single operational and consented single wind energy schemes provide scattered vertical elements which generally appear to be absorbed well within the undulating and well-vegetated landscape which has already been influenced by pylons. Wind energy schemes however, do not at present dominate the character of the LCA. The overall impact of the proposed development on the historic landscape 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.

### 2.8.11 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 (see section 2.8.12 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 is relatively small. The assessment for one Scheduled Monument group, two Grade II\* Listed churches and two Grade II Listed building groups, is rated as negative/minor. The impact on four assets – Hembury Castle (SAM), The Church of St. Mary and St. Benedict, Buckland Brewer (GII\*), Park Farmhouse (GII) and Thornehill Head Methodist Chapel (GII) are rated as negative/moderate. There are several further assets and groups of assets are rated as negative/minor to negative/moderate including the Church of St. George (GI), Great Gorwood Farm (GII), Thorne Widger Farm (GII). Given that the proposed turbine will not affect the immediate setting of any of these assets, and that two landmark assets (church towers at Buckland Brewer and Monkleigh) are affected, the aggregate impact is taken to be **negative/minor to negative/moderate**.

### 2.8.12 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 consented, mostly single turbines to the north, east, south-east and north-west within a 5km range. The proposed turbine would be located within the area defined by these turbines. The operational and consented single wind energy schemes provide scattered vertical elements and it is clear that cumulative impact is not currently a major issue; impact: **negative/minor to negative/moderate**.

## 2.9 Summary of the Evidence

ID	UID	Name	NGR	Impact
SAM	DV376	Hembury Castle	SS7271317905	Negative/moderate
SAM	30341	Three fishponds at Winslade	SS3860118622	Neutral
SAM	32199	Bowl barrow 130m N of Wrangworthy Cross,	SS3852017634	Neutral
SAM	32198	Four bowl barrows west of Wrangworthy Cross	SS3839917476	Negligible
SAM	30343	Three bowl barrows 160m NW of Venn Cottages	SS3818117222	Negligible
SAM	30345	2 bowl barrows N and S of Commonmoor cottage	SS3725817439	Negligible
SAM	30344	Two bowl barrow west of Wrangworthy cross	SS3791117663	Negative/minor
SAM	30326	Bowl barrow 70m SW of Higher Nerracott	SS3592717852	Neutral
SAM	30347	Three bowl barrows 250m W of Bower	SS3927514935	Neutral
SAM	24842	Frithelstock Priory	SS4639819516	Neutral
SAM	30346	Longbarrow 540m SW of Sanders Cross	SS3588213678	Neutral
GI	91354	Church of St. Andrew , Alwington	SS4046923157	Neutral
SAM	27303	Churchyard cross socket S of St Andrews Church	SS4045823153	Neutral
GI	91389	Orleigh Court	SS4297322255	Neutral
GI	91458	Church of St. George, Monkleigh	SS4575620718	Negative/minor to negative moderate
GI	91418	Ruins of Priory Church	SS4639919565	Neutral to negligible
	91405	Church of St. Mary and St Gregory	SS4636419546	Neutral to negligible
GI	91971	Church of St Stephen	SS3589615659	Neutral
GI	91517	Church of the Holy Trinity	SS4672622134	Neutral
GI	91537	Gatehouse approx 15m SE of Weare Giffard Hall	SS4667922101	Neutral
GI	91536	Weare Giffard Hall	SS4666822132	Neutral
GII*	91384	Church of St. Mary and St. Benedict	SS4189020915	Negative/moderate
GII*	91483	Church of St James	SS3890221509	Negative/minor
GII*	90993	All Saints Church, Langtree	SS4510915575	Negative/minor
SAM	27302	Churchyard cross at Langtree Church	SS4514315566	Negative/minor
GII*	91925	Church of St Michael	SS3947414186	Neutral
GII*	91972	Cory Manor	SS3598715752	Neutral
GII*	91436	Church of Holy Trinity	SS4627523847	Neutral
GII	91391	Park Farmhouse and attached outbuildings	SS4050019943	Negative/moderate
GII	91399	Barn Approx 25m E of Great Gorwood Farmhouse	SS4129819758	Negative/minor to negative/moderate
	91400	Granary E of Great Gorwood Farmhouse	SS4128319846	Negative/minor to negative/moderate
GII	91383	Bearah Farmhouse	SS4219219697	Negligible
GII	503913	War Memorial	SS4191520854	Neutral
	91402	Change in Time	SS4186320885	Neutral
GII	91392	The Coach and Horses Inn	SS4206920672	Neutral
GII	91397	Glenn Bridge (the part within Buckland Brewer)	SS4354120218	Neutral
	91398	Former Mill 5m E of Buckland Millhouse	SS4350720152	Neutral
GII	91386	Goutisland Farmhouse	SS3997818364	Negative/unknown
GII	91396	West Ekworthy Farmhouse	SS4054717896	Negative/unknown
GII	91385	Collingsdown Farmhouse	SS3975717345	Negative/unknown
GII	91401	Thornehill Head Methodist Chapel	SS4137116524	Negative/moderate
GII	91387	Higher Thorne Cottage and attached outbuilding	SS4190616303	Negative/minor to negative/moderate
	91388	Outbuilding 1m NW of Higher Thorne Cottage	SS4189716313	Negative/minor to negative/moderate
GII	91393	Thorne Widger Farmhouse, attached wall and barn	SS4204416415	Negative/minor to negative/moderate
	91394	Granary 10m S of Throne Widger Farmhouse	SS4201816388	Negative/minor to negative/moderate
	91395	Hemmel and attached wall	SS4202716369	Negative/minor to negative/moderate
GII	91413	Knaworthy Farmhouse	SS4345317750	Negative/unknown
GII	91421	Barn approx 10n NE of East Ash Farmhouse	SS4437018654	Negative/minor
	91422	Granary 5m E of East Ash Farmhouse	SS4437618625	Negative/minor
	91420	East Ash Farmhouse	SS4436018635	Negative/minor
	91423	Linhay 20m SW of East Ash Farmhouse	SS4434418603	Negative/minor

GII	91411 91412	Horwood Barton Outbuildings 7m W of Horwood Barton	SS4502319254 SS4500419255	Negative/minor
GII	91469 91467 91468	Gazebo 40m to SW of Petticombe Manor Petticombe Manor Kitchen Garden walls 25m SE of Petticombe Manor	SS4486921212 SS4498821185 SS4504921120	Neutral to negligible
GII	91464	Monkleigh House, Staddon House and outbuilding	SS4544720916	Neutral to negligible
GII	91506 91507	Brittons Farmhouse and attached Shippon Barn Approx 2m NW of Brittons Farmhouse	SS3929322855 SS3927022879	Neutral to negligible
GII	91492	West Goldworthy Farmhouse	SS3862522825	Neutral to negligible
GII	91493	Shippon 10m NW of Goldworthy Farmhouse	SS3860922834	Neutral to negligible
CA		Buckland Brewer Conservation Area	SS4199920733	Negligible
CA		Bucks Mills	SS3714322995	Neutral
-	-	Historic Landscape Character	-	Negative/moderate
-	-	Aggregate Impact	-	Negative/minor to negative/moderate
-	-	Cumulative Impact	-	Negative/minor to negative/moderate

Table 2: Summary of impacts.

## 5.0 Conclusions

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### 3.1 Discussion and Conclusion

The site is located on the southern end of a small hill within gently-undulating uplands, dissected by a series of narrow valleys. This is a largely rural landscape of mixed small and medium sized fields often enclosed with mature tree lined hedgebanks and farms dispersed throughout the landscape often on exposed ridges with shelter belt planting. In this landscape, tall new vertical elements will be highly visible, but the visual simplicity of the landscape would serve to diminish the scale of the visual effect.

Nine Grade I, six Grade II\* Listed buildings, and 20 Grade II Listed buildings or groups located within 6km were considered as part of this assessment. There are 13 Scheduled Monuments within 6km, almost all Prehistoric round barrows. A large proportion of the high value assets fall outside of the ZTV, but were considered due to the potential landscape impact the turbine could have upon their wider settings.

Most of the designated heritage assets identified and assessed in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge in some way on at least eight of these heritage assets or groups of assets (**negative/minor** or **negative/minor to negative/moderate**), and have a more pronounced impact on four assets: Hembury Castle (SAM), Church of St. Mary and St. Benedict (GII\*), Park Farmhouse (GII) and Thornehill Head Methodist Chapel (GII) (**negative/moderate**). Aggregate and cumulative impacts are not a major issue (**negative/minor** to **negative/moderate**).

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate** due the scale of the turbines impact on a small number of important heritage assets, as well as the introduction of a new visual element in a relatively sensitive historic rural landscape. The impact of the development on any buried archaeological resource would be **permanent/irreversible**.

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## Appendix 1

### PROJECT DESIGN FOR VISUAL IMPACT ASSESSMENT ON LAND AT BRADDONS PARK, BUCKLAND BREWER, DEVON.

**Location:** Land Braddons Park  
**Parish:** Buckland Brewer  
**County:** Devon  
**NGR:** SS4133018993  
**Planning Application ref:** Pre-application  
**Proposal:** Construction of one (25m to hub) wind turbine.  
**Date:** 21-10-2014

#### 1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Will Doble of MiGrid. (the Client). It sets out the methodology for a visual impact assessment and for related off site analysis and reporting at land at Braddons Park, Buckland Brewer, Devon. The PD and the schedule of work it proposes have been drawn up in consultation with Ann Marie Dick of the Devon County Historic Environment Team (DCHET).and Nick Russell of English Heritage (EH).

#### 2.0 ARCHAEOLOGICAL BACKGROUND

The site lies less than two kilometres south west of Buckland Brewer and just north west of Hembury Castle. It is located on land assessed on the Devon County Historic Landscape Characterisation as modern enclosure adaption medieval field systems. The land surrounding the site however, particularly to the south, is characterised as medieval enclosures thus falling into the category of *Anciently Enclosed Land* (AEL). There has been little or no archaeological investigation within the immediate area of the proposed site and there is nothing noted on the Devon Historic Environment Record for the proposed location of the turbine or for the area surrounding the site. The nearest points of archaeological interest are situated well over a kilometre away, two examples of which are the sub circular enclosure at Bearah farm to the north east of the site (MDV80969) and Hembury Castle (MDV418) to the south east.

#### 3.0 AIMS

3.1 The principal objectives of the work will be to:

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

#### 4.0 METHOD

4.1 Visual Impact Assessment (VIA):

- 4.1.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV) will be supplied by the Client and this will be used during the archaeological VIA.
- 4.1.2 Historic assets that fall within the VIA will be assessed on the basis of their intrinsic importance and the potential impact of the development following English Heritage 2012 guidelines on the Setting of Heritage Assets (<http://www.english-heritage.org.uk/publications/setting-heritage-assets/>). This will include: all Grade II listed structures and exceptional un-designated assets within a 3.5km radius, all Grade I and Grade II\* listed buildings, scheduled monuments, registered parks and gardens, structured views and battlefields within a 7.5km radius. An abbreviated list of these heritage assets will be included as an appendix within the report.
- 4.1.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages produced in accordance with the Landscape Institute and Institute of Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 2nd Edition 2002. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.
- 4.1.4 The likely impact will be assessed using the methods outlined in Cornwall Historic Environment Projects visual assessment reports and based on English Heritage 2012 Guidelines on the Setting of Heritage Assets the Cornwall Historic Environment Projects.

#### 5.0 REPORT

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

- 5.1.1 A report number and the OASIS ID number;



- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and any copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.6 A statement of the impact of the proposed development on the potential archaeological resource;
- 5.1.7 A copy of this PD will be included as an appendix.
- 5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HET on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.
- 5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under reference Southwes1-193056.
- 6.0 FURTHER WORK**
- 6.1 Should the results of this Assessment indicate a need for further archaeological works to be undertaken this would need to be completed before validation of the Planning Application in order to enable the Local Planning Authority to make an informed and reasonable decision on the application, in accordance with the guidelines contained within paragraph 141 of paragraph 128 of the *National Planning Policy Framework* (2012).
- 7.0 PERSONNEL**
- 7.1 The project will be managed by Colin Humphreys; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. Relevant staff of DCHET will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

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## Appendix 2

### Key Heritage Assets

#### Scheduled Ancient Monuments

##### **Hembury Castle**

DV376

The hillfort lies in Hembury Woods near Buckfastleigh on the southern fringes of Dartmoor. Its position is 600 ft above sea level at the south-east end of a ridge, with the land dropping sharply on all other sides. In prehistoric times it would have commanded wide views across the South Devon countryside. Denbury Camp lies 9 km to the east.

SS4271317905

##### **Three findspots at Winslade**

30341

This monument includes three fishponds which are contained in three separate areas concentrated around the farm of Winslade, which has medieval origins. The three fishponds survive as earthworks, each one preserved as a rectangular pond surrounding a central island. All have strongly built outer banks and the two larger ponds have a revetted long side built into the natural hillslope. They all differ in size, the largest lies to the north west of the farm and the smallest to the south east. The largest pond also shows evidence of banks surrounding the perimeter of the island, and one bisecting it from north to south. The northernmost pond is aligned from east to west, measures 42m long by 31.5m wide and is 0.6m deep. To the west, east and south the pond is defined by major earthen banks. These attain basal widths of up to 6.7m, tapering to 2.2m wide on the tops and stand up to 1.2m high. These enclosing banks underlie the field boundaries to the south and east. There are breaks in the outer banks at the north west and south western corners. In the south eastern corner another break in the bank leads into a leat which flows downslope beside the field boundary and measures up to 1m wide and 1.2m deep. The central island measures 23.2m long and 12.7m wide and is up to 1.8m high. The second fishpond lies to the south east of the first and is aligned approximately east to west. It measures 30.7m long, 13m wide and is 0.5m deep. The pond is defined by banks to the west, south and east which measure up to 5m wide at the base, tapering to 2.6m wide at the tops and are up to 1.4m high. The central island measures 24.5m long, 4.8m wide and 1.6m high. On the southern and eastern sides the outer banks underlie the field boundaries. The third fishpond lies to the south east of the second. It is aligned north west to south east. The pond measures 17.2m long, 12.2m wide and is 0.2m deep. It is enclosed by banks on all four sides which measure up to 2.8m wide and 0.5m high. The central island measures 7.4m long, 2.4m wide and 1.2m high.

SS3860118622

##### **Bowl barrow 130m N of Wrangworthy Cross, forming part of a round barrow cemetery**

32199

This monument includes a bowl barrow situated 130m north of Wrangworthy Cross on a high upland ridge overlooking the valley of a tributary to the River Torridge. It forms part of a round barrow cemetery which has clusters of barrows to the west and south west which are the subject of separate schedulings. The monument survives as a circular mound measuring 22.5m in diameter and standing up to 0.4m high. The surrounding quarry ditch from which material to construct the mound was derived, is preserved as a buried feature.

SS3852017634

##### **Four bowl barrows 110m and 360m west of Wrangworthy Cross forming part of a round barrow cemetery**

32198

This monument, which falls into two areas of protection, includes four bowl barrows on a high upland ridge overlooking the valley of a tributary to the River Torridge. These four barrows form part of a larger cemetery which lies along this ridge. The other clusters lie to the north east, north west, west and south and are the subject of separate schedulings. Three of the barrows in this monument form a NNE-SSW alignment on its eastern side; the fourth barrow is situated to the west. The north eastern barrow in the alignment survives as a circular mound which measures 35.5m in diameter and 0.9m high. The surrounding quarry ditch is visible to the west, south and east and measures 3.1m wide and 0.1m deep. To the south west, a second circular mound measuring 25.8m in diameter and up to 1.6m high is surrounded by a 4.5m wide and 0.2m deep ditch. This barrow was partly excavated in 1934 revealing a central primary interment lying within a partly gabled log structure denoted by posts at each corner. Artefacts from the vicinity of the burial included a wooden pole, a bronze dagger and a flint blade. Further south west the third circular mound measures 20.2m in diameter and is up to 0.6m high. The surrounding quarry ditch is preserved as a buried feature. This ditch is in turn partly cut on the south east by a ditched field boundary. This barrow was also partly excavated in 1934 revealing a mortuary chamber. The westernmost barrow survives as a circular mound 29.6m in diameter and up to 1.1m high. Its surrounding quarry ditch is also preserved as a buried feature.

SS3839917476

##### **Three bowl barrows 160m NW of Venn Cottages forming part of a round barrow cemetery**

30343

This monument, which falls into three areas of protection, includes three bowl barrows which lie 160m north west of Venn Cottages and are situated on a high upland ridge which overlooks the valley of a tributary to the River Torridge. These three barrows form part of a larger cemetery which lies along this ridge. The other clusters lie to the north, north east and north west and are the subject of separate schedulings. The easternmost barrow survives as a circular mound which measures 32.7m in diameter and stands up to 1.8m high. The surrounding ditch, from which material was quarried during the construction of the mound, is preserved mainly as a buried feature, although it may be traced on the northern side where it measures 4.4m wide and 0.1m deep. The central barrow survives as a 27.4m circular mound standing up to 1.8m high. The surrounding ditch is visible, especially on the east where it measures 4.7m wide and 0.1m deep. This ditch is partially cut on the southern side by a ditched field boundary. A central depression on the top of the mound may be the result of a partial early excavation or robbing. The westernmost barrow survives as a circular mound which measures 26.7m in diameter and up to 0.5m high. The surrounding quarry ditch is preserved as a buried feature.

SS3818117222

##### **Two bowl barrows one immediately N and one 100m S of Commonmoor cottage**

30345

This monument, which falls into two areas of protection, includes two bowl barrows, one immediately north and one 100m south of Commonmoor Cottage, located on a high upland ridge overlooking the valley of a tributary to the River Torridge. This pair form part of a round barrow cemetery which occurs as a cluster of barrows on this ridge. Other barrows within the cemetery are the subject of separate schedulings. The northernmost barrow survives as a circular mound which measures 37.8m in diameter and is 1.5m high. It partially underlies an access lane and field boundaries which meet at the apex of the barrow. The south western part of the mound has been cut by landscape features, septic tanks and a building which is no longer extant. The surrounding quarry ditch, from which material to construct the mound was derived, survives as a buried feature. The southern barrow survives as a circular mound which measures 34.7m in diameter and is 1.6m high. The surrounding quarry ditch is preserved as a buried feature. The field boundaries crossing the mound, the surface of the access road to Commonmoor Cottage and the septic tank are excluded from the monument, although the ground below the boundaries and road and around the septic tank is included.

SS3725817439

##### **Two bowl barrow 600m and 750m west of Wrangworthy cross forming part of a round barrow cemetery**

30344

This monument, which falls into two areas of protection, includes two bowl barrows which lie to the east of Common Moor, one of which is known as Rush Barrow. They are situated on a high upland ridge which overlooks the valley of a tributary to the River Torridge and form part of a round barrow cemetery. Clusters of barrows

lie to the east, south east and west but these are the subject of separate schedulings. The easternmost barrow is known as Rush Barrow and survives as a circular mound which measures 34.6m in diameter and is 1.8m high. The surrounding quarry ditch from which material to construct the mound was derived is preserved as a buried feature. This ditch is partly cut on its southern side by a ditched field boundary. The western barrow survives as an oval mound which measures 25.6m long by 20.6m wide and is 0.6m high. The surrounding quarry ditch is preserved as a buried feature. The mound and ditch have been cut on the eastern side by a drain and to the south and south west by a roadside bank and ditch. The field boundary, ditch and metalled road lying south of Rush Barrow are excluded from the scheduling, but the ground beneath is included. A drain, roadside bank and ditch adjacent to the western barrow are also excluded from the scheduling, but, again, the ground beneath them is included.

SS3791117663

**Bowl barrow 70m SW of Higher Nerracott**

30326

This monument includes a bowl barrow situated on a high upland ridge in an area which has several barrows in similar types of location. The barrow survives as a 1.2m high circular mound with a diameter of 27.2m. The surrounding ditch, from which material to construct the mound was derived, survives as a buried feature 2.5m wide.

SS3592717852

**Three bowl barrows 250m W of Bower**

30347

This monument includes three bowl barrows on a high ridge location overlooking the valley of Weasel Water, a tributary to the River Torridge. The three barrows all survive as circular or oval mounds with their surrounding quarry ditches being preserved as buried features. The northernmost barrow measures 28.8m in diameter and is 0.7m high. The southern barrow measures 25.9m in diameter and is 0.4m high. The easternmost barrow measures 26.5m long north to south by 24.1m east to west and is 0.4m high. This barrow is cut by an established track and is partly overlain by two field boundaries. The field boundaries crossing the monument are excluded from the scheduling, although the ground beneath is included.

SS3927514935

**Frithelstock Priory**

24842

The priory is situated on the north side of the village of Frithelstock, some 2km to the west of the town of Great Torrington. It is set in agricultural land on the upper north facing slope of a wide valley that drains eastward into the River Torridge. The monument includes the known extent of the upstanding and buried remains of a priory of Augustinian canons in occupation from the early 13th century until 1536. The visible remains exist in the form of a number of ruined and adapted stone structures terraced into the natural slope and laid out in the traditional monastic plan in which a church and three ranges of buildings of two stories were grouped around the central square open court of the cloister. They include the substantial remains of the priory church, which abuts the parish church, and the remains of the cloister ranges incorporated into the buildings of Cloister Hall Farm. Fields adjacent to the farm contain a series of low earthworks. The walls are constructed of random-rubble utilising local slate, with carved details in a coarse red sandstone and oolitic limestone. The principal upstanding remains are those of the 13th century priory church, aligned east-west, and of 39.6m by 14.1m overall size. It consists of a simple in-line arrangement, 8.95m in width, of nave, choir, presbytery and Lady chapel, with a single square tower abutting the western end of the nave. The west gable-end of the nave survives to 13.2m, almost its full original height, and is of symmetrical, austere and dramatic design, having three tall lancet windows above a small central doorway. Most of the north wall of the church survives to a considerable height, as do the buttressed north east and south east corners of the presbytery, and the south wall of the nave. Despite the apparent simplicity of the design, details of the fabric of the church indicate a complex structural history. The western end of the south wall of the nave has a high pointed arch supported on its eastern side by a 1m square pier with chamfered ashlar edges on three corners. The presence of this pier indicates that the church was originally designed with a south aisle, but that this was abandoned, the arch blocked and the south wall of the church constructed in line with the proposed arcade. The north and south walls of the church are not, however, symmetrical in terms of the number, size and location of the windows. The north wall has a tall lancet window to the nave and four high windows to the choir and presbytery; the south wall has a tall lancet to the nave and presbytery with, from the evidence of an 18th century engraving, four high windows placed between them. The Lady chapel and tower were added in the 14th century. By the middle of the 15th century, rebuilding in the parish church resulted in its north east corner being structurally bonded to the south west corner of the tower of the priory church. The south wall of the priory church is terraced into the hillside by some 1.5m and the difference in level between the two churches is some 2.6m. The cloister is on the north side of the priory church, lying about 1m lower, and with sides of about 20m square. This area is now mostly gravelled and contains flower beds forming the garden of the farm. The west range of the cloister abutted only the north west corner of the church. The range is for the most part incorporated into the western half of the present farmhouse, the rooms at the north end are of 16th-17th century date and form its earliest part. Traditionally the west range would have included the apartments of the prior. Abutting the north end of the eastern half of the farmhouse is a large storage building of some 9.1m width that occupies the position of the north range of the cloister. The south wall of this building includes medieval fabric. Traditionally this range would have contained the refectory (dining hall), with the area between the north and west ranges occupied by the kitchens. The east range of the cloister is less well defined in terms of the current structures. The north face of the north wall of the presbytery has part of the toothing for an external, east wall, and two corbels beneath the high windows, which together indicate that the east range abutted the presbytery, and was some 9m in width. The east range extended northwards into the area now occupied by the stables. Traditionally this range would have contained the sacristy (vestry) and chapter house, with the canons' dorter (dormitory) at first floor level. The late 15th century granite doorway forming the main entrance to the farmhouse would appear to be a reused part of the priory structure. In 1976 a well was uncovered in the north west corner of the cloister. It consisted of a vaulted passage, large enough to walk in, some 2.5m below the present ground level and some 5m in length, leading south from the north range of the cloister. At the south end of the passage there was a well over 6m in depth. The feature remains intact but is no longer visible. The land forming the monastic precinct was traditionally enclosed behind a wall. At Frithelstock part of the line of the precinct can be defined. In the late 18th century it was reported that the priory gatehouse remained standing in line with the south wall of the graveyard. The graveyard was extended in the early 20th century, but its earlier limits are shown by lines of lime trees. It would therefore appear that the south wall of the precinct was to the north of the present road. In the pasture to the north of the farm there is a low bank which follows the top of the natural, steeper, ground slope to curve around the north west of the farm buildings before becoming lost in uneven ground. This earthwork probably represents the line of the north wall of the precinct. The precinct contained, in addition to the nucleus of the church and cloister, all the buildings and structures, both agricultural and industrial, associated with the degree of self-sufficiency that the priory was capable of sustaining. Many of these structures would have been of timber or cob construction. A number of low linear earthworks are visible to the south east of the priory church forming three terraces in the natural ground slope. The middle terrace contains a rectangular depression some 35m by 12m which may indicate the site of a building or small fishpond. To the immediate west of this feature is a curvilinear depression which may be a hollow way. The canons' graveyard would traditionally have been located to the south of the priory church in the area that has since been partially encroached upon by the graveyard of the parish church. A linear earthwork extends southwards from the south east corner of the Lady chapel which may define the east side of the monastic graveyard. There are areas of more pronounced earthworks in this field outside the south east corner of the graveyard and along the east side of the east range of the cloister. The priory was founded in the early 13th century by Robert Beauchamp following his grant of the manor of Frithelstock to the Augustinian order. It was colonised by canons from Hartland Abbey in Devon and dedicated to St Gregory. Events in the history of the priory and details of a number of the priors have been reconstructed from secondary sources, mainly the episcopal registers of the Bishops of Exeter. Some entries give an indication of the range of monastic buildings; in 1333 there is a reference to the sacristy (vestry); in 1340 to the refectory (dining hall), dormitory and kitchen; in 1347 to the mill; in 1351 to the Lady chapel; in 1378 to the dormitory; in 1400 there are references to the prior's hall (great hall), prior's room, and a room called 'Heyvytre'; in 1434 to the chapter house, and a high chamber in the north part of the court. The parish church was in existence before the priory and in 1333 was appropriated by the canons. In 1536 there were only four canons and the prior in residence. The priory was dissolved in 1536, in the reign of Henry VIII, following an Act of Parliament which originally intended to reform the religious houses by disbanding the smallest and poorest of their number. A condition of the subsequent sale of the buildings was that they were to be rendered unfit for monastic use and this was greatly assisted by the Crown's sequestration of all the roofing lead. Following their disposal by the Crown, parts of the buildings were often converted to habitable use, usually the apartments occupied by the prior which were of a more domestic nature, and this pattern was followed at Frithelstock. In 1537 the priory was acquired by Viscount Lisle, by which time the cloister ranges had largely been destroyed, apart from a house used by the tenant farmer which has been identified with part of the present farmhouse. In the 18th century there were several references to old walls remaining in the vicinity of the farmhouse.

Excavations were undertaken within the priory church in 1929. The recorded finds were architectural fragments, including seven small grotesque heads, 15th-16th century stained glass, ceramic ridge tiles of a rare type that are both moulded and glazed, and decorated floor tiles. Sections of the landscaped excavation cuts remain on the south side of the church. At the time of the excavations parts of the fabric were consolidated and detailed plans of the parish and priory churches were made. Cloister Hall farmhouse and the buildings on the northern side of the cloister are together Listed Grade II. The parish church is Listed Grade I, as are the ruins of the priory church. The wall to the west of the tower is Listed Grade II along with the vicarage, also Listed Grade II. The scheduling comprises what is currently recognised as the extent of the priory. Within the designated area the following are excluded from the scheduling: the parish church and the graveyard extension; all dwellings and modern farm buildings; the made-up farm track and hard-standing; all fence and gate posts, although the ground beneath all these features, with the exception of the graveyard extension, is included.

SS4639819516

**Churchyard cross socket stone 1.6m S of St Andrews Church tower**  
27303

This monument includes a churchyard cross socket stone situated 1.6m south of the church tower of St Andrew's Church, Alwington. Although earthfast, the socket stone may have been moved a short distance from its original position. The base of the socket stone measures 0.7m square and is 0.6m high. The top of the stone has been cut to form an octagon with a chamfered top edge. Two of the upper sides of the octagon have been broken. The socket hole is empty, clearly visible and measures 0.3m square and 0.2m deep. The socket stone is of a type thought to date to the 14th or 15th centuries. The cross is Listed Grade II.

SS4045823153

**Longbarrow 540m SW of Sanders Cross**  
30346

This monument includes a Neolithic long barrow situated on a high ridge top location with clear views to Dartmoor, Exmoor and Bodmin Moor. The monument survives as a sub-rectangular mound which measures 53.6m long, 21.3m wide and is 0.9m high. The barrow is aligned approximately east to west. The surrounding quarry ditch, from which material to construct the mound was derived, survives as a 3.4m wide buried feature and is clearly visible on several aerial photographs. Over the years numerous flint artefacts, including scrapers, have been recovered from the field surface close to the monument.

SS3588213678

**Churchyard cross at Langtree, 11m SE of the church**  
27302

This monument includes the pedestal of a standing cross situated in the churchyard at Langtree 11m south east of the church, and built into a gently sloping hillside. The pedestal is octagonal and has two steps with projecting top edges. The lower step is set into the slope of the hillside and attains a maximum height of 0.32m to the south, whilst to the north it is largely embedded in the ground. The overall diameter of the lower step is 3.26m with the average length of each octagonal side being 1.22m. The upper step is also of octagonal shape, with an overall diameter of 2.6m. The length of each side is 0.94m and its height is 0.43m. The structure is constructed from large pieces of stone, slabs and blocks. There are now no traces of either the socket stone or cross. The pedestal is of a type thought to date to the 14th or 15th centuries, and typical of those found throughout Devon. The cross is Listed Grade II. The upper step of the cross pedestal is presently used as a flower bed.

SS4514315566

## Listed Buildings

### GI

**Church of St. Andrew**  
91354

ALWINGTON SS42SW 6/37 Church of St. Andrew (20.2.58) GV. I Anglican parish church. C15; south aisle rebuilt in C17; some restoration in 1883. Granite ashlar; coursed slatestone rubble to north walls; late C19 gabled and stone-coped slate roof with C15 head carvings to kneelers of chancel and south aisle. Plan of chancel with north vestry, nave with north transept; continuous south aisle with south porch; west tower. Chancel has hoodmould with head stops over 3-light Perpendicular east window with cinquefoiled heads and panel tracery; late C15 two-light square headed window to south; vestry to north has C15 iron grille set in square window with chamfered head and jamb, above label mould over C15 two-light square-headed window with cinquefoiled heads; label mould over C15 three-light cinquefoil-headed window in north chancel. South aisle: hood moulds with square stops over Perpendicular-style three-light windows with panel tracery in east and west gables; 4-bay south wall has label moulds over C17 three-light mullioned windows; C17 panelled and studded door with chamfered wood architrave with similar crosses carved in spandrels. South porch: hood mould over C15 basket-arched moulded doorway; similar architrave surrounds mid. C19 panelled door with C15 traceried head, C15 sanctuary knocker, C17 clasping ring on heart-shaped back plate and heart-shaped lock surround, and C15 barrel lock and framing to rear left. North transept has blocked window to east, and hood mould over C15 three-light Perpendicular window with panel tracery; north window had mullions and jambs replaced in 1862. North wall of nave has two C15 three-light square-headed windows with cinquefoiled heads and C19 sills. Fine 3-stage tower has offset and full-height setback corner buttresses, and string courses: hood mould over 3-light Perpendicular window with panel tracery above hood mould over moulded basket-arched doorway; slit lights to north-east stair turret; hood moulds over cinquefoiled second-stage lights with stone louvres; to belfry are hood moulds over 2-light Y-tracery windows with trefoiled heads; crouching gargoyles at corners of crenellated parapet, which has crocketed finials to pinnacles. Interior: plaster scraped off walls in 1883. Reredos of c. 1805 has painted panels of SS. Peter and Andrew and much reused C16 and C17 carved panelling, said to have been brought from Parkham Church (q.v.). Late C15 waggon roofs to nave and chancel, with moulded ribs and foliate-carved bosses. 5-bay C15 nave arcade has depressed arches set on the usual quatrefoil piers of monolithic granite with stepped cornices. North transept has late C18 crocketed hood mould with head stops above north window and C15 square relief showing mermaid. Fittings: Gothic-style altar rail of c. 1790; choir stalls and reading desk installed 1904-5; eagle lectern installed 1903. C16 benches (a rare survival) with carved tracery etc and one dated 1580; two bench fronts are carved with late C16 arabesques. The local wood-carver Reuben Arnold made, between 1906 and 1927, the lectern, tower screen, choir stalls, and pews carved with Old and New Testament Scenes. C19 bier in north transept. Font has C15 octagonal top set on C13 stem. South aisle has two rows of late C18 box pews next to the pulpit, made in 1792 from reused C16 carved bench ends; slim Perpendicular-style columns support the sounding board which has carved sides and crocketed pinnacles. King's Arms placed in 1814 on west wall of south aisle. C19 Pine-Coffin family pew at east end of south aisle is made from Jacobean balusters, cartouche panels, caryatids, strapwork tops and other wood carvings brought from Portledge Hall (q.v.). Monuments: Chancel has lozenge-shaped tablet to George Blake, d. 1763, C19 marble tablets and late C19/early C20 brasses to Pine-Coffin family (of Portledge House). North transept has obelisk-shaped monument to Charlotte Morrison, d. 1791, her daughter and husband; monument to Rev. Thomas Hooper Morrison, d. 1824, has rectangular mon-axial tablet with palm fronds and heraldic shield flanked by scrolled brackets with carved festoons; plain tablets to Eleanor Morrison, d. 1841, and Dora Hammett, d. 1885. South aisle has memorial to John Meddon, d. 1775, with draped urn and inscription panels set on oval mount; monument to Richard Coffin, d. 1617, and his wife, d. 1651, was erected by their sole surviving son, James, in 1651: it has an heraldic achievement set in a broken segmental pediment above two coloured demi-figures in relief and holding hands, above 15 children and slate inscription. C17-18 ledger stones and Barnstaple tiles on aisle floors. Stained glass: east window dated 1863; north transept window dated 1861; north chancel window dated 1868; fine Resurrection window dated 1871 to west window. South aisle has fragments of C16 armorial glass in heads of east window, and old leaded came with diamond-shaped leaded lights to central windows. (Buildings of England: North Devon, p. 39; National Monuments Record; full description of monuments in Richard Polwhele, *The History of Devonshire*, 1806, Vol. 3, pp. 421-3).

SS4046923157

**Orleigh Court**  
91389

BUCKLAND BREWER SS42SW 6/72 Orleigh Court 22.1.52 I Manor House. Early/mid C14 hall, built for the Dennys family, altered when very fine late C15 hammer-beam roof installed; altered c. 1720 for Joseph Davie, whose father, a Bideford merchant, had acquired the property in 1684; exterior remodelled after 1869 for Thomas

Rogers by J.H. Hakewill; converted into flats in 1982. Coursed slatestone rubble; gabled slate roof; stone ridge stacks. Courtyard plan with open hall to right of porch. Two-storey front elevation has wing projecting to left making L-plan. Front to left, of 3-window range, has C20 door and plate-glass casements set in chamfered stone architraves of c. 1870. Main front wall, of 5-window range, has moulded stone-mullioned and transomed windows of c. 1870 to left and to gabled projection of c. 1870 on right; C20 door set in chamfered architrave of c. 1870 to left; tall late C16/early C17 six-light ovolo-moulded stone-mullioned and transomed window to right of 2-storey gabled porch. Porch has oriel window of c. 1870 above late C15 archway, with vine-trails to outer arch and fleurons to inner arch; C15 studded plank door with original lock set in 2-centred early C14 wave-moulded doorway. Left side wall, of 5-window range, has plate-glass sashes set in chamfered stone architraves of c. 1870; right side wall, of 6-window range, has 2 lead downpipes dated c. 1720, and plate-glass sashes set in moulded stone architraves of c. 1870. To rear is a fine brick Venetian window of c. 1720, with thick glazing bars to fixed panes and switch tracery to central fanlight. Interior: open hall, to right of front porch, has stone-flag floor, flat stone arch over open fireplace, plastered walls, and reset late C16 panelling with scallop-carved heads and blind arches with fluted pilasters and carved spandrels. Main feature of open hall is the fine late C15 four-bay hammer-beam roof, supported by various head and figure corbels; heavily moulded wood cornice; hammer beams have carved pendentives and are surmounted by unusual heraldic beasts; moulded beams and purlins divide ceiling into panels of diagonal and square framing with carved bosses; fine arch-braced trusses. Early C18 panelled double doors, set in moulded wood semi-circular arched architrave, lead to early C18 inner hall to rear right of open hall. This inner hall has panelled doors, dado, moulded plaster ceiling and dog-leg staircase with landing of c. 1720: fine staircase has barley-twist balusters set in open string, decoratively-carved brackets and panelled dado with fluted Doric half-columns. Staircase is lit by Venetian window with fine fluted Corinthian pilasters and Corinthian entablature. Landing has similar dado, doors and plaster ceiling. First-floor rooms have bolection-moulded panelling and fireplaces. Flat to left of porch has late C16 dog-leg with landing staircase with turned balusters set on closed string. Room over porch has mid C19 Gothic-style fireplace and ribbed ceiling. L-plan rear wing is not of architectural or historical interest. History: Orleigh was granted to Dennis family in C13 by Tavistock Abbey. Sold to John Davie, a Bideford merchant, in 1684: his son Joseph altered the house c. 1721. (W.H. Rogers, *Buckland Brewer*, (undated book of c. 1920), pp. 50-54; National Monuments Record).

SS4297322255

#### Church of St. George; various GII Listed memorials

91458

MONKLEIGH SS4520 17/140 Church of St. George 20.2.58 GV. I Church. Early C15; late C15 south aisle; restored 1862-3. Coursed slatestone rubble; restored in late C19 with squared and coursed slatestone; stone-coped gabled stone slate roof. Plan of chancel, nave with south aisle, south-east chapel and porch, and west tower. East gable of chancel has trefoil lancet set over 3-light Perpendicular window (rebuilt 1897) with panel tracery; mid C19 vestry to north with pointed-arched doorway and Tudor-style window; hood mould with rosette-carved stops over 4-light Perpendicular window with Y-tracery and some C19 restoration. 5-bay south aisle wall has similar hood moulds over 3 Perpendicular 3-light windows, with intersecting depressed arches to south-east chapel, and plain hood moulds over 2 Perpendicular 3-light windows with reticulated tracery flanking porch; C15 chamfered and pointed-arched priest's door to east. C15 gabled south porch: C19 sundial above moulded granite doorway; niche for statue above similar inner doorway which has C19 door with C15 decoratively-carved lock. Mid/late C19 Perpendicular-style north window to north transept. Two-bay north aisle of nave has hood moulds over 3-light Perpendicular windows with panel tracery, and quatrefoil to head of east window; these windows flank blocked doorway. Three-stage west tower, with offset setback corner buttresses and string courses; mid C19 Perpendicular-style 3-light windows over C15 doorway with moulded-arched architrave and ancient studded plank door; label moulds over second-stage trefoil-headed windows; hood moulds over 2-light trefoil-headed belfry windows with Y-tracery; canted stair turret with round-arched lights to north; crenellated parapet with weathered crocketed pinnacles. Interior: mid C19 tiled floor to sanctuary floor; C15-C17 Barnstaple tiles set in chancel floor, and to nave and aisle. Mid C19 eight-bay arch-braced roof in chancel and nave. Late C15 south arcade, of granite, has moulded depressed arches set on quatrefoil-section piers, and Perpendicular capitals with relief-carved lozenges to abaci. South aisle has C15 waggon roof with moulded ribs, floral-carved bosses and trailing vine-leaf decoration to arcade plate. Fittings: mid C19 altar rail with reset C17 balusters. Mid C19 choir stalls, Gothic-style traceried pulpit, eagle lectern, traceried west screen and benches: late C15/early C16 carved bench ends at west end of nave have carvings of the Passion symbols, arms of Annery families, tracery, and beasts. The finest feature of this church is the early C16 parclose screen in the south Annery chapel, "amongst the most remarkable of the many Devon screens" (Pevsner): Perpendicular openwork tracery in upper panels, with richly-carved leaf decoration, (including Pelican and Tudor rose) in spandrels and to frieze above; lower panels, with applied tracery, have ballflower ornament to cinquefoiled heads; similar tracery to double doors; panels are divided by cable-moulded pilasters with crocketed finials. The carvings are remarkably similar to those at Weare Giffard Hall (q.v.). Similar-style late C19 screen to north side of south chapel. South door of chapel has late C15 architrave with finely-carved foliate decoration. C15 carved bench ends in chapel include some C15 trade emblems. Memorials: C17/18 ledger stones set in floors. Chancel has stele-type wall tablet to Augustus Saltren Willet, d. 1854; memorial to John Saltren, d. 1794, has stele-type tablet set on obelisk-shaped mount; female in classical dress weeping over draped urn placed above. Late C16 brass of kneeling man, set amongst twisted columns, heraldic shields and other decorative plasterwork from a former monument, is set above north chancel door. North transept has inscribed slate plate to Jane Coffin, d. 1646, and her baby son: they are depicted as a reclining mother holding her son; inscribed slate plate set in shouldered marble architrave to Henry Hurdinge, d. 1627, shows Hurdinge, his 2 wives and children kneeling at prayer. Also in north transept is monument with epitaph to William Gaye, d. 1631; heraldic achievement with broken pediment; black marble pilasters flank two demi-figures both with their heads supported by their hands. Nave has stele-type wall tablet to James Lewis, d. 1847. South east chapel, also known as Annery Chapel, has late C19 and C20 wall tablets; C18 wall memorial has slate inscription panel set in architectural frame with heraldic shields. This chapel also has fine monument to Sir William Hankford, Chief Justice of the King's bench, d. 1422: vine-leaf frieze with angel holding shield is set above recess, which has crocketed canopy to depressed pointed arch and quatrefoils to intrados of arch; tomb chest with slate top and ogee-headed and crocketed panels is placed within recess; two C15 brasses set into slate ledger stones in front of tomb. Stained glass: fine east window of the 1890s; C15 glass and C16 Flemish glass reset at heads of south chapel windows; early C20 west window; 1863 south west window. Hoskins has suggested that the parclose screen may date from 1537, when Dame Anne St. Ledger founded a chantry in the Annery chapel. (Buildings of England: North Devon, pp. 124-5, National Monuments Record; Devon County Record office, Faculty Petitions, No. 2 for Monkleigh Parish; W.G. Hoskins, *Devon*, 1954 (1972 edn), p. 439).

SS4575620718

#### Ruins of Priory Church

91418

FRITHELSTOCK SS41NE 11/102 Ruins of Priory 4.10.60 Church GV. I Ruins of Augustinian Priory, founded c. 1220 by Robert de Bello Campo (Beauchamp). Ruins of priory church, in Early English style, date from soon after 1220; Lady Chapel built c. 1330 for Bishop Walter de Stapledon; west tower also of c. 1330. Walls of coursed slatestone rubble. Plan consisted of Lady Chapel to east of chancel and nave, the latter with foundations of a tower to its south west corner (adjoining Church of St. Mary and St. Gregory (q.v.)) Foundations of Lady Chapel has stone altar projection to east, and priest's door to south west with roll-and-tongue stop to chamfered jambs. Similar jamb to north side of doorway to chancel. North wall of chancel has, from east, blocked pointed-arched opening, pointed-arched window opening, and pointed-arched doorway with roll-and-tongue stops to chamfered jambs and hollow-chamfered impost. North wall of nave, which has mortice slots for roof of former cloister, has segmental arch over blocked doorway with roll-and-tongue stops to chamfered jambs; plain string course and lower sections of clerestory windows above; at west end of this wall is a tall lancet window between two blocked doorways. Remains of arches and doorways survive at west end of north side. Wall of nave, where it entered a tower; two doorways have roll-and-tongue stops to chamfered jambs. West gable end of nave has three graduated lancets, trefoiled to centre; mid C13 pointed-arched hollow-moulded doorway below central window, has C17 frame and studded door. Inner side of north chancel wall has recess. Moulded stonework for tracery etc lies about site. History: The priory was first colonized from Hartland Abbey, and its ruins are the most notable surviving remains of a religious house in north Devon. Scheduled as an Ancient Monument. (A.M. Devon No. 13g.) (Buildings of England: North Devon, p. 88; National Monuments Record; R.P. Chope, "Fritelstock Priory", 1929); C.A. Raleigh Radford, "Fritelstock Priory and the Parish Church", *Proceedings of the Devon Archaeological Exploration Society*, Vol. 2 (Part One), 1933, pp. 20-27).

SS4639919565

#### Church of St. Mary and St Gregory

91405

FRITHELSTOCK SS41NE 11/89 Church of St. Mary 4.10.60 and St. Gregory GV. I Anglican Parish Church. C13 north wall; chancel rebuilt and south aisle built in early C14; c. 1500 south-east chapel and roofs, and west tower rebuilt in C15. Coursed slatestone rubble; squared and coursed stone to tower; ashlar dressings. Stone-gabled and gabled slate roofs. Plan: Chancel with south chapel, nave with south aisle and west tower. Chancel has fine early C14 east window, of 3-lights with cinquefoiled lights

## Land at Braddons Park, Buckland Brewer, Devon

and circular upper light with 3 spheric triangles. Three-bay north wall of nave has hood moulds over early C14 two-light Decorated windows, with rectilinear-tracery windows flanking curvilinear-tracery centre window. South-east chapel has mid C19 buttresses and mid C19 Decorated-style 3-light east window, which replaced C15 Perpendicular window; 2-bay south wall has C16 plank and studded priest's door set in chamfered pointed arch and label moulds over c. 1500 three-light round-arched windows with hollow-moulded mullions and casement-moulded architrave. Two-bay south wall of nave has hood moulds over late C15 three-light Perpendicular windows, and Perpendicular-style window dated 1884 in west gable. Late C15 south porch has crenellated parapet with openwork frieze pierced with quatrefoils; sundial dated 1741 above pointed-arched hollow-moulded doorway with Perpendicular capitals to engaged columns; reset C12 stoup adjoins early C14 pointed-arched moulded doorway to inner door, which is a late C18 panelled door with a C14 sanctuary knocker. C15 four-stage tower has offset diagonal buttresses and string courses; 3-light Perpendicular window, partly restored in C19, above studded door dated 1676 set in C15 pointed-arched moulded doorway; label moulds over 2-light cinquefoiled windows, with slate louvres to belfry; crenellated parapet with C18 pinnacles. Interior: late C15 waggon roofs throughout with moulded ribs and floral-carved bosses. 5-bay south arcade: two-bays to south-east chapel are of c. 1500 and have hollow-chamfered capitals and piers; three early C14 bays to west, between nave and south aisle, have similar piers with more pronounced wave-moulding, crocketed canopies over image niches, and foliate-carved capitals including Green Man and vine trail. Early C14 moulded and pointed arched doorway to rood stairs. Royal Arms to north nave wall, of fine plasterwork framed by Corinthian columns, by John Abbot, 1677. Fittings: late C15 and early C16 bench ends and fronts in choir and south east chapel; are carved with tracery patterns, foliate ribs, heraldry, which include the arms of Hartland Abbey (owner of Frithelstock Priory) and crowned double-rose of Henry VII, Instruments of the Passion, Tudor rose and figures including man with liri-pipe; some bench ends are made of roughly-adzed oak. Late C17 pulpit has reeded pilasters framing blind arches with egg and dart carving to architraves, reset on late C19 base. Late C17 parish chest with guilloche carving. C13 quatrefoil-shaped font with cabled herringbone decoration to stem; reset on late C19 base. Late C18 west screen has 3 pointed-arched doorways and panelled doors. C17 Barnstaple tiles and late medieval inlaid tiles on nave and choir floors. Monuments: C17/18 slate ledger stones, including memorials to Gay family of Cloister Hall Farm (q.v.). Tablet dated 1794 in south east chapel. Stained glass: mid C19. The church adjoins the C13 ruins of an Augustinian Priory. (q.v.) (Buildings of England: North Devon, pp. 88-9; National Monuments Record; C.A. Raleigh, Radford, "Frithelstock Priory and the Parish Church", Proceedings of the Devon Archaeological Exploration Society, Vol. 2, (Part One), 1933, pp. 26-7).

SS4636419546

### Church of St Stephen

91971

Anglican parish Church. Late C13-early C14, subsequently refenestrated in parts, tower c1400, upper stage possibly C16 addition, floors tiles early C16, south door dated 1620, tower rebuilt using old masonry in 1883, chancel reroofed and porch added late C19, church restored 1929-30, tower restored again c1980 when the parapets were rebuilt and the roof and floors were relaid. 1880s restoration by S.Eooper of Hatherleigh, 1920s restoration by Harbottle Reed. Coursed and roughly dressed local stone, remains of render on nave, slate roofs. Plan: chancel, north and south transepts, nave and west tower. Three stage unbuttressed, crenellated tower with plain pinnacles, 3-light west window with continuous hoodmould, west door with unusual stops to moulded, round-headed opening which, like the plank door, presumably dates from the 1880s restoration; nave buttressed at west end, 2-light trefoil-headed window to left of gabled porch, unmoulded arched opening with double wrought-iron gates, open ribbed barrel vault roof, holy water stoup in right jamb of chamfered arch opening, ribbed door dated 1620; 3-light cinquefoil-headed window under square hoodmould to right; 2-light uncusped window to south transept, similar 3-light window in east wall blocked in lower portion, chancel with 3-light cinquefoil-headed window under square hoodmould, C19 3-light East window, 3-light pointed arch window in wall of north transept, the lower portion of which has been blocked, 2-light cinquefoil-headed on north front of transept, north wall of nave unlit except for a tiny 2-light square-headed opening east of the blocked north door. Interior: rendered, exposed masonry in tower. No chancel arch, moulded tie beam to north transept with carved corbel in chancel wall, tie beam to south transept; tower arch tall and narrow, depressed pointed arched opening chamfered in 2 orders. Roofs: C19 scissorbrace roof to chancel, late medieval elsewhere: north transept, ribbed and plastered barrel vault with moulded wallplate, south transept plastered barrel vault with a section of moulded wallplate, nave ceiled and plastered wagon roof with moulded wallplate. Ogee-headed piscina in south transept; no rere arch to east window. Round headed doorway to roodstair in north transept, stair destroyed, evidence of niches in jambs of east window. Norman font of the girdle tub-type with cable moulding between bowl and plinth. Large number of encaustic tiles made in Barnstaple in early C16 with a variety of devices. C18 twisted baluster altar rails, pulpit composed of similar twisted balusters, possibly reworked. Painted Royal Coat of Arms dated 1714. Altar table, choir stalls, benches and lectern early C20, a few remnants of the earlier bench ends survive. Good monument to the two wives of Anthony Gregory, rector, died 1681 and 1689: an oval tablet surrounded by cherubs heads; good incised slate tomb slabs to Robert Kill, died 1711, with coat of arms, and to William Braund, died 1710; others to William Kill, died 1663 and Jno. Gifford, died 1788; Joan Short, died 1642, and an unidentified one with gothic lettering. Fine collection of C18 and C19 slate headstones in churchyard. A rare example of a church that survived the C19 largely untouched and underwent a conservative restoration following SPAD principles in the early C20. (Kelly's Directory, 1889; Cherry and Pevsner, The Buildings of England, Devon, forthcoming.)

SS3589615659

### Church of the Holy Trinity

91517

WEARE GIFFARD SS4622 15/198 Church of the Holy 4.10.60 Trinity (formerly listed as Parish Church Church of Holy Trinity) GV. 1 Anglican Parish church. Late C13 chancel and nave; C15 porch, south aisle, south chapel and west tower; restored in late C19. Coursed and dressed C15 slatestone rubble, with C13 coursed slatestone rubble to north wall; west tower of rough ashlar. Stone-coped late C19 slate roof. Plan of chancel, aisled choir and nave with south aisle, south chapel and west tower. Pointed chamfered arch over late C19 three-light Perpendicular-style east window to chancel; C13 lancet window to north chancel wall; late C19 vestry with stone chimneystack and Perpendicular-style windows. South chapel has C15 five-light Perpendicular east window; four-bay south wall of nave has two C15 three-light Perpendicular windows to east and two similar windows restored in C20 to west; moulded arched doorway with C15 ribbed and studded door to south chapel. C15 south porch has moulded-arched outer doorway and casement-moulded architrave to inner, doorway with C15 ribbed and studded door with original clasping ring, plate and lock. Four-bay north wall of nave has C15 two-light window restored in C20 to east, and C15 three-light Perpendicular windows with intersecting arches to tracery. C15 three-stage tower has offset diagonal buttresses pointed moulded-arched west doorway with late C19 door, string courses and crenellated parapet; slit lights; ogee-headed figure recess to south, and hood moulds over 2-light chamfered segmental-arched belfry windows. Interior: chancel has chamfered pointed arched piscina; late C19 pointed arched doorway to vestry, late C19 Minton tile floor and late C19 organ case. C15 corbel heads support late C15 four-bay king-post roof to chancel; coved and brattished cornice, mouchettes and quatrefoils in spandrels, moulded purlins and intermediate rafters, the latter with carved pendentives. C15 five-bay arcade. South aisle and chapel has late C15 wagon roof with moulded ribs and floral bosses. Fittings: late C19 choir stalls, benches and Gothic-style pulpit. Some benches have early C16 bench ends with richly-carved Perpendicular tracery, coats of arms (including those of Bartholomew Fortescue who became patron of living in 1510), and iconography including head of John the Baptist on plate. Early C12 scalloped font on late C19 base. Monuments: north wall of nave and choir has mid C13 effigies of Sir Walter Giffard and wife (removed here in late C19 from pointed moulded arched recess where altar now stands). Fortescue Memorial of c. 1640: heraldic achievement set in broken pediment and Ionic columns frame figures of Hugh Fortescue (d. 1600) and his wife Elizabeth (d. 1630), which kneel facing each other at prayer, above figures of their son, John (d. 1605), and wife Maria (d. 1637) who kneel at prayer facing outwards; these figures are flanked by relief portraits of their children (on roundels) and grandchildren (on ovals). The Fortescue Memorial was erected by John's son, Hugh Fortescue c. 1640. Chest tomb to Eleanor Fortescue, d. 1857. Late C15 wallpainting over priest's door in south chapel shows Martyrdom of St Sebastian, who is shown flanked by two bowmen. Stained glass: memorial glass, of c. 1870 to east window of chancel, and of 1902 to nave. Heads and tracery lights of east window of south chapel have fine medieval glass from C15 Jesse window, including Fortescue arms. Fragments of C15 glass in tracery of aisle windows. (Buildings of England: North Devon, p.160; National Monuments Record)

SS4672622134

### Gatehouse approx 15m SE of Weare Giffard Hall

91537

WEARE GIFFARD SS4622 15/216 Gatehouse approx 15m 16.1.52 to SE of Weare Giffard Hall. (formerly listed as Weare Giffard (house and gatehouse). GV. 1 Gatehouse. Late C15. Coursed slatestone rubble, with crenellated parapet above plain string course. 2 storeys. Label mould over late C15 two-light window with cinquefoiled round-arched heads, flanked by relief-carved heraldic shields. Hood mould over moulded basket-arched gateway; late C15 panelled and studded double doors have relief-carved lozenges to each panel and carved lions rampant at top. Similar windows, restored in early C19, to each side wall. Rear: similar early C19 windows above similar late C15 gateway. Interior: mid C19 panelled door set in early C17 ovolo-moulded wood architrave.

SS4667922101

**Weare Giffard Hall**

91536

WEARE GIFFARD SS4622 15/215 Weare Giffard Hall 16.1.52 (formerly listed as Weare Giffard (house and gatehouse). GV. I Rebuilt after 1454 for Martin Fortescue; altered in late C16 for Hugh Fortescue, and remodelled, restored and extended to rear in 1832. Uncoursed and coursed slatestone rubble; slate roofs; stone end and ridge stacks; C15 lateral stone stack to front; C19 stone stacks to rear. Two-storey front elevation of 2:2:3 fenestration, which rises in stages along slope. 3-window range to right has truncated lateral stack and tympanum arches over C20 windows. Central 2-window range: early C19 crenellated porch has C15 moulded arched doorway, flanked by label moulds over round-arched lights; bay to right has C15 two-light cinquefoiled-headed window above label mould over window with chamfered architrave; bay to left has C15 label moulds, the lower one with demi-figures to stops, over early C19 two-light cinquefoiled and ogee-headed windows. 2-window range to left: C15 label mould with gargoyle stops over C15 revealed 2-light mullioned window with moulded architrave above early C19 projecting bay which has C15 label mould over 2-light chamfered stone-mullioned window to front and C15 quatrefoil and lozenge-shaped lights in left side wall. Left side wall has early C19 fenestration set in elevation of 1:2:1 bays with gabled projecting wings flanking recessed central hall range; label moulds with various figure stops over two-light mullioned and transomed windows with cusped heads and cinquefoiled ogee heads; the central range has a C15 lateral stack and a fine C15 moulded 2-centred arched doorway to hall, with running carvings of trailing foliage. Lateral stack and fine early C19 crenellated porch to rear, with late C15 features; label mould with angels holding shields carved on stops, above 4-centred moulded-arched doorway with vine trails carved in architrave and shields in spandrels; to right is hood mould with head stops over 2-centred moulded arch carving and some C19 plain inserted voussours; to left is depressed arch over small early C19 window with trefoiled panels to intrados of C15 rerearch.

SS466822132

**GII\*****Church of St. Mary and St. Benedict**

91384

BUCKLAND BREWER SS425W 6/67 Church of St. Mary 20.2.58 and St. Benedict (formerly listed as Church of St. Mary and St. Benedict and Buckland Brewer Church Room). GV. II \* Anglican Parish church. C15; nave, south aisle and chancel heavily restored by S. Hooper of Hatherleigh in 1878-80. Squared and coursed slatestone, with ashlar to tower. Stone-coped and gabled slate roofs. Chancel with north chapel, nave with south aisle and porch; west tower. East end of south aisle is attached to a late C19 passage with crenellated wall: this is attached to a parish schoolroom, of C15 date and restored in 1880; this has a Perpendicular-style east window of 1880 and a 2-bay south front with a pointed-arched doorway of 1880 and two C15 two-light cinquefoiled windows. The rest of the church has fenestration of 1878-80. Two-bay chancel and 2-bay north wall of nave has Decorated-style windows. Four-bay south aisle has Decorated-style windows, with string course continued above C16 chamfered pointed-arched priest's door. C15 gabled porch: C18 sundial above C15 doorway with shallow-arched moulded granite architrave; inside porch is medieval stoup and image niche above Norman doorway of c.1200. Doorway has round arch of 3 orders, with beakhead and chevron ornament; impostes carved with interlaced round arches, and volute capitals to engaged columns. Three-stage C15 west tower has full-height offset angle buttresses, and string courses: hood mould over plain granite 3-light C15 Perpendicular window with panel tracery above hood mould over pointed-arched doorway set in square-headed architrave; label moulds over round-arched light and cinquefoiled image niche to south; 3-light shallow-arched and square-headed belfry windows with crenellated louvres; crenellated parapet with C19 crocketed pinnacles. Interior: 2 late C19 piscinae, one with part of C14 cusped head. Late C19 panelled reredos. Late C19 boarded waggon roof to chancel and arch-braced roofs to nave and south aisle. C14 two-bay arcade, of double-chamfered arches and central octagonal pier with chamfered impost. Late C19 chancel arch. C15 five-bay arcade, with pointed moulded arches set on round piers with bell capitals. South-east door of south aisle has moulded stone architrave carved with decoration of leaves, branches and shields. Fittings: late C19 choir stalls, benches, pulpit, lectern, and tower screen. Early C18 gadrooned and urn-shaped pulpit. Monuments: south aisle has tablet to William Radford Caddy, midshipman d. 1823, and John Caddy, d. 1822. Nave has monument to Edward Lee of Orleigh, d. 1819, by Richards of Exeter with weeping woman and urn set on pyramid-shaped mount, swag-shaped tablet to Peter Pasmore, d. 1808, and brass to the bellfounder John William Taylor, d. 1906. North chapel has group of fine monuments: memorial to Anthony Dennis, d. 1643, has 3 heraldic cartouches and nowy-headed pediment above kneeling figures flanked by Ionic columns, and informal group of children below. Monument to Philip Venning, d. 1658 at age of six, of coloured marble with black slate inscriptions: obelisk set in broken scrolled pediment above keyed roundel which frames demi-figure. Fine Baroque monument to John and Mary Davie (d. 1710 and 1709): angels and flaming urns surmount nowy-headed pediment with heraldic achievement above architectural frame with Corinthian columns and standing angels; inscription surrounded by foliage, cherubs heads and skulls heads; acanthus-leaf brackets flank consoles and lower inscription set in cartouche. (Buildings of England: North Devon, pp 63-4; National Monuments Record; plans of church showing details of proposed restoration by S. Hooper, 1878, and account of restoration by vicar (1891) in Devon County Record Office, under Faculty Petitions, Nos 7-16, 18-24 for Abbotsham parish.)

SS4189020915

**Church of St James**

91483

PARKHAM 5/165 Church of St. James 20.2.58 GV. II \* Anglican parish church. C15; restored in 1875. Squared and coursed slatestone with granite ashlar dressings; C15 moulded coping and parapet, with frieze of chequered limestone and slatestone; late C19 slate roof. Plan: chancel and nave, with vestry and chapel to north, continuous south aisle, and west tower. Chancel has hood mould over late C19 Perpendicular-style 3-light window; one-bay side walls have label moulds over C15 one-light windows with cinquefoiled heads and quatrefoil spandrels. Vestry, built 1875, to north of chancel, has chequered frieze to parapet. North chapel: late C19 Perpendicular-style 3-light window to east; hood moulds over two C15 two-light windows with cinquefoiled heads to north, restored in C19; C19 octagonal stack. Two-bay north wall of nave has label moulds over two C15 three-light square-headed windows with cinquefoiled heads, flanking blocked C15 doorway. South aisle: hood mould over late C19 Perpendicular-style 3-light window in east and west gable; 4-bay south front has C15 offset buttresses and label moulds over late C15 three-light square-headed windows with cinquefoiled heads and mouchettes in spandrels; label mould over chamfered basket-arched doorway to east, with fleurons carved in spandrels. C15 south porch, restored in 1875, has offset diagonal buttresses and moulded coping; sundial with gilt lettering, dated 1731, above hood mould over arched casement-moulded doorway, which is mostly late C19. Fine C12 south doorway; round arch of 3 orders, with imbricated ornament, three-quarter roll and chevron carving; at the top of the arch is a humorous carving of a head with bulbous nose, as if peering over the doorway; the impostes are carved with interlacing round arches and have Celtic-style head carvings; carving of ram's head adjoins scalloped west capital and carving of man's head adjoins east capital carved with volutes (as at Buckland Brewer (q.v.)). The jambs flanking the doorway have moulded arrises. Door has late C19 leaf applied to front of C15 framework. Three-stage west tower has full-height diagonal corner buttresses and string courses; to west is a hood over a plain 3-light Perpendicular window with chamfered depressed-arched lights, set above label mould over moulded granite doorway with sunk spandrels to arched head. The door is C19 but includes C15 applied tracery. Two-light louvred belfry windows have chamfered depressed-arched lights. Crenellated parapet has C18 pyramidal crocketed pinnacles. Interior: heavily restored in 1875. C15 four-bay north arcade with moulded stone arches, set on the usual quatrefoil-section piers, and Perpendicular capitals with foliate and floriated carvings on abaci. Similar 6-bay south arcade. Late C19 encaustic-tile pavement in chancel. Arch-braced roofs of 1875 throughout; these have C15 moulded wall plates and corbels. Fittings: late C19 painted texts of Ten Commandments flank east window. Mid C18 communion rail with barley-sugar balusters. Plain choir stalls and pews, eagle lectern and wrought-iron candelabra with brass candle holders probably date from after 1875 restoration. Mid C18 polygonal and panelled pulpit, with barley-sugar balusters to steps and carved frieze, is set on late C19 base. Scalloped C12 font has late C19 ogee-shaped cover and late C19 stone base and plinth, surrounded by reset C15-16 Barnstaple-type tiles. Late C19 bier in north chapel. Monuments: C17 and C18 ledger stone at east end of south aisle and C17 inscription set in floor of choir. Chancel has tablets to Richard Walter, d. 1842, and Rev. William Walter, d. 1843. North chapel: mid C18 monument with angels on broken pediment and Corinthian columns; monument to Thomas Saltren, d. 1753, by Jonathan Richard Veale of Plymouth, has heraldic cartouche set beneath fine black and white marble eared architectural frame flanked by scrolls and wheatear carvings; three mid C18 monuments to west wall, which consist of urn on pedimented monument to centre flanked by tablets with swagged ornament. North wall of nave has slate tablet in architectural frame to Richard Blinch, d. 1767, slate tablet set in nowy-headed architrave with plain pilasters to Susannah Nichols, d. 1696, scrolled marble tablet to T.J.W. Thomas, d. 1845, and monument to John Fortescue, d. 1710, with painted foliate-carved frame flanked by reversed acanthus brackets. (Buildings of England: North Devon, p. 133; National Monuments Record )

SS3890221509

**Church (consecration unknown)**

90993

LANGTREE LANGTREE SS 41 NE 2/19 Church (Consecration unknown) - 4.10.60 GV II\* Parish Church. C15 to early C16, restored in 1865 - 6. Stone rubble walls. Gable-ended slate roof. Plan: nave, long chancel, north aisle, west tower and south porch. The nave and tower may be pre-Perpendicular but exhibit features mostly dating only to the C15. The north aisle has late C15/early C16 windows but these may date from a remodelling rather than rebuilding of the church. The restoration of 1865 - 6 included the opening up of the tower arch, reseating and rebuilding of the south chancel wall. C19 vestry added to north of chancel. Exterior: 3-stage castellated west tower with short square pinnacles and corner buttresses upto top of 1st stage. Pentagonal stair turret on south side. Late C19 inserted west doorway with shouldered head. Restored 3-light Perpendicular west window. Blocked 2-light belfry opening. North aisle has blocked 2-centred arched doorway at its west end. North aisle has blocked 2-centre arched doorway at its west end. On its north face are 5 early C16 3-light stone mullion windows in relatively original state. The 2 westernmost windows and that to the east have 2-centred lights whereas the other 2 windows have cinquefoil lights - all have square hoodmoulds. Perpendicular east window to aisle. Completely restored 4-light east window in Decorated style. South wall of chancel also has 2 C19 windows with cinquefoil heads. Restored Tudor arched priest's door between them. Nave has 3-light partly restored early C16 window with 4-centred treads towards west end and C19 4-light C15 style mullion window towards east end. Gabled south porch with chamfered round-arched rubble doorway and slate sundial in gable dated 1641. Interior: possibly C14 red sandstone south doorway with 2-centred head and rebated hollow chamfer. 6-bay granite arcade of Pevsner A-type piers with moulded cup capitals and 4-centred arches with hollow and roll moulding. Very tall similar 2-centred tower arch which fits awkwardly to the wall either side suggesting that some rebuilding has taken place here. The Old wagon roofs survive with simply moulded and chamfered ribs, carved bosses and wall-plate, crenellated to the nave. Good 5-sided late C17 pulpit richly carved with festoons and angel heads, acanthus leaves in frieze and bolection moulded panels. C15 octagonal granite font with panels carved in quatrefoils, crosses and other religious emblems. Royal Coat of Arms on north wall is, unusually in plaster relief with angel head in pediment above, columns either side with stiff leaf capitals surmounted by obelisks which have strapwork motifs in their pedestals - a curiously archaic design for George I - whose arms are depicted - and George II whose name is recorded. Good pedimented wall memorial of 1688 in north aisle to Abraham Bamfield Gent incorporating marble panel with column either side. There are several C18 floor memorials at the east end of the nave. The 2 sanctuary chairs incorporate probably French C17 carved panels depicting Christ bearing the cross and the descent from the cross. The altar also has a carved wooden panel depicting Christ with the disciples at Emmaus. Sources: White's Director 1878: Beatrix Cresswell - Churches in the Deanery of Torrington  
SS4510915575

**Church of St Michael**

91925

Anglican parish church. C15, restored 1874. Random rubble local stone, slate roofs with decorative ridge tiles, porch and south aisle under same roof slightly higher than nave. Chancel and nave undivided, 2-bay south aisle abutting south porch with chamber above reached by external stone stair, bell-cote west end. Vest gable end 2 full-height stepped buttresses carrying relieving arch and gabled bell-cote hung with 2 bells, 2-light west window, escutcheon below relieving arch containing date and initials I.C.M.S; south wall of nave unlit, lateral stone stair of 11 steps to round-headed doorway to room over porch, plank door. Pointed arch-head double roll moulded opening to porch, C19 rafter roof, depressed Tudor arch head doorway, C19 door; trefoil-headed lancet above porch, two 2-light cinquefoil-headed windows with hoodmoulds, 3-light uncusped at east gable ends, pointed arch lancet in north wall of chancel, to west two 2-light windows with hollow-chamfer granite mullions under square hoodmoulds with a stepped buttress between. Interior of porch rendered with flat plasterboard roof, otherwise featureless. Interior of church rendered. Two bay arcade of granite with depressed Tudor arch heads, and octagonal capitals with panels of birds and Christian symbols. Trefoil-headed hagioscope in north-west corner of aisle looking into nave. Partly renewed ribbed and ceiled barrel vault roof with bosses and wallplate in chancel, original ceiled ribbed barrel vault to aisle with wallplate and bosses. Octagonal pulpit with carved panels in memory of William Newcombe of Bankford died 1854. Norman front with cable-moulded base on C19 plinth. C19 decorative wooden reredos inset with slate tablets, altar table and floor tiles all coeval. C19 pews. C19 stained glass in East window. Floor carpet may possibly conceal tomb slabs. C19 pews. There is no electric light in the church. It is said that an inscription in the church, since lost, attributed its building to Sir William Hankford, Chief Justice of the King's Bench, in the years 1414-22. The initials on the bell-cote are those of J.C.Moore-Stevens who paid for most of the 1874 restoration. (White's Devonshire, 1878; Cherry and Pevsner, The Buildings of England, Devon, forthcoming)  
SS3947414186

**Cory Manor**

91972

Manor house. Late C16-early C17, open hall ceiled subsequently, billiard room added and service area extended late C19-early C20, roofs replaced, hall ceiling removed and house extensively restored late 1940s, architect John Macgregor. Random rubble local stone, shallow pitch bitumenised slate roof hipped to left with external stone stack, brick chimney, large lateral stone stack on rear elevation, stone stack north gable end of north-west wing. Plan: open hall house facing east with coeval framed stair north end giving access to crossing, (date of north-east range uncertain), screens passage with corridor between pantry and buttery giving access to kitchen, C20 extensions on south-west linked by wall to billiard room adjoining north-west wing to form courtyard. Two storeys, 4:1 bays, all windows renewed C20 and leaded, one exception only, first floor 4-light stone mullioned window left, 3-light metal, 2-light above entrance and 3-light stone end bay right, mullioned and transomed window in gable end of wing, ground floor 4-light end bay left, small metal window set in larger opening, to left of entrance original 4-light hollow chamfered mullioned window with king mullion under relieving arch, with string course hoodmould, remains of plinth on facade of main block though, not to wing which has 4-light stone mullioned window on ground floor; entrance via round-headed doorway of uncertain date. Some C18/ early C19 leaded metal casements survive on first floor west front, the 5-light ovolo-moulded mullioned window in south gable end of north-west wing which is in decay is thought to be mid C20. There is a tiny 2-light chamfered wooden window on north front. Interior: open hall with good plasterwork overmantel with supporters, strapwork and coat of arms, badly decayed in lower section, chamfered granite lintel to open fireplace, chamfered jambs, projection on rear elevation, pointed arch window to right inserted mid C20, screens passage wall rebuilt, Jacobean-style panelling to minstrel's gallery of uncertain date, through passage between pantry and buttery with original boarded partition, moulded arch doorframes, newel stair in western room, kitchen now parlour with open fireplace, chamfered lintel and cloam oven recess. Framed staircase to north of hall with plain newel posts, no early features in rooms on east front. To west library with exposed ceiling joists, impressive Jacobean-style overmantel, probably C19; 4-bay billiard room reroofed in 1950s, handsome C19 door with decorative hinges opening onto courtyard; first floor good plasterwork overmantel contemporary with that in hall, chamfered wooden lintel to open fireplace and remains of plasterwork frieze, probably originally with barrel vault roof now with principal rafter roof. Roof of main block partly seen; 7 or 8 pairs of collar beam trusses, the bases of 2 curved principals are visible above the screens passage in hall. It is known that various features were incorporated into the house in the 1950s and also earlier in the century. The granite porch mentioned in the previous list was added in 1934 and has since been removed. The house is believed to have been built by a member of the Prideaux family sometime between 1576 and 1611. (Cherry and Pevsner, The Buildings of England: Devon, forthcoming)  
SS3598715752

**Church of Holy Trinity**

91436

LANDCROSS SS42SE 7/119 Church of Holy 20.2.58 Trinity GV. II \* Anglican parish church. C15. Coursed slatestone rubble, rendered to north; gabled slate roof; early C19 bell cupola to west, clad in slate hanging and with ball finial surmounting pyramidal roof. Nave and chancel. East gable wall has curved timbers at ceiling height; hood mould over 3-light Perpendicular window with panel tracery. Two-bay south wall has label moulds over 2 and 3-light mullioned windows with trefoiled square heads; heads of 3-light windows have been restored in late C19. Late C19 gabled porch with chamfered pointed-arched doorway. Label mould over similar 3-light trefoil-headed window in west gable. Interior: C15 waggon roof with moulded ribs throughout; roof in chancel has finely-carved vine trails and 2 angels. Fittings: early C17 panelling and C16 linenfold panelling to rear of reredos. Pulpit has early C16 decoratively-carved panels reset in mid C19 frame. Fine C16 bench ends have carved tracery, blank shields under cinquefoiled arches, carved heads and figures. C15-C16 floor tiles. C12 cushion-shaped font set on column with cable moulding; the font is set in the west gable wall and is flanked by reset C16 linenfold panels and C17 engaged balusters. C18 Royal Arms on west wall. Monuments: slatestone slab to Anthony Clifford, d. 1649, next to pulpit; C17-C18 ledger stones. Tablet to John Wills, d. 1861, in nave. Stained glass: plain glass with coloured borders presented by John Ford, 1870. (Buildings of England: North Devon, p.114; National Monuments Record).



SS4627523847

## GII

### **Park Farmhouse and attached outbuildings**

91391

BUCKLAND BREWER SS41NW Park Farmhouse and 10/74 attached outbuilding II Farmhouse. C17, with later alterations. Colourwashed render over stone and cob; gabled slate roof; rendered stone end stacks. 3-unit plan with rear outshut. 2 storeys; 3-window range. Flat rendered arches over central C20 door and C20 casements. Interior inspection not possible but noted as having chamfered beams and chamfered bressummer over open fireplace to left. Subsidiary features: C17 linhay attached to right, of coursed slatestone rubble with gabled corrugated iron roof; has A-frame roof trusses with pegged collars. SS4050019943

### **Barn Approx 25m E of Great Gorwood Farmhouse**

91399

BUCKLAND BREWER GORWOOD SS41NW 10/82 Barn approx 25m E of Great Gorwood Farmhouse (not included) GV. II Barn. C17. Cob on tall stone plinth; gabled and half-hipped corrugated iron roof. 5-bay plan with central threshing floor. C19 plank double doors with strap hinges to both sides of central bay. Interior: 5 A-frame trusses with collars halved and pegged over principals and ridge piece set in halved and crossed apexes. SS4129819758

### **Granary approx 15m E of Great Gorwood Farmhouse**

91400

BUCKLAND BREWER GORWOOD SS41NW 10/83 Granary approx 15m E of Great Gorwood Farmhouse (not included) GV. II Granary. Early C19. Coursed slatestone rubble; hipped corrugated iron and scantled slate roof. One-unit plan of 2-storeys, being built on slope with first-floor granary above storeroom approached from rear. Front has steps rising to C20 door with timber lintel above. Two segmental-arched doorways to rear. Interior: 2 king-post trusses. Included for group value. SS4128319846

### **Bearah Farmhouse**

91383

BUCKLAND BREWER SS41NW 10/66 Bearah Farmhouse II Farmhouse. Late C17 origins; extended either side and re-roofed in early C19. Colourwashed render over cob and stone; gabled slate roof; left end stack of stone finished in C19 brick; C19 brick ridge and end stacks. 3-unit plan with through-passage to right of central hall. 2 storeys; 3-window range. Late C19 gabled porch with half-glazed door to right of centre. Flat rendered arches over C20 two to 4-light casements. Rear: outshut adjoins early C19 rear right wing which has ground-floor wash house. Interior: central room has casing over chamfered C17 beam; early C19 straight-flight staircase with cupboard beneath. First floor has two late C17-C18 plank doors. Early C19 A-frame roof. Open fireplace and cobbled floor to wash house. SS4219219697

### **War Memorial**

503913

PLAN: A stepped plinth supporting a tapered rectangular shaft surmounted by a Celtic cross. The war memorial is enclosed by a coursed rubble stone wall with coping stones and topped with iron railings. The enclosure is accessed via an iron gate. EXTERIOR: The front face of the shaft is inscribed "TO OUR FALLEN/HEROES 1914 - 18/" followed by a list of ten names. The inscription continues on the plinth: "WORLD WAR, 1939 - 1945/" followed by a list of eight names. Four of the men commemorated returned to Buckland Brewer. SS4191520854

### **Change in Time**

91402

BUCKLAND BREWER TOWER HILL SS42SW (West Side) 6/86 Change in Time 20.2.58 (formerly listed as Change in Times) (Tower Hill) GV. II House, formerly an inn. C17. Colourwashed render over stone rubble; probably with cob; gabled slate roof; right end stack of stone finished in mid C19 brick. 2-unit plan extended in mid C19 to L-plan with rear left wing. 2 storeys; 3-window range. Flat rendered arches over C20 ground-floor windows, C20 door to right, and C19 two to 3-light first-floor casements. Interior not inspected but likely to be of interest. SS4186320885

### **The coach and Horse Inn**

91392

BUCKLAND BREWER SS52SW 6/75 The Coach and Horses 25.3.75 Inn II Two houses, now public house and dwelling. C17, incorporating probable earlier dwelling. Colourwashed render over cob and stone; gabled thatch roof; rendered stone ridge and end stacks. House to right, now pub, is of 2-unit plan. 2 storeys; 2-window range. Central porch with C20 door, and flat rendered arches over late C19/early C20 two-light casements. Continuous C18 outshut with slate roof to rear. House to left of 3-unit plan with entry in service end to left. 2 storeys; 3-window range. Porch with C20 door, and flat rendered arches over C20 two-light casements, except late C19 two-light casement to top right. C20 extension and C19 outshut to rear. Interior of house to left; central room has chamfered bressummer with elaborate cyma-moulded stops over open fireplace with cloam oven; C19 straight-flight stairs and early C18 two-panelled door to right; C19 plank door on first floor; C17 A-frame roof has been largely replaced due to rot. House to right: room to left has remodelled open fireplace with late C19 cast-iron door to bread oven; reset C17 plank door to room on right, which has C17 chamfered joists, and C19 plank front to fireplace; two C17 A-frame trusses on first floor. SS4206920672

### **Glenn Bridge (the part within Buckland Brewer)**

91397

BUCKLAND BREWER GLENN SS42SW 6/80 Glenn Bridge (that part in Buckland Brewer C.P.) II Bridge. Early C19. Coursed slatestone rubble, with squared stone dressings. Three stilted segmental arches, divided by round and pointed cutwaters; string course beneath parapet and plain end pilasters. See also Glenn Bridge (that part in Frithelstock C.P.) SS4354120218

### **Former Mill 5m E of Buckland Millhouse**

91398

BUCKLAND BREWER GLENN SS42SW 6/81 Former mill approx 5m E of Buck land Millhouse (not included) II Mill. Datestone reads REBUILT 1817. Coursed slatestone rubble; gabled slate roof; front gable, of 2 storeys and attic in height, has segmental stone arch over loft window, and elliptical stone arches over plank first and ground floor doors. Segmental stone arches over 2 window openings to each side wall. Overshot water wheel to rear. SS4350720152

### **Goutisland Farmhouse**

91386

BUCKLAND BREWER SS31NE 9/69 Goutisland Farmhouse II Farmhouse. C15, remodelled in C17; remodelled and left end rebuilt c. 1840. Coursed slatestone rubble; gabled slate roof; C19 brick left end stack; C17 stone rear lateral stack. C15 open-hall plan; stack and first floor inserted in C17; remodelled as 3-unit house in mid C19.

2 storeys; 4-window range. Mid C19 porch, to left of centre, has pointed brick arch over double-leaf doors. Segmental brick arches over C20 casements. Straight joints to right of porch suggest position of former hall window. Mid C19 outshut and 2-storey wing to rear. Interior: central room has C17 stop-chamfered beam and chamfered bressummer over C17 open fireplace against rear wall. The curved feet of three C15 raised crucks remain above the central hall and room to right; the two pairs of chamfered hall crucks have stop-chamfered wall plates; plain cruck to right. The mid C19 roof trusses incorporate some reused C15 roof timbers, which are smoke-blackened; C15 purlin with through-splayed scarf joint reused as ridge purlin.  
SS3997818364

**West Eckworthy Farmhouse**

91396

BUCKLAND BREWER SS41tTi 10/79 West Eckworthy Farmhouse II Farmhouse. Mid/late C18; eaves raised in late C19. Colourwashed render over stone and cob; gabled artificial slate roof; stone ridge stack; large left end external stack of rendered stone with bread oven projection. 3-unit plan. 2 storeys; 3-window range. Flat rendered arches over C20 door to right and C20 two to 3-light casements. C19 dairy outshut to rear, with plank door on left. Interior: ogee-stopped beam to centre; late C18 boxed staircase has old plank door with strap hinges.  
SS4054717896

**Collingsdown Farmhouse**

91385

BUCKLAND BREWER SS31NE 9/68 Collingsdown Farmhouse II Farmhouse. Early C19, with earlier C17 or C18 origins; extended to rear in late C19. Colourwashed render over cob and stone; gabled slate roof; brick end stacks. 3-unit plan. 2-storeys; 3-window range. Late C19 half-glazed door set in central porch. Flat rendered arches over late C19 horned plate-glass sashes on ground floor, and late C19 casements with glazing bars on first floor. Late C19 range to rear, of coursed slatestone rubble with yellow brick dressings. Early C19 outshut and C20 extension to left. Interior: plain beam and open fireplace in ground-floor room to left; late C19 straight-flight staircase; early C19 plank door on first floor; early C19 A-frame roof, with collars nailed onto principal rafters.  
SS3975717345

**Thornehill Head Methodist Chapel**

91401

BUCKLAND BREWER THORNEHILL HEAD SS41NW 10/84 Thornehill Head Methodist Chapel II Methodist chapel. c. 1850. Colourwashed render over coursed slatestone rubble; gabled slate roof. One-storey; 2-window range. Semi-circular arches with keyed and painted architraves frame Gothic-style glazing-bar casements with margin lights. Gabled porch to right has mid C19 six-panelled door with Gothic-style fanlight. Similar window in right gable end and two similar windows to rear. Interior: moulded plaster cornice and window architraves; pitch-pine pews and preaching desk.  
SS4137116524

**Higher Thorne Cottage and attached outbuilding**

91387

BUCKLAND BREWER SS41NW 10/70 Higher Thorne Cottage and attached outbuilding GV II Farmhouse, probably a longhouse now house. Late medieval; remodelled in C17; mid/late C19 alterations. Colourwashed render over cob set on stone plinth; gabled thatch roof; rendered stone end stack to right of house. Plan: of longhouse type with 2-unit house set to left of shippon, divided by a through-passage in shippon. 2 storeys; 2-window range. Mid/late C19 inserted entry to left has open-fronted porch set in front of C19 plank door. Flat rendered arches over mid/late C19 two to 3-light casements; 2 similar windows in left-hand bay of shippon, the lower window probably representing a mid/late C19 blocking of one of the through-passage doors; loft opening above C19 plank door to shippon; old (possibly C17) plank door to through-passage entry to rear. Interior: shippon has cobbled floor with laterally-placed muck channel, and three C17 A-frame trusses with halved and crossed apexes; the partition wall on the left side of the shippon, which flanks one side of the through-passage, has a late medieval raised cruck with a collar and its ridge purlin set diagonally into a yoked apex (Alcock type II); the cruck has heavy smoke blackening on the side facing the house. Through-passage has two ovolo-moulded (probably reset) joists, one with a jewel stop. Interior of house; chamfered bressummer over open fireplace with cloam oven; round-arched cream hob. Mid/late C19 straight-flight stair to first floor, which has c17 plank door to left, and C17 A-frame roof with pegged collars (apex not visible).  
SS4190616303

**Outbuilding 1m NW of Higher Thorne Cottage**

91388

BUCKLAND BREWER SS41NW 10/71 Outbuilding approx one m NW of Higher Thorne Cottage GV. II Outbuilding, former threshing barn, shippon and calf house. C17 shippon; early C19 barn and calf house. Cob set on stone plinth; corrugated iron and asbestos roofs. L-plan, with barn to left of shippon and calf house in projecting wing to right. Timber lintels over C19 plank doors. Calf house extends towards rear door of Higher Thorne Cottage (q.v) and has central C20 stable door. Interior: A-frame trusses with pegged collars, trenching for through purlins and notched apexes. Included for group value.  
SS4189716313

**Thorne Widger Farmhouse and attached wall and barn**

91393

BUCKLAND BREWER SS41tTi 10/76 Thorne Widger Farmhouse and attached wall and barn GV. II Farmhouse. Late C16/early C17 with mid C19 alterations and extension. Roughcast over coursed slatestone rubble; gabled slate roof; brick end stacks. 3-unit plan. 2 storeys; 4-window range. Central porch has late C19 six-panelled (2 glazed) door. Flat rendered arches over late C19 two to 3-light casements. Mid C19 extensions of similar materials attached to rear left. Interior: boxed beam and open fireplace with pot hooks in ground-floor room on right; central room, former hall, has blocked fireplace and cavetto and ovolo-moulded beams; C19 plank and panelled doors; room to left and first floor not inspected but likely to be of interest. Subsidiary features: outshut which acts as porch abuts wall of coursed slatestone rubble to right, which is attached to an early C19 barn of coursed slatestone rubble with a gabled slate roof; central threshing floor has plank double doors, with strap hinges flanked by projecting cheeks with Welsh slate roof; entry is flanked by C2Q outshut with corrugated iron roof and a C19 outshut with pantile roof; polygonal wheel house to left, partly rebuilt in breeze block. Interior: A-frame trusses with pegged collars and notched apexes.  
SS4204416415

**Granary 10m S of Throne Widger Farmhouse**

91394

BUCKLAND BREWER SS41NW 10/77 Granary approx 10m S of Thorne Widger Farmhouse GV. II Granary. Early C19. Render over coursed slatestone rubble; pyramidal slate roof. Steps rise to C20 plank door of first-floor granary; C19 plank door with strap hinges to storage room beneath. Included for group value.  
SS4201816388

**Hemmel and attached wall 20m S of Thorne Widger Farmhouse**

91395

BUCKLAND BREWER SS41NW 10/78 Hemmel and attached wall approx 20m S of Thorne Widger Farmhouse GV. II Hemmel. Early C19. Coursed slatestone rubble; gabled Welsh slate roof. Front has three C19 plank doors to pens, opening onto a small yard surrounded by a wall of coursed slatestone rubble which is attached to left corner of building. Interior: 3 pens are divided by 2 slate partitions set in oak frames. Included for group value.  
SS4202716369

**Knoworthy Farmhouse**

91413

FRITHELSTOCK SS41NW 10/97 Knaworthy Farmhouse II Farmhouse. Early C17, with later C17 extension to right. Colourwashed render over coursed slatestone rubble; gabled Welsh slate roof; rendered stone ridge stack and external left end stack. Early C17 one-unit plan with rear outshut; a 2-unit plan with central lobby-entry was added to the right in the later C17; the later C17 house evidently consisted of a parlour to left, central hall and unheated service room to right. 2 storeys; 5-window range. C20 door and porch. Flat rendered arches over C20 windows. C17 outshut to rear left, heightened in C20 and adjoining C20 porch. Interior: early C17 section to left, of one-unit plan with rear outshut, has plaster panel with relief lettering reading IHTH/1529, chamfered beam and open fireplace with cloam oven in front room, which also has two C17 chamfered wooden doorframes to rear outshut; left side of outshut contained staircase which has been removed; first floor has 3 similar doorframes, one with ovolo-moulded architrave. Later C17 extension to right; central room, former hall, has stone-flag floor, roll-stopped beam, scribed joists, open fireplace with cloam oven and chamfered doorframe to staircase positioned at rear of stack; chamfered beam in room to right; two C17 A-frame trusses, with pegged collars (one with open notch-lapped joint) and ridge purlin set in notched apexes. The early C17 plaster panel is unusual in having the 1527 date, which may have recorded an important marriage.

SS4345317750

**Barn approx 10m NE of East Ash Farmhouse**

91421

FRITHELSTOCK ASH SS41NW 10/105 Barn approx 10m NE of East Ash Farmhouse GV. II Barn. C18, with early C19 extension to left. C18 part of cob set on stone plinth; early C19 extension to left of coursed slatestone rubble; gabled corrugated iron roof. Cob cheeks flank corrugated iron doors to right; similar doors to left, with C19 plank double doors to rear. Interior: 10 early C19 A-frame trusses with pegged collars.

SS4437018654

**Granary 5m E of East Ash Farmhouse**

91422

FRITHELSTOCK ASH SS41NW 10/106 Granary approx 5m E of East Ash Farmhouse GV. II Granary. Early C19. Coursed slatestone rubble; gabled corrugated iron roof. Of 2 storeys, with timber lintel over iron grille above timber lintel over C19 plank loft door; right-end gable has steps to first-floor door. Interior: 2 A-frame trusses with pegged collars. Shown on 1842 Tithe Map. Included for group value. (Tithe map in Devon Record Office).

SS4437618625

**East Ash Farmhouse**

91420

FRITHELSTOCK ASH SS41NW 10/104 East Ash Farmhouse GV. II Farmhouse, now house. C17; bay to right added in C18. Colourwashed render over cob and stone; half-hipped thatch roof, with C20 tiles to rear; stone lateral stack to left finished in C19 brick; large stone right end stack finished in C18 brick. L-plan with rear left wing. 2 storeys; 2-window range. C20 door and gabled porch to centre. Flat rendered arches over late C19 four-light casements. C17 rear wing had roof pitch widened in C20; C18 dairy outshut with C19 plank door to right. Interior: C18 plank door with strap hinges; chamfered bressummer over half-blocked open fireplace to left; first floor not inspected but likely to be of interest, and noted as having A-frame roof.

SS4436018635

**Linhay 20m SW of East Ash Farmhouse**

91423

FRITHELSTOCK ASH SS41NW 10/107 Linhay approx 20m SW of East Ash Farmhouse GV. II Linhay. C18, with late C19 repairs. Coursed slatestone rubble with late C19 yellow brick quoins; gabled Welsh slate roof. Of 2 storeys and 4 bays, with yellow brick quoins to slatestone pillars. Interior: late C19 roof trusses. Ceiling of cowhouse is formed of woven rush matting, which is a rare survival. Shown on 1842 Tithe Map. Included for group value. (Tithe Map in Devon Record Office)

SS4434418603

**Horwood Barton**

91411

FRITHELSTOCK SS41NE 11/95 Horwood Barton 4.10.60 GV. II Farmhouse. Early C18, with mid C19 extensions to right of front porch. Colourwashed render over coursed slatestone rubble; gabled and hipped slate roofs; rendered brick end and internal stacks. Double-depth plan. Front elevation has 2-storey, 2-window range to centre: C20 porch with mid C19 six-panelled door; C20 two-light casements with glazing bars to left. Mid C19 two-storey bay, projecting to right of porch, has 2-light casements. Another bay, to right end of front, has mid/late C19 horned 12-pane sashes. To left of front is wing which projects at right angles, and has 2 late C19/C20 two-light casements with glazing bars facing front. Right side wall, of 3-window range, has mid/late C19 horned 12-pane sashes. C19 dairy outshut to rear left. Interior: early C18 dog-leg stairs with landing to rear of central hall, with turned balusters set on closed string. Dairy to rear has slate floor and shelves. Office to left of porch has mid C18 panelling and mid C19 cupboards. Room to rear right has early C18 bolelection-moulded panelling and doors; early C18 ribbed plaster ceiling has cherubs and shells set in concave corners, and, in centre, a quatrefoil with a lion set in a cartouche with palm fronds. First floor has C18 panelled doors and shutters, and early C18 bolelection-moulded fireplaces to rear left and rear right. C18 five-bay collar-truss roof with trencled purlins to left.

SS4502319254

**Outbuildings 7m W of Horwood Barton**

91412

Outbuilding, former bothy, brewhouse and stable. Early C18. Coursed slatestone rubble. with rendered cob to front and rear walls; hipped slate roof; brick right end stack. 2 storeys; 5-window range. Timber lintels over C20 plank door to right. C19 plank door with strap hinges to left. Timber lintels over C19 shuttered window to left, and 2-light windows set in deeply-recessed openings. Mid C19 shippon added to rear. Interior: room, former brewhouse, to right has cobbled floor, stop-chamfered beam and chamfered bressummer over large open fireplace; chamfered beam and plain beams in large room, former stable, to left. First floor has stop-chamfered bressummer over open fireplace to right and C19 A-frame roof. Included for group value.

SS4500419255

**Gazebo 40m to SW of Petticombe Manor**

91469

MONKLEIGH SS42SW 6/151 Gazebo approx 40m to SW of Petticombe Manor II Gazebo. Early C19. Uncoursed slatestone rubble; pyramidal slate roof with courses of fishscale slates. Octagonal plan. Primitive Picturesque style. Rough pilasters to all corners and 3 pointed arches to front. Situated next to stream, below pond of informal early C19 garden.

SS4486921212

**Petticombe Manor**

91467

Country house, now house. Built 1805 and extended to rear c. 1870. Stucco over coursed slatestone rubble; hipped slate roof; rendered brick ridge and end stacks. Triple-depth plan, with later rear wings enclosing 3 sides of yard to rear. Late Georgian style. 2 storeys. 2:1:2 fenestration with projecting central bay. Central bay has plain pilasters to corners, raised storey band and torus-moulded cornice to plain parapet; heraldic shield of rampant red lion set above porch, which has Greek Doric porch with entablature and paired columns in antis. Flat arches over twelve-pane sashes above 15-pane sashes. Right side wall, facing garden, has 2:4:2 fenestration with two projecting blocks flanking recessed central bays; plain parapet, raised storey band and raised corner pilasters; 12-pane sashes above late C19 two-light casements. 16-pane sashes to left side wall, which has service block with 2-light casements and bellcote. Interior; fine early C19 panelled doors and shutters, set in moulded architraves. Marble fireplaces in ground-floor rooms. Front hall and stair hall have neo-classical and fretted friezes to cornices; cantilevered staircase with mahogany wreathed handrail and stick balusters.

SS4498821185

**Kitchen Garden walls 25m SE of Petticombe Manor**

91468

MONKLEIGH SS42SE 7/150 Kitchen garden walls approx 25m to S.E. of Petticombe Manor II Garden walls. Early C19. Coursed slatestone rubble with ashlar coping. Walls enclose two gardens, are pierced by doorways with brick segmental arches, and are buttressed along south side next to stream. Enclose area approx 60 x 40m. SS4504921120

**Monkleigh House, Staddon House and attached outbuilding**

91464

MONKLEIGH SS4520 17/146 Monkleigh 15.4.82 House, Staddon House and attached outbuilding (formerly listed as Monkleigh House/Staddon House) II Vicarage, now 2 houses. Staddon House, to left, is c. 1500 in origin; it was remodelled and Monkleigh House (to right) built c. 1808. Colourwashed render over coursed slatestone rubble. Hipped slate roof; rendered brick ridge stacks. L-plan with rear wing and outbuilding to rear of Staddon House on left. 2 storeys; 4-window range. Monkleigh House, of symmetrical 3-window range, has C20 porch with half-glazed inner door with glazing bars. Flat rendered arches over 16-pane above 20-pane sashes with Gothick glazing bars. Bay to left (the front of Staddon House) has two similar asymmetrically-placed sashes. Three-bay right side wall has symmetrical elevation with bowed central bay and similar sashes. A mid C19 two-storey extension with horned Gothick sashes and main door is placed to left of Staddon House. Interior of Monkleigh House: noted as having panelled doors and shutters, marble fireplaces, and fine dog-leg staircase with turned balusters and fret-cut brackets. Interior of Staddon House: ground floor has moulded beams of c. 1500; two beams in centre have mortices for C16 plank and stud partition; one of these partitions, adjoining the rear room, survives and has Tudor-arched doorway with sunk spandrels which was blocked in C17. On the first floor, the bases of 3 trusses with curved feet are visible above the front room. Staddon House is probably the chamber block and sole surviving remnant of the C16 parsonage house. Subsidiary Features: to rear of Staddon House is a C17 outbuilding, altered in the mid C19; of rendered cob and stone with hipped Welsh slate roof and stone ridge stack; C19 plank door to bakehouse in front room, C19 double doors to coachhouse, C19 door to stable and double-entry to hay barn to rear. SS4544720916

**Brittons Farmhouse and attached Shippon**

91506

PARKHAM GoLDWORTHY SS32SE 5/187 Britton's Farmhouse and attached shippon GV. II Farmhouse. Late C17/early C18, with late C19 alterations. Colourwashed render over stone and cob; late C19 gabled slate roof; lateral stack to centre of front wall of rendered stone finished in C19 and C20 brick; left end stack of rendered stone finished in mid C19 brick. 3-unit plan with through-passage to right of central hall; early C19 rear wing. 2 storeys; 3-window range. Late C19 stone porch with brick dressings and moulded semi-circular arched doorway: late C19 six-panelled (2 glazed) inner door. Flat rendered arches over C19 plank loft door to shippon on right, late C19 two-light casements with glazing bars and one-light casement to left of door. Doorway to shippon in right gable end. Early C19 rear wing has rendered stone end stack. Interior: stop-chamfered beam in hall. First floor not inspected but external evidence and information from occupant suggests that roof trusses have been replaced. SS3929322855

**Barn Approx 2m NW of Brittons Farmhouse**

91507

PARKHAM GoLDWORTHY SS32SE 5/188 Barn approx 2m NW of Britton's Farmhouse GV. II Barn. C18/early C19. Cob set on low stone plinth; gabled corrugated plan. C20 plank doors to central threshing floor. Interior: C20 roof trusses. Included for group value. SS3927022879

**West Goldworthy Farmhouse**

91492

PARKHAM SS32SE 5/174 West Goldworthy 20.2.58 Farmhouse GV. II Farmhouse. C14; remodelled in C17; rear wing remodelled in early C19. Coursed and dressed slatestone rubble, with some cob; gabled C20 artificial slate roof; late C19 brick left end stack; C17 rear lateral stack of rendered stone finished in late C19 brick; similar lateral stack to right side wall of rear wing. C14 open-hall plan; in the C17 the house was remodelled as a 2-storey, 3-unit plan with lateral stack to central hall; rear right wing probably of C17 origins, with lateral stack, but remodelled in early C19. 2 storeys; 3-window range. Tympanum arch over blocked C14 moulded 2-centred arched doorway, to right of concrete-lintel over C20 door. Concrete lintel over C20 window above C20 door; timber lintels over two C19 shuttered windows (to former dairy) on right and early C19 horizontal-sliding sashes and late C19 two-light casement on first floor; label mould over partially blocked (originally taller) window above C14 door. Front wall also has doveholes and chamfered stone cornice. Late C19 outshut to left and C18 outshut to right, both with slate roofs; 2 mid C19 sashes with glazing bars to rear. Rear wing has early C19 twelve-pane sashes on left side wall. Interior: C17 plank door and chamfered and boxed beams to front range. Roof of front range has boxed feet of 2 late medieval cruck trusses visible at first-floor level. Detailed inspection of trusses not possible. SS3862522825

**Shippon 10M NW of Goldworthy Farmhouse**

91493

PARKHAM SS32SE 5/175 Shippon approx 10m NW of West Goldworthy Farmhouse GV. II Outbuilding, former shippon. C17. Uncoursed slatestone rubble, with render over cob first floor; gabled corrugated iron roof. 2 storeys; 2-window range. Timber lintel over C20 stable door to centre. Timber lintel over C20 window to loft and concrete lintel over C20 window to right with loft opening above. Outshut to left has doveholes, and timber lintel over doorway and ventilation slit in left end wall: outshut has been altered and was originally the 2-storey left bay of the C17 building. Interior: C17 joists of large scantling on ground floor; collars of four C17 A-frame trusses are fixed to principals with pegged open notch-lapped joints; principals have trenching for through-purlins; ridge purlin set in crossed apexes. SS3860922834

**Outbuilding approx 20m sw of West Goldworthy Farmhouse**

91494

PARKHAM SS32SE 5/176 Outbuilding approx 20m sw of West Goldworthy Farmhouse GV. II Outbuilding, former stable with first-floor granary. C17, with mid C19 extension to right. Uncoursed slatestone rubble; gabled asbestos sheet roof. Two storeys; 3-window range. Timber lintel over C19 plank stable door flanked by concrete lintel over C20 window to right and timber lintel over small windows to left; timber lintel over loft door. Bay to right has mid C19 segmental brick arches over C20 plank door and window, and timber lintel over plank loft door. Steps to loft door in left gable end. Interior: C17 stop-chamfered beams on ground floor; mid C19 A-frame roof with pegged collars. Included for group value. SS3860922799

Appendix 3  
HVIA Supporting Jpegs



The church in Langtree, within the setting of the village settlement; from the north-west.



Detailed view of Langtree Church; from the west, south-west.



Bulkworthy Church, within its walled churchyard, with the buildings of the adjacent farmyard behind; from the south-west.



The views towards Buckland Brewer from West Putford Church, showing local blocking from the trees in the grounds of the nearby Manor House; from the west, south-west.



View of St Stephens in West Putford, within its wooded churchyard; from the south-west.



Cory Manor in West Putford; from the west, north-west.



View back up towards Cory Manor from the valley below, showing the local blocking from the wooded landscape grounds; from the north-east.



Rush Barrow on the edge of Common Moor; from the south-east.





View over Goutisland Farm and Winslade Farms, looking across to Common Moor, with the large extant wind turbine at Babeleigh Barton on the horizon behind; from the south-west.



View of some of the barrows within the barrow cemetery north of West Putford, enclosed within fields which provide local blocking to the extant mounds; from the north-west.



One of the further large mounds in the barrow cemetery group near West Putford and East Putford; from the north-east.



View of the entrance into Collingsdown, showing an overgrown wooded plot with the farm shielded from inward views; from the west, south-west.



View towards the proposed turbine location on the far horizon from Hembury Castle, a large univallate hillfort; from the south-east.



View to the extant turbine at Babeleigh Barton, on the horizon in the distance and the much closer extant turbine at Craneham hill, directly across the valley from the hillfort at Hembury; from the south.



View to Beara Farm, Buckland Brewer, showing the house and barns set in a slight hollow, surrounded by mature beeches; from the west.



View across the countryside towards Buckland Brewer, showing the landscape dominance of the church, even at a distance; from the south-east.



View of the village setting of the church in Buckland Brewer; from the south.



View down and across to Orleigh Court grounds, the house set in the woodland; from the south-west.



Parkham Church, with tall tower, set in the village square; from the south-east.



Park Farm, near Buckland Brewer, with the large extant turbine at Babeleigh Barton rising behind on the horizon; from the north-east.



Great Gorwood Farm, set on a north and east facing slope with views across to the wind farm at Torrington and beyond to the wind farm on the edge of Exmoor; from the south-west.



Ash Farm at Frithelstock with the extant turbine in the fields above the farm; from the north-west.



Former Mill at Buckland Brewer, within a steep wooded valley; from the south.



Glen Bridge, in the base of the wooded valley, east and south of Buckland Brewer; from the west.





Monkleigh Church, set within the village on the high ridge of ground, with far reaching views and conspicuous landscape primacy; from the south-west.



Frithelstock Priory and Church, set within the wide shallow valley; from the north-west.



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