

LAND at SUNDERLEIGH BUCKLAND BREWER DEVON

Results of a Desk- Based Assessment &
Historic Visual Impact Assessment



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Results of a Desk-Based Assessment & Historic Visual Impact Assessment

For

Clive Fagg

Of

ICE Renewables (the Agent)

By



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Summary

This report presents the results of a desk-based assessment and geophysical survey carried out by South West Archaeology Ltd. (SWARCH) on land at Sunderleigh, Buckland Brewer, Devon, as part of the pre-planning documentation for a proposed single (42m to tip) wind turbine.

The proposed turbine would be installed on land that now forms part of the modern landholding of Sunderleigh, Buckland Brewer. This land was formerly unenclosed open rough grazing (Babeleigh Moor) attached to the Manor of Buckland Brewer, and held by Lord Rolle in the 19th century. It appears to have been enclosed in the early 19th century (pre-tithe), although the public road to the west of the site existed prior to this date.

*Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking, and the topography, or that other modern intrusions, including other larger turbines, have already impinged upon their settings. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge in some way on at least ten of these heritage assets (**negative/minor** or **negligible** to **negative/minor**), and have a more serious impact (**negative/moderate**) on the Church of St. James, Parkham; and the Church of St. Mary and St. Benedict, Buckland Brewer.*

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

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1.0 Introduction

Location:	Land at Sunderleigh
Parish:	Buckland Brewer
County:	Devon
NGR:	SS3962719962

1.1 Project Background

This report presents the results of a desk-based assessment and historical visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) on land at Sunderleigh, Buckland Brewer, Devon (Figure 1). The work was commissioned by Clive Fagg of ICE Renewables Ltd (the Agent) on behalf of George Heywood (the Client) in order to establish the historic background for the area and identify any archaeological features that might be affected by the construction of a single (42m to tip) wind turbine.

1.2 Topographical and Geological Background

The proposed location for the wind turbine is approximately 1km west-south-west of the village of Buckland Brewer and the same distance south east of the village of Parkham, roughly on the parish boundary of these two parishes. The site is located at the west end of an 'L' shaped field between Park Moor to the east and East Moor to the west. It sits on the eastern side of hill which slopes down moderately on the eastern side to a stream leading to Lydeland Water, at approximately 175m AOD (see Figure 1).

The soil type on site consists of the well-drained fine loamy soils of the Neath Association (SSEW 1983). These soils overlie the sandstone sedimentary bedrock of the Bude Formation (BGS 2014).

1.3 Historical Background

The site is located within the immediate vicinity of the parish boundary between the parishes of Parkham and Buckland Brewer; both of these are noted in the Domesday book. Buckland Brewer was called Bocheland and Parkham was called Percheham. Historically the land surrounding the site was unenclosed moorland or rough pasture and much of the present farmland was enclosed in the 18th and 19th centuries.

1.4 Archaeological Background

Little formal archaeological work has been carried out in this area, and the Devon County Historic Environment Record (HER) has no record of any known archaeological features or finds within the footprint of the site. However, the site lies close to the parish boundary with Parkham, on a ridge of high ground with views to north-west and south-east. Prehistoric barrows and the findspot of a Neolithic axe have been recorded immediately to the west of the site at Melbury Hill (MDV11636, MDV11638) and other Prehistoric activity is recorded in the wider area. The Devon Historic Landscape Characterisation (HLC) classifies this area as 'modern enclosures from rough ground'.

1.5 Methodology

This document follows the methodology outlined in the Project Design (Appendix 1), drawn up in consultation with Ann Dick of Devon County Council Historic Environment Team (DCCHET).

The desk-based assessment follows the guidance as outlined in the ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012).

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), *Wind Energy and the Historic Environment* (English Heritage 2005), and with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment 3rd edition* (Landscape Institute 2013), *The Development of Onshore Wind Turbines* (Cornwall Council 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011), *Visualisation Standards for Wind Energy Developments* (Highland Council 2010), and the *Visual Representation of Wind farms: Good Practice Guidance* (Scottish Natural Heritage 2006).

Land at Sunderleigh Buckland Brewer, Devon



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

2.0 Desk-Based Assessment and Cartographic Analysis

2.1 Introduction

The site lies on the border of two parishes; Parkham, in the hundred of Shebbear and the deanery of Hartland and Buckland Brewer which is in the same hundred and deanery. Buckland Brewer, in which the site is actually located, was named *Bocheland* in the Domesday Book, a name of Saxon origin and meaning 'Royal land held by charter', and was held by Ansgar. There are some very early records of settlement in Buckland Brewer; Orleigh Court, less than 5km to the north east of the site is a late medieval manor house, but there are records of an estate in this location dating back to 981, when "Orlege" was granted, together with many other estates, to Tavistock Abbey by Ælfwynn, the wife of the Saxon magnate Ordwulf, son of the Abbey's founder Ordgar, Ealdorman of Devon. Ælfwynn also donates Worthygate the named '*Werdgete*' in Parkham to Tavistock Abbey. Historically the land surrounding the site appears to have been unenclosed moorland or rough pasture and much of the present farmland was enclosed in the 18th and 19th centuries.

2.2 Early Cartographic sources

The first comprehensive cartographic source is the c.1809 Ordnance Survey 'Old Series' map (Figure 2). While detail is often limited, in this instance it can demonstrate that '*Bableigh Moor*' was completely unenclosed in the early 19th century.



Figure 2: Ordnance Survey 'Old Series' map, c.1809. The approximate location is arrowed.

2.3 The 1842 Buckland Brewer and 1840 Parkham Tithe map

The first detailed cartographic resources are the tithe maps of Parkham (1840) and Buckland Brewer (1842) (Figure 3). These depict a fieldscape of enclosure which differs from the 1809 map which shows a vast unenclosed landscape. The field names in table 1 corroborate the former unenclosed moorland nature of the area, as many of the fieldnames contain 'Moor'. On the Parkham side of the parish boundary, large and fairly irregular fields are shown. The curving (aratural) northern boundary of *Little Moor* (300) is suggestive of ploughing. This is clearly a pastoral landscape belonging to Babeleigh Barton. On the Buckland Brewer side of the boundary, the fieldscape is very different. There are a series of fairly regular sub-rectangular enclosures, bisected by a straight north-south road. To the east of the road, these are 19th century enclosures from the old moor, here dubbed *Old Moor*. To the west, the enclosures form part of the farm of Brendon, nestled at the bottom of the valley. The morphology of the fields around the farmstead is suggestive of a core 'infield' area within a continuous ring-fence boundary – possibly of medieval date – with the fields on top of the ridge enclosed during the 19th century.

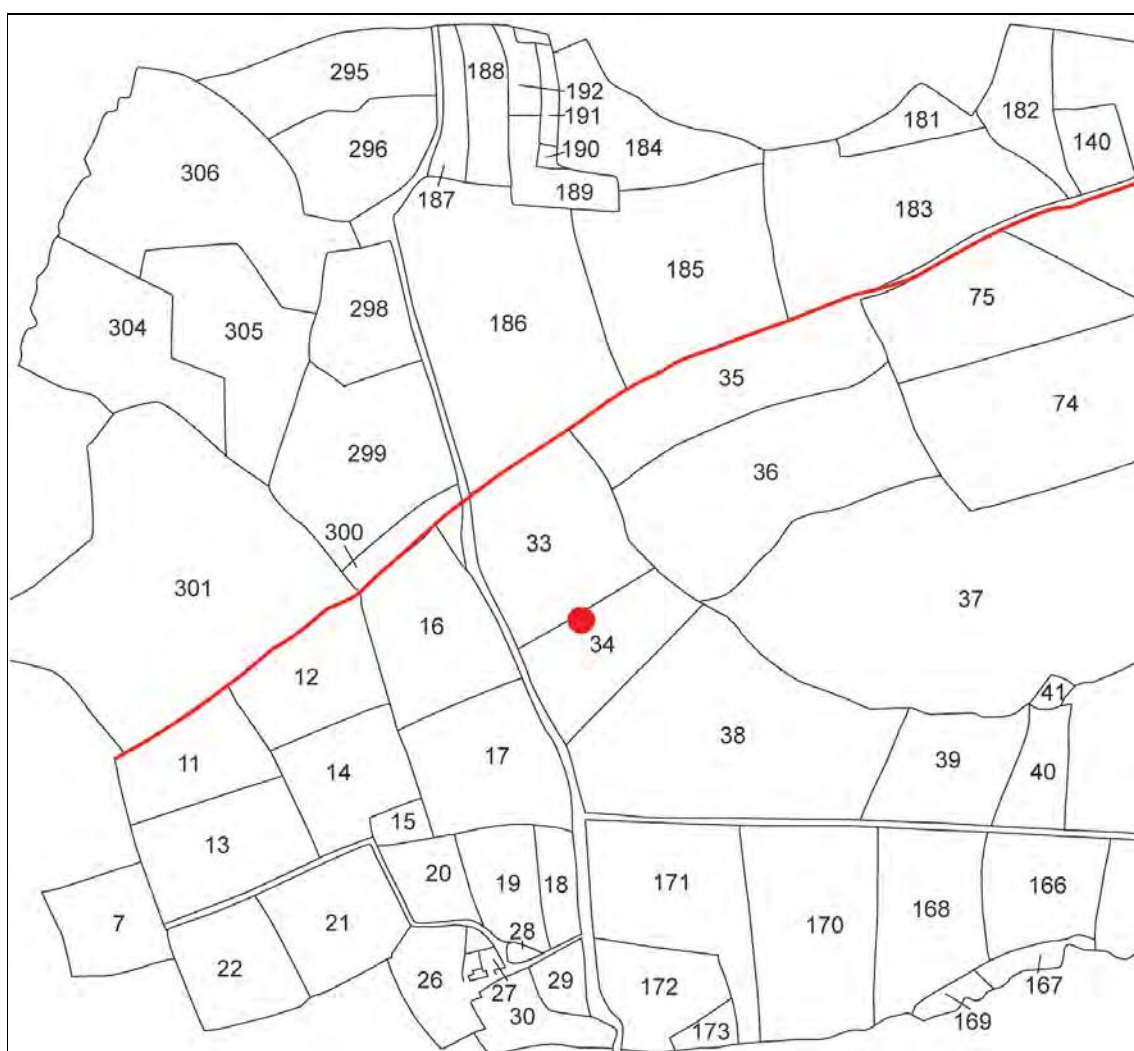


Figure 3: Extract from the 1842 Buckland Brewer and 1840 Parkham Tithe map, the parish boundary is shown in red. The approximate turbine location is also shown.

Land at Sunderleigh Buckland Brewer, Devon

No	Land owner	Occupier	Field name	Cultivation			
Brendon – Buckland Brewer							
7	Trustees of the Right Honourable Lord Rolle	Richard Phillips	Middle Field	Arable			
11			Velchy Field				
12			East Moor				
13			Velchy Field				
14			East Moor				
15			Plot				
16			East Moor				
17			East Moor				
18			Jenkins Plot				
19			Moor				
20			Moor				
21			Stone Field				
22			Square Field				
26			Barn Park				
27			House cottage garden and lane		-		
28			Salle Orchard		Orchard		
29			Oaky		Arable		
30			Meadow		Meadow		
Park – Buckland Brewer							
36			Trustees of the Right Honourable Lord Rolle		Mary Beal	Park Moor	Arable
37	Plot						
41							
Part of Old Down – Buckland Brewer							
38	Trustees of the Right Honourable Lord Rolle	James Tucker	Part of old Down	Arable			
39		Elizabeth Prouse		Coarse pasture			
40							
166		Phillip Fulford	Arable				
167							
168		William Jenkins	Old Down	Waste			
172							
173		Sarah Mears (?)	Part of Lower Mears Park	Coarse pasture			
32							
33		Thomas Abbott	Ten Acres	Arable			
34							
35		Seven Acres	Arable				
169							
170							
171							
Babeleigh – Parkham							
181	Reverend Peter Glubb	William May	Little East Moor	Arable			
183			Lower East Moor	Pasture			
184			Easter Marsh				
185			Higher Easter Moor				
186			Long Moor				
187			Hole Plot	Arable			
188			Galleries Lowhay field	Pasture			
189			Higher Platts	Arable			
190			Coppice	Coppice			
191			Robbins Plot	Pasture			
192			Long Calves Plot				
295			Lower Holley Moor	Arable			
296			Higher Holley Moor				
297			Waste and road	-			
298			Kew Moor	Arable			
299			Road Moor				
300			Little Moor	Pasture			
301			Higher Moor				
304			Rushy Moor				
305			Corer Moor	Arable			
306	Lower Moor						

Table 1: Extracts from the 1842 Buckland Brewer and 1840 Parkham Tithe Apportionments.

2.4 First and Second Edition OS maps

The field boundaries on the 1st Edition Ordnance Survey maps of the area show that very little has changed since c.1840 (see Figure 4). Some of the larger fields which were apparent on the tithe have here been divided into smaller more regular fields, notably field numbers 36 and 37 (*Park Moor* and *Plot*) while some of the smaller fields in the area north of the site have had boundaries removed to make more regular fields. Most of the fields are stippled to indicate rough ground.

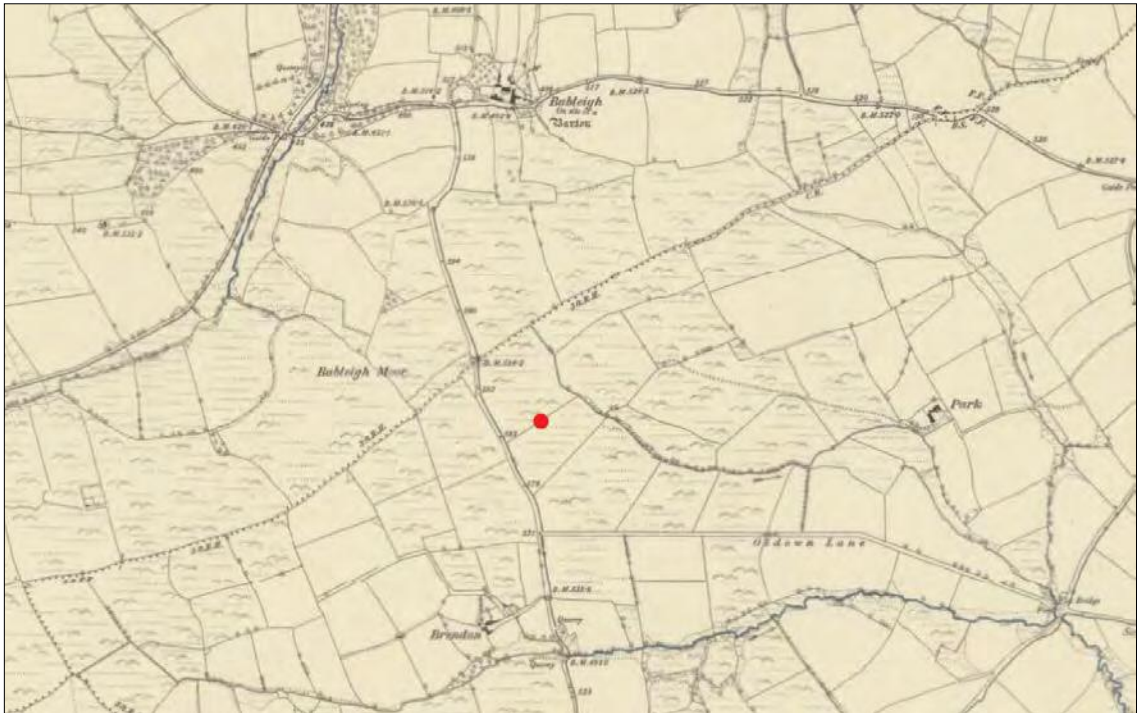


Figure 4: Extract from the OS 1st edition map, 1884 (the site is indicated).

There appears to have been little change between the 1884 and 1904 OS maps; the land is still shown as rough grazing, and within the same boundaries (see Figure 5). The fields immediately to the west beyond East Moor and the east beyond Park Moor have been improved and are shown as cultivated land. This reflects the increasing rationalisation of the agricultural landscape, possibly as mechanisation developed and farming methods – particularly in the form of drainage – improved.

The modern landscape is very similar to that of 1905. Three boundaries have been removed to make the 'L' shaped field the proposed turbine will be located in and some of the fieldbanks have been replaced with fences. A number of the fields shown as rough ground in 1905 are now scrubby woodland, and the rest have been 'improved'. Given the slowly permeable character of the soils, it is probable this entailed some form of underdrainage, and regular ploughing.

Land at Sunderleigh Buckland Brewer, Devon



Figure 5: Extract from the OS 2nd edition map, 1904 (the site is indicated).

3.0 Visual Impact Assessment

3.1 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.*

3.2 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 of 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*.

3.2.1 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.

3.2.2 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).

3.2.3 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.

3.2.4 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.

3.2.5 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), where views or sensory experience is important.

3.3 Likely Impacts of the Proposed Development

3.3.1 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, although over only a relatively small area.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of the masts (42m 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.

3.3.2 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

Neutral

No impact on the heritage asset.

Negligible

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.

3.3.3 Statements of Significance of Heritage Assets

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

Scheduled Monuments

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning, conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term ‘designation’, that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19th century, when the first ‘schedule’ or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government’s advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

Listed Buildings

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of ‘architectural merit’ were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of ‘listing’ were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations have their own permissions and regulatory procedures (such as the Church of England). Some structures, such as bridges, monuments, military structures and some ancient structures may have Scheduled Monument status as well as Listed Building status. War memorials, milestones and other structures are included in the list and buildings from the first and middle half of the 20th century are also now included as the 21st century progresses and the need to protect these buildings or structures becomes clear. Buildings are split into various levels of significance; Grade I, being most important; Grade II* the next; with Grade II status being the most widespread. English Heritage Classifies the Grades as:

- Grade I* buildings of exceptional interest, sometimes considered to be **internationally important** (forming only 2.5% of Listed buildings).
- Grade II** buildings of particular importance, **nationally important**, possibly with some particular architectural element or features of increased historical importance; more than mere special interest (forming only 5.5% of Listed buildings).
- Grade II* buildings that are also **nationally important**, of special interest (92% of all Listed buildings).

Other buildings can be Listed as part of a group, if the group is said to have 'group value' or if they provide a historic context to a Listed building, such as a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. Larger areas and groups of buildings which may contain individually Listed buildings and other historic homes which are not Listed may be protected under the designation of 'conservation area', which imposes further regulations and restrictions to development and alterations, focusing on the general character and appearance of the group.

Parks and Gardens

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by English Heritage. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting; sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

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

3.4 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011), with reference to other guidance, particularly the *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002) and

Conservation Principles (English Heritage 2008) The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors (see GLVIA 2013, 21-2).

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

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

3.4.1 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.

3.4.2 The Sinclair-Thomas Matrix

The Sinclair-Thomas Matrix was developed in order to predict the likely visual impact of windfarms in the wider landscape. This work took place in the late 1990s and remains virtually the only guidance on the subject. It was used, for instance, to help guide the development of the Cornwall planning advice (2013) on wind turbines (Nick Russell, *pers. comm.*).

In the following table (Table 2), the figures quoted were developed with regard to windfarms rather than individual wind turbines, and should in this instance be treated as a worse-case scenario. Subsequent work has suggested it over-estimates the impact at middle distances, as it takes no account of differing landscape character or visual context (University of Newcastle 2002, 61).

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

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

Descriptors	Zone	Height to tip (m)			
		41-45	52-55	70	95
		Approximate Distance Range (km)			
Dominant: due to large scale, movement, proximity and number	A	0-2	0-2.5	0-3	0-4
Prominent: major impact due to proximity, capable of dominating the landscape	B	2-4	2.5-5	3-6	4-7.5
Moderately intrusive; clearly visible with moderate impact, potentially intrusive	C	4-6	5-8	6-10	7.5-12
Clearly visible with moderate impact, becoming less distinct	D	6-9	8-11	10-14	12-17
Less distinct: size much reduced but movement still discernible	E	9-13	11-15	14-18	17-22
Low impact: movement noticeable in good light, becoming components in overall landscape	F	13-16	15-19	19-23	22-27
Becoming indistinct with negligible impact on the wider landscape	G	16-21	19-25	23-30	27-35
Noticeable in good light but negligible impact	H	21-25	25-30	30-35	35-40
Negligible or no impact	I	25	30	35	40

Table 2: The modified Sinclair-Thomas Matrix (after 1999). The relevant distance range is highlighted.

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



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

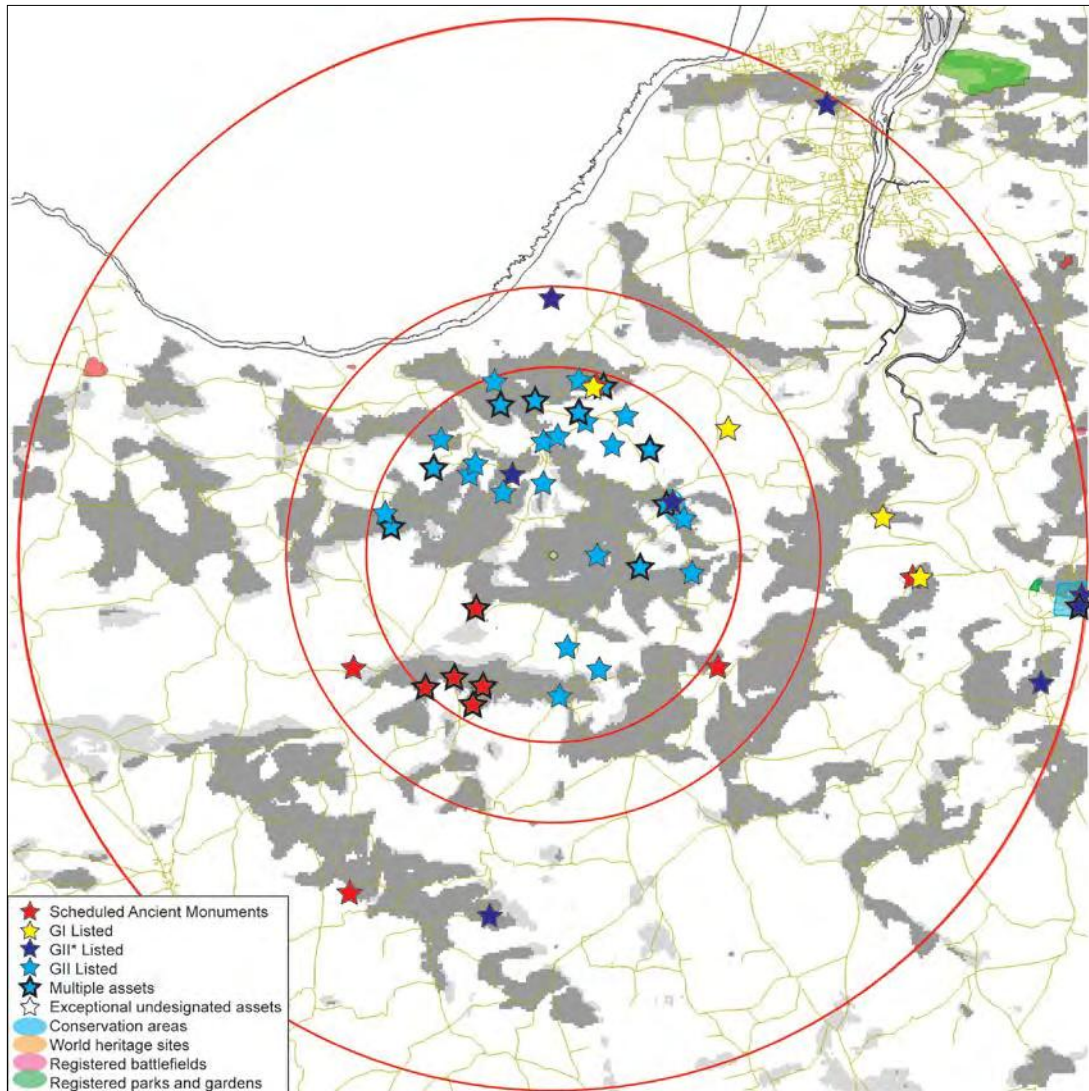


Figure 6: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine: within 10km, based on an observer height of 2m (based on a ZTV supplied by ICE Renewables) (© English Heritage 2014. Contains Ordnance Survey data © Crown copyright and database right 2014. The English Heritage GIS Data contained in this material was obtained on 16.12.13).

3.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this landscape will be fairly restricted, with main areas of intervisibility to the east and west. The ZTV was mapped to a total distance of 15km from the turbine site by ICE Renewables; the figures presented here are based on that ZTV but SWARCH also had access to a detailed but partial ZTV based on the OS 1:50,000 scale mapping (not reproduced here). The visibility of the proposed development will diminish with distance, and may be locally blocked by intervening buildings within settlements and by individual trees, hedgebanks, woodlands and natural topography. Theoretical visibility has been assessed as the visibility to the panels. Up to 3km Listed Buildings (of all grades) and Scheduled Monuments (SAMs) were considered, whether they fall within the ZTV or not; at 3-5km, all SAMs, GI and GII* buildings were considered, as well as GII buildings where they fell within the ZTV. At 5-10km GI and GII* buildings and SAMs were considered where they fell within the ZTV.

Registered Parks and Gardens, Registered Battlefields, relevant Conservation Areas and World Heritage Sites were considered out to 15km.

3.6 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed turbine and the surrounding landscape out to 10km, with all the heritage assets that landscape encompasses. Seven designated heritage assets or groups, five Grade II Listed buildings/groups, a Grade II* Listed Church, and a group of scheduled fishponds lie within 2km of the proposed site. Within 3km there are two groups of Scheduled barrows. The closest Grade I building, is the church of St. Andrew in Alwington at c.3.25km. There are a further two Grade I listed churches within 10km, at Monkleigh and Frithelstock. The Buckland Brewer Conservation Area, also of high significance, is 2.2-2.7km away, the Registered Park and Garden of Torrington Cemetery is c.9km distant. In total thirty-five assets or groups of assets have been considered.

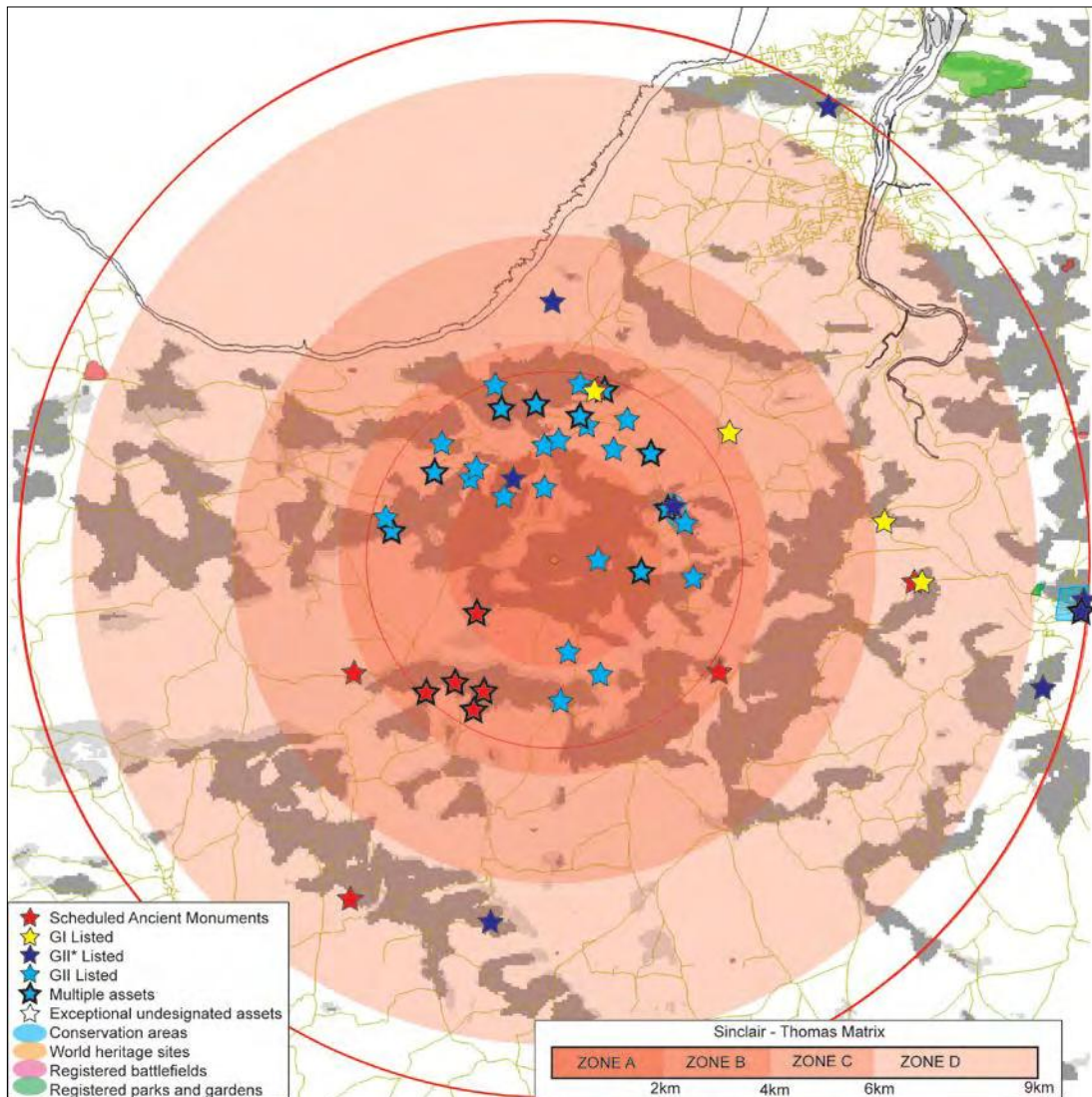


Figure 7: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km, based on an observer height of 2m (based on a ZTV supplied by ICE Renewables), related to the Sinclair-Thomas Matrix (© English Heritage 2014. Contains Ordnance Survey data © Crown copyright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

On the whole, visual impact is limited as the majority of assets are locally screened by hedgebanks, buildings and trees, positioned within historic settlements or set at such a distance that the proposed turbine forms a visible but diminutive landscape feature.

3.7 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.

3.8 Impact by Class of Monument or Structure

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

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

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

What is important and why

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

Sinclair Thomas Matrix Zone A: Dominant

Asset Name: Park farmhouse and attached outbuildings		
Parish: Buckland Brewer		Within the ZTV: YES
Designation: GII	Condition: fair	Distance to turbine: c.0.75km
Description: Stone and cob, 17 th century farmhouse, of three cell plan, with later 19 th century alterations and additions. House said to contain chamfered ceiling beams and large open fireplace. Attached 17 th century lincay, with later 20 th century alterations and conversion to accommodation.		
Topographical Location & Landscape Context: Set on a shallow south-east slope, the farmhouse lies within a tributary valley to the Lydeland Water valley network, above a combe which runs down to the river. The turbine lies within the same landscape context.		
Setting: Set down a long private hedge-lined track. The farmhouse and barns form an L-shaped range with a farmyard to the north-east. In a sub-rectangular enclosure, lined by hedgebanks, set amongst its fields.		
Principal Views: Views are focussed along the Lydeland Water valley systems and across the former commons area, now agricultural fields, which surround the farm		
Landscape Presence: The farm is visible on the slope within the fields, but only as part of the wider agricultural landscape, with no wider presence		
Sensitivity of Asset: The farm is a building of specific agricultural function and was not built with views in mind. The evidentiary value of the building and its architectural significance would not be affected by a change in its views.		
Magnitude of Impact: There is already an extant turbine within 0.5km of this farm. There could be considered an issue of cumulative impact. The turbine would be blocked from direct view by the copse of trees which wraps around the asset to the south, west and north-west. The attached barn will also screen views from the farmyard.		
Overall Impact Assessment: Negative/minor		

Sinclair Thomas Matrix Zone B: Prominent

Asset Name: Bearah farmhouse		
Parish: Buckland Brewer		Within the ZTV: YES
Designation: GII	Condition: fair/good	Distance to turbine: c.2.7km
Description: Farmhouse with late 17 th century origins, remodelled in the early 19 th century, with surviving three cell and cross-passage plan.		
Topographical Location & Landscape Context: Set on a north-facing slope within a steep tributary valley, which falls east, to the River Duntz.		
Setting: Set down a short track, the asset lies within a large farmyard of historic cob and stone buildings, with additional modern buildings. The farmyard is set into the slope, within an enclosure framed by hedgebanks and is screened to the south and south-east by mature trees.		
Principal Views: All views are largely focused down the valley and north-west, to and from Buckland Brewer. There are key views along the farm track into the farmyard, from the parish road.		
Landscape Presence: The farm is visible within the valley, but only as part of the wider agricultural landscape, with no wider presence.		
Sensitivity of Asset: The farm is a building of specific agricultural function and was not built with views in mind. The architectural significance of the asset would not be affected by a change in its views.		
Magnitude of Impact: The turbine is not expected to be directly visible from the asset and will not		

appear in the key views between the asset and the village of Buckland Brewer.
Overall Impact Assessment: Negligible

Asset Name: Collingsdown Farmhouse		
Parish: Buckland Brewer		Within the ZTV: YES
Designation: GII	Condition: poor/fair	Distance to turbine: c.2.6km
Description: Early 19 th century farmhouse, with 17 th and 18 th century origins, with large 19 th century range to rear, of double depth plan but originally of three-cell plan.		
Topographical Location & Landscape Context: Located on a shallow north-east facing slope, on the south side of the Lydeland Water valley, on the upper slopes. The valley landform is the landscape context.		
Setting: Located in a farmyard of dilapidated stone and cob farm buildings, as well as modern metal-framed buildings, in an enclosure of overgrown hedgebanks. There are woodlands to the north, on the lower slopes.		
Principal Views: The farm lies within an overgrown enclosure. Views appear limited to the surrounding fields, possibly once there were open views east, north-east down and across the Lydeland Water valley.		
Landscape Presence: The overgrown nature of the farm enclosure means the farm has no wider landscape presence		
Sensitivity of Asset: The building is of specific agricultural function, not built with views in mind. There would be no impact on the architectural value of the building.		
Magnitude of Impact: The turbine will be visible in the wider landscape setting and across the Lydeland Water valley, but is not expected to be visible directly from the asset, due to screening.		
Overall Impact Assessment: Negative/unknown , expected negligible to negative/minor		

Asset Name: Kerswell Farmhouse; Granary 20m from Kerswell Farmhouse		
Parish: Parkham		Within the ZTV: YES
Designation: GII	Condition: good	Distance to turbine: c.3.2km
Description: 17 th century farmhouse, with datestone of 1673, significant later 19 th century alterations and extensions. Of traditional three cell and cross-passage plan. Some 17 th century carved interior beams with ovolo mouldings and other later 19 th century interior fittings. Associated with an early 19 th century coursed limestone granary, with slate roof, which lies south-east of the farmhouse.		
Topographical Location & Landscape Context: Located on the gentle mid slopes of a south, south-east slope, on the north side of a tributary valley to the River Yeo. The landscape context is the valley landform.		
Setting: Located within a large farmstead of stone and cob buildings, set down a farm track, off the parish road, within its own fields.		
Principal Views: There would be views to and from the assets and the surrounding landscape from the farmstead, as well as important views between buildings in the farmyard.		
Landscape Presence: The farmhouse and granary have no wider landscape presence outside of the farmyard and immediate landholding.		
Sensitivity of Asset: The architectural value of the buildings would not be affected. The assets are of a specific agricultural function and were not built with views in mind.		
Magnitude of Impact: The farmhouse and granary would be screened by the other buildings of the farmstead and there would be no expected impact on the setting of the assets within the farmyard. The turbine may be visible across the landscape from the road above the farm and the farm track.		
Overall Impact Assessment: Negligible		

Asset Name: Bocombe Farmhouse		
Parish: Parkham		Within the ZTV: YES (borderline)
Designation: GII	Condition: good	Distance to turbine: c.2.25km
Description: Early to mid 18 th century farmhouse, three cell plan but with continuous service range to rear, forming double-depth plan.		
Topographical Location & Landscape Context: The farm occupies the steep mid slopes of an east-		

Land at Sunderleigh Buckland Brewer, Devon

facing hillside, on the west side of a steep combe which curves north-west into the River Yeo valley.
<i>Setting:</i> The farmhouse is set on a working farm, within a farmyard. Located up a private drive with stone gateposts, lined with trees, the farm appears to be screened by trees and is not visible from the road.
<i>Principal Views:</i> The asset is not accessible but it is expected the raised position on the slopes may give views to and from Parkham church and possibly the outskirts of the village. There will be views to and from the farm down and across the combe and tributary valley, to the south.
<i>Landscape Presence:</i> The farm is visible west of Parkham, in the wider landscape, but only as part of a pattern of farmsteads, with no definitive individual landscape presence.
<i>Sensitivity of Asset:</i> The architectural value of the building would not be affected. The asset is of a specific agricultural function.
<i>Magnitude of Impact:</i> It is expected the turbine may be visible in views across the farm from the high ground behind and may appear in views south, but there will be no impact on the setting, views within the farmstead or views to and from Parkham.
Overall Impact Assessment: Negligible

Asset Name: Pierces Farmhouse		
<i>Parish:</i> Parkham		<i>Within the ZTV:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> good	<i>Distance to turbine:</i> 3km
<i>Description:</i> Late medieval farmhouse, remodelled in the 17 th century, significantly altered in the 19 th century. Former open hall, remodelled to form a three cell and cross passage plan.		
<i>Topographical Location & Landscape Context:</i> The farm stands at the top of a north-facing slope, on the south side of a steep narrow tributary valley, running east into the River Yeo. The landscape context is this valley landform.		
<i>Setting:</i> Located in the small hamlet of Broad Parkham, the farmhouse stands on the north side of a narrow parish lane, within a small garden, enclosed by low stone walls. The house is framed by a converted barn immediately to the north-east and another small outbuilding to the north-west. Across the road to the south, the lane is framed by mature hedgebanks and a large entrance leads into an extensive modern farmyard of metal-framed buildings.		
<i>Principal Views:</i> Views are limited to and from the asset along the roadscape and outwards across the immediate fields. There are also some views to and from the farm, along the valley, to the north.		
<i>Landscape Presence:</i> The farm is quite enclosed by hedges and buildings and although a visible feature within the valley has no wider landscape presence		
<i>Sensitivity of Asset:</i> The enclosed nature of the setting and the fairly restricted views mean the asset is largely only sensitive to changes within its immediate setting.		
<i>Magnitude of Impact:</i> The turbine is not expected to be visible from the farm and there is not expected to be any impact on setting. Views along and across the valley from the north and north-west may include the turbine. Other turbines already stand in these views.		
Overall Impact Assessment: Negligible		

Asset Name: West Goldworthy farmhouse; Shippon 10m NW; Outbuilding 20m SW		
<i>Parish:</i> Parkham		<i>Within the ZTV:</i> YES
<i>Designation:</i> GII	<i>Condition:</i> good/excellent	<i>Distance to turbine:</i> 3km
<i>Description:</i> 14 th century farmhouse, with a single open hall range, remodelled in the 17 th century to form a two storey, three cell plan, with central hall. A 17 th century wing was added to rear, and then further extended in the 19 th century. The farm has also received additional small 18 th and 19 th century extensions and 20 th century alteration. A medieval cruck roof survives in part within the interior. Two storey stone and cob 17 th century shippon, altered in the 20 th century, but with surviving 17 th century trusses and timber structure. Former stable, with first floor granary, of 17 th century date, with mid-19 th century remodelling.		
<i>Topographical Location & Landscape Context:</i> The farm lies on the eastern side of a steep promontory which projects south into the River Yeo valley. The farmyard is itself located on the high east-facing slopes, at the head of a combe running south into the valley.		
<i>Setting:</i> The farmhouse and its associated assets are set down a long private farm track, within a		

large farmyard of modern and historic buildings. The farm lies amongst its fields in an open setting, in an enclosure framed by stone-faced hedgebanks.
<i>Principal Views:</i> Principal views lie between and across the farmhouse and outbuildings. There are also wide views to and from the farm across the fields. There are wide valley views, including the farm from the A39 road, to the north.
<i>Landscape Presence:</i> The farmhouse and outbuildings have no landscape presence outside of the farmyard. The farmstead as a whole is a key visual feature in the valley due to its open setting.
<i>Sensitivity of Asset:</i> The buildings partly screen each other from views and all were built with a specific agricultural function in mind, not built for views. The assets do sit in an open setting. As a group, they have increased significance and the possibility for increased sensitivity.
<i>Magnitude of Impact:</i> Views south across the River Yeo valley will include both the turbine and the farm. There will be no effect on the setting of the various assets within the farmyard. Extant turbines are already visible in views south across the valley.
<i>Overall Impact Assessment:</i> Negligible to negative/minor

<i>Asset Name:</i> Brittons Farmhouse & shippon; Barn 2m NW of Brittons; Kingsland cottage		
<i>Parish:</i> Parkham	<i>Within the ZTV:</i> YES	
<i>Designation:</i> GII	<i>Condition:</i> good	<i>Distance to turbine:</i> c.2.75-3km
<i>Description:</i> Brittons Farmhouse - Late 17 th or early 18 th century farmhouse, with 19 th century alterations, early 19 th century wing to rear. Three cell and cross-passage plan. Barn - 18 th or early 19 th century barn of cob on a stone plinth, with a replacement roof structure Kingsland Cottage - Late 17 th /early 18 th century, stone and cob construction, under a thatch roof.		
<i>Topographical Location & Landscape Context:</i> The hamlet stands on the mid slopes, on the north side of the River Yeo valley. The landscape context is the valley landform.		
<i>Setting:</i> The assets are located in the hamlet of Goldworthy, surrounded by other farmhouses and outbuildings, within a garden, with low stone walls, framed by a large farmyard of modern buildings to the rear. Kingsland Cottage stands just north-east of Brittons Farm, on the edge of its modern farmyard, within a small walled garden enclosure		
<i>Principal Views:</i> Key views are across and within the settlement, to and from the assets and out to the south to the orchards and east and west to the surrounding fields. There are wide landscape views across the valley from the A39, including the settlement.		
<i>Landscape Presence:</i> The farm, cottage and farmbuildings have no landscape presence outside of the small settlement.		
<i>Sensitivity of Asset:</i> The farmhouses and farmbuildings are of a specific agricultural function, not built with views in mind. They would be most sensitive to changes in the hamlet setting, less so to the changes in the wider landscape.		
<i>Magnitude of Impact:</i> The turbine will not be visible directly from the assets; it will be visible across the landscape, which includes the settlement and assets.		
<i>Overall Impact Assessment:</i> Negligible		

<i>Asset Name:</i> New Swan Farmhouse		
<i>Parish:</i> Alwington	<i>Within the ZTV:</i> YES	
<i>Designation:</i> GII	<i>Condition:</i> good	<i>Distance to turbine:</i> c.3.5km
<i>Description:</i> Early 19 th century farmhouse, now house, c.1825. Two storey, double-depth plan, with a symmetrical three window front.		
<i>Topographical Location & Landscape Context:</i> Located on a high ridge of ground, on a slight east-facing slope		
<i>Setting:</i> Located on the north side of the A39, within Horns Cross, a ribbon development along this routeway. The farmhouse stands in a small irregular enclosure alongside the road, framed by barns to the east and modern houses to the south side of the road.		
<i>Principal Views:</i> Roadscape views to east and west along the A39 are the key views to and from this farmhouse.		
<i>Landscape Presence:</i> The farmhouse is a key visible feature along the road and within the settlement but has no wider landscape presence		
<i>Sensitivity of Asset:</i> The farmhouse was not built with views in mind but with a very specific agricultural function		

<i>Magnitude of Impact:</i> Views are screened by the houses and buildings on the south side of the road, blocking all views to the turbine. There would also not be any effect on setting
<i>Overall Impact Assessment:</i> Neutral

3.8.1 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.

Asset Name: Cross House		
<i>Parish:</i> Little Torrington		<i>Within the ZTV:</i> YES
<i>Designation:</i> GII*	<i>Condition:</i> good/excellent	<i>Distance to turbine:</i> c.9.5km
<i>Description:</i> Country house of c1680-1685. Later alterations and remodelling from both the 18 th and 19 th centuries. In the 20 th century both flanking wings were demolished and the top storey removed. Double-depth plan, of three rooms wide with a central stair hall. A central Tuscan portico of four columns frames the front elevation, dating from the early 19 th century. Many internal elements, including the staircase were moved from the notable 17 th century Stow House, in Cornwall, to Cross House, in 1720.		
<i>Topographical Location & Landscape Context:</i> The house stands on a high east-west ridge, which forms the south side of the River Torridge valley, at the head of a steep combe which falls to Taddipport. The house stands on an upper north-facing slope.		
<i>Setting:</i> The house stands in private grounds, framed to the south, east and west by dense parkland woodlands.		
<i>Principal Views:</i> Principal views focus to and from the house, across the river Torridge valley, at Great Torrington. There are also important views to the house within the landscape grounds, and along the main driveway.		
<i>Landscape Presence:</i> The house is a large visible building in the landscape and its visibility is enhanced		

by its landscaped grounds which frame views. The building has significant landscape presence, but does not hold dominant landscape primacy. It could be considered a <i>local landmark</i>
<i>Sensitivity of Asset:</i> There is marked sensitivity in the designed views to the north, across the valley, between the town and house. The house is otherwise quite sheltered by the woodlands. The house is sensitive to additions along the high ridge of ground it occupies which would challenge its landscape presence and visibility.
<i>Magnitude of Impact:</i> From the sloping lawns to the north of the house, the turbine may be visible, but not from the asset itself. The principal views between town, house and valley are unaffected. The turbine will not appear in any views towards the asset. Numerous extant turbines stand in the outward views from this asset
<i>Overall Impact Assessment:</i> Negligible

3.8.2 Listed cottages and structures within Historic Settlements

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

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

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

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

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational).

Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Totnes), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. Redruth-Camborne-Pool for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Sinclair Thomas Matrix Zone A: Dominant

Asset Name: The Bell Inn		
Parish: Parkham		Within the ZTV: YES
Designation: GII	Condition: good/excellent	Distance to turbine: c.1.6km
<i>Description:</i> 17 th century house, now an Inn, cob and stone construction under a gabled thatch roof. Three-cell cross passage plan with 19 th century outshut to rear and 19 th century alterations, but with surviving internal 17 th century ceiling beams on the ground floor.		
<i>Topographical Location & Landscape Context:</i> The village stands on a high ridge of ground which forms the west side of the Babeleigh Water valley. The Bell Inn stands on a very slight east-facing slope, just off the peak of the ridge.		
<i>Setting:</i> Located south of a cross-roads in the south part of the village, opposite the village school and village hall.		
<i>Principal Views:</i> Streetscape views along Babeleigh Road, Melbury Road and Rectory Lane, dominate the setting and context of the public house. Key views are north along Babeleigh Road, towards the front facade of the building.		
<i>Landscape Presence:</i> The asset is a key visual element within the wider village streetscapes and is a <i>local landmark</i> within the community but holds no wider landscape presence		
<i>Sensitivity of Asset:</i> The asset is sensitive to changes in village views and setting but has no recourse to outward landscape views. The building is of a specific function and was not built with views in mind.		
<i>Magnitude of Impact:</i> The turbine is not expected to be directly visible from this asset, as it will be screened by the rest of the houses of the village.		
Overall Impact Assessment: Neutral		

Asset Name: Courtices		
Parish: Parkham		Within the ZTV: NO (borderline)
Designation: GII	Condition: unknown	Distance to turbine: c.1.5km
<i>Description:</i> Two cottages of the late 18 th century or early 19 th century, now a single house. Cob and stone mixed construction under a gabled thatch roof.		
<i>Topographical Location & Landscape Context:</i> Located on the upper west-facing slopes, on the east side of the Babeleigh Water river valley. The landscape context is the valley landform.		
<i>Setting:</i> Set up a long private track, off the parish road, above the tree line of the valley and within a small wooded enclosure, surrounded by hedgebanks.		
<i>Principal Views:</i> Site not accessible but distant views would suggest views are quite enclosed by all of the trees and hedgebanks around the building. Main views would otherwise be along the valley.		
<i>Landscape Presence:</i> The house has no wider landscape presence outside of its own enclosure.		
<i>Sensitivity of Asset:</i> The cottages were not built with views in mind but with an agricultural function. Their architectural value would not be affected by the proposed turbine.		
<i>Magnitude of Impact:</i> The turbine may be visible from the upper slopes of the valley landform but		

the area is dominated by trees which reduce and restrict wide views.
Overall Impact Assessment: Negative/unknown , but expected to be negligible

Sinclair Thomas Matrix Zone B: Prominent

Asset Name: Change in Time; War memorial		
Parish: Buckland Brewer	Within the ZTV: YES	
Designation: GII	Condition: fair/good	Distance to turbine: c.2.5km
<p>Description: Change in Time - 17th century, house, formerly an Inn. Two cell original plan now of L-shape, due to 19th century extensions.</p> <p>War Memorial – unveiled in 1949, the memorial is a stone cross, of Celtic style, on a stepped plinth, with an inscribed plaque to the shaft with a list of names. The whole within a small stone-walled enclosure with iron gate.</p>		
<p>Topographical Location & Landscape Context: Both assets lie on a shallow south-east facing slope, on the upper slopes of a high ridge of ground, forming the north side of a tributary valley to the River Duntz.</p>		
<p>Setting: War Memorial - Located east of the parish church, in the heart of the village, on the west side of the small village 'square'. The war memorial is set against the churchyard wall.</p> <p>Change in Time – Located on the south side of Tower Hill street, south of the churchyard and immediately south-east of the church tower.</p>		
<p>Principal Views: Streetscape views from both assets. From the war memorial, along the main street of the village to the east and across the square to the former butchers shop and Methodist Chapel, to the south. The asset is framed in views west, by the church and churchyard.</p> <p>The house has views east and west along Tower Hill and north across to the church and wall of the churchyard.</p>		
<p>Landscape Presence: Neither asset has any landscape presence outside of the village.</p>		
<p>Sensitivity of Asset: Neither asset has any sensitivity to changes in the wider landscape, enclosed wholly by the buildings of the village, with no outward views.</p>		
<p>Magnitude of Impact: The turbine will not be visible from either asset, screened by the buildings of the village.</p>		
Overall Impact Assessment: Neutral		

Asset Name: The Coach and Horses Inn		
Parish: Buckland Brewer	Within the ZTV: YES	
Designation: GII	Condition: good	Distance to turbine: c.2.5km
<p>Description: Two attached 17th century houses, with possible earlier origins, one now a public house. 18th century outshut to rear, and some 19th century extensions. Some elements of surviving 17th century timber roof structure and open fireplaces to interior. Cob and stone construction, under a gabled thatch roof.</p>		
<p>Topographical Location & Landscape Context: Located on the shallow south-east-facing, mid slopes of a high ridge of ground, forming the north side of a tributary valley to the River Duntz.</p>		
<p>Setting: Located at the eastern end of the main street of the village, on the north side, surrounded by modern housing to the north, east and west and by older cottages on the south side of the road.</p>		
<p>Principal Views: Streetscape views to and from the asset, east and west, principal views being west, to the heart of the village, the church and village 'square'.</p>		
<p>Landscape Presence: The asset is a key visual element within the main village streetscape and is a local landmark within the community but holds no wider landscape presence</p>		
<p>Sensitivity of Asset: The asset is sensitive to changes in village views and setting but has no recourse to outward landscape views.</p>		
<p>Magnitude of Impact: The turbine is not expected to be visible from this asset, as it will be screened by the rest of the houses of the village.</p>		
Overall Impact Assessment: Neutral		

Asset Name: Court		
Parish: Alwington	Within the ZTV: YES	
Designation: GII	Condition: good	Distance to turbine: c.3.25km

Land at Sunderleigh Buckland Brewer, Devon

<i>Description:</i> Early, mid 19 th century Vicarage, now a house, c.1830. Double depth plan with long extension to rear. Symmetrical three window stuccoed front range, with flat-roofed 19 th century porch. Gothic influence windows.
<i>Topographical Location & Landscape Context:</i> Located on the upper mid slopes of a south-facing hillside, on the north side of the River Yeo valley. The landscape context is the valley landform
<i>Setting:</i> Located north-west of the churchtown of Alwington, on the north side of the road, on a farmstead, within wooded gardens, with lawns stretching east and framed to the west by extensive modern and historic farmbuildings.
<i>Principal Views:</i> There are river valley views from the location but direct views from the asset are enclosed by the tree lined gardens. There are key views to and from the church in Alwington.
<i>Landscape Presence:</i> The vicarage along the road into Alwington, from the west, but it has no wider landscape presence
<i>Sensitivity of Asset:</i> The building was built for a very specific parish purpose, it was not built with wider landscape views but would be sensitive to changes in its views to the church
<i>Magnitude of Impact:</i> The turbine would be expected to be visible to the south across the river valley; there would be no effect on setting.
<i>Overall Impact Assessment:</i> Negligible

Asset Name: Buckland Brewer Conservation Area		
<i>Parish:</i> Buckland Brewer	<i>Within the ZTV:</i> YES	
<i>Designation:</i> CA	<i>Condition:</i> good overall	<i>Distance to turbine:</i> c.2.5km
<i>Description:</i> A small medieval village, lying on the important former coaching route between Bideford and Great Torrington. There are four Listed buildings in the village, one of which is the Grade II* Listed church. The main street of the village is framed to the east end by the 19 th century school and public house, to the west by the village 'square', church and churchyard and Methodist Chapel.		
<i>Topographical Location & Landscape Context:</i> The village stands on a high ridge of ground, on the upper east-facing slopes; the ridge running north-west, to south-east, with steep combs running east into the River Duntz valley.		
<i>Setting:</i> The Conservation Area includes the heart of the historic village, along the main street, with several small modern developments framing the village on the lower north and south sides.		
<i>Principal Views:</i> Key views within the Conservation Area are the streetscape views east and west along the main street, to and from the church.		
<i>Landscape Presence:</i> The church tower has separate landscape dominance; the village frames this building and is a key visible feature, with landscape presence, on the high ridge of ground.		
<i>Sensitivity of Asset:</i> The Conservation Area, focused along the main street, has enclosed village views and little sensitivity to wider landscape changes.		
<i>Magnitude of Impact:</i> The turbine will stand close to the village and within the wider landscape setting. It will be clearly visible from the outskirts and will compete with the village's church tower in landscape views. It will not be visible from within the Conservation Area.		
<i>Overall Impact Assessment:</i> Negative/minor		

Asset Name: Alwington Village: Town Farmhouse; Lynch gate and attached walls bounding E side of churchyard; Town Farm cottage; Base of churchyard cross		
<i>Parish:</i> Alwington	<i>Within the ZTV:</i> YES	
<i>Designation:</i> GII, SAM	<i>Condition:</i> good	<i>Distance to turbine:</i> c.3.25km
<i>Description:</i> Town Farmhouse - 17 th century farmhouse with earlier origins. Significant later 19 th century alterations. Lych Gate - Late 19 th century lych gate, flanked by earlier 17 th century churchyard walls. Town Farm Cottage - House, formerly three cottages, 17 th century in date. Cross base - 15 th century stone cross base, also a Scheduled Monument.		
<i>Topographical Location & Landscape Context:</i> Located on the upper mid slopes of a south-facing hillside, on the north side of the River Yeo valley. The landscape context is the valley landform.		
<i>Setting:</i> Town Farm - Located north-east of the church in the churchtown of Alwington, within a large farmyard, modern farmbuildings to the north-east and further houses to the west. Lych Gate – incorporated into the earlier walls of the churchyard, east of the main church building Cottage – Located north of the farmhouse and farmyard, on the edge of the road, within the heart		

of the small churchtown settlement
Cross base - The cross base is located within the walled churchyard, south of the church building, set into the ground, at low level.
<i>Principal Views:</i> There are key views between and across the assets within the settlement. Wide landscape views along and across the valley from the high ground to the north include the assets within the settlement and possibly the turbine.
<i>Landscape Presence:</i> The assets have no distinctive individual presence outside of the churchtown, however as a whole, the settlement is a key visual feature in the River Yeo valley.
<i>Sensitivity of Asset:</i> All of the assets were built with specific functions, none of the assets were built with views in mind except the cross, which would have been designed to be viewed and understood as a Christian symbol. None of the assets would find their significance impacted by a proposed turbine
<i>Magnitude of Impact:</i> There would be little to no impact on setting despite some views across the valley
Overall Impact Assessment: Negligible

Sinclair Thomas Matrix Zone D: Moderately Intrusive - Visible

Asset Name: Market House		
<i>Parish:</i> Great Torrington		<i>Within the ZTV:</i> NO
<i>Designation:</i> GII*	<i>Condition:</i> excellent	<i>Distance to turbine:</i> c.9.75km
<i>Description:</i> Two storey, stuccoed market building, dated to c1842. 'Presentation' front to the north, with pedimented upper and rusticated base and domed bell-cote. The upper storey of the north front has Ionic pilasters and three round-arched window openings. Openings in the north front, lead to the market 'arcade', with shops to the east and west, cast-iron Doric columns framing the cobbled walkway and to the south end of the building is a more open 'market place', served by a stuccoed gateway in the south elevation.		
<i>Topographical Location & Landscape Context:</i> The building stands on a shallow east-facing slope, within the town which occupies a high ridge of ground on the north side of the River Torridge valley.		
<i>Setting:</i> The building frames the south side of the town square, adjoined to east and west by buildings along South Street, which form a Grade II Listed group. To the south and south-west, the walled gardens/buildings of the former castle complex, enclose the building.		
<i>Principal Views:</i> The principal views are to and from the town square and through the entrance to the market arcade. Streetscape views, along South-Street are also important and include the building.		
<i>Landscape Presence:</i> The building has immense presence within the complex historic visuals of the town square but has no wider presence outside of the town.		
<i>Sensitivity of Asset:</i> The building fulfils a specific communal function within the town and was not built with any consideration to outward views		
<i>Magnitude of Impact:</i> The turbine will not be visible from the building and there would be no effect on the urban setting		
Overall Impact Assessment: Neutral		

Asset Name: 28 South Street		
<i>Parish:</i> Great Torrington		<i>Within the ZTV:</i> NO
<i>Designation:</i> GII*	<i>Condition:</i> excellent	<i>Distance to turbine:</i> c.9.75km
<i>Description:</i> House, dated to 1701. Of brick construction with a five window front range and central doorway with decorative shell hood on modillion brackets. Sash windows and three pedimented dormers to slate mansard roof. Ground floor room to right of central hallway has fine plasterwork and panelling.		
<i>Topographical Location & Landscape Context:</i> The building stands on a shallow east-facing slope, within the town which occupies a high ridge of ground on the north side of the River Torridge valley.		
<i>Setting:</i> South Street comprises an important Grade II Listed building group. The house stands in an enclosed street setting, to the south side, at the western end, framed to the south by walled gardens, to the east, the wide entrance to one of the town car parks.		
<i>Principal Views:</i> Principal views are to and from the asset, along the streetscape of South Street		

and from the wide car park entrance
<i>Landscape Presence:</i> Visually important as part of the wider Listed building group along the street, but it has no landscape presence out of the town
<i>Sensitivity of Asset:</i> The house was built as a statement of wealth, but was designed as an urban building, to be appreciated in the town setting, with no recourse to outward views.
<i>Magnitude of Impact:</i> The turbine will not be visible from the building and there would be no effect on the urban setting
Overall Impact Assessment: Neutral

Asset Name: Great Torrington Conservation Area		
<i>Parish: Great Torrington</i>	<i>Within the ZTV: YES (partial/borderline)</i>	
<i>Designation: CA</i>	<i>Condition: good overall</i>	<i>Distance to turbine: c.9.5-10km</i>
<i>Description:</i> A medieval hilltop market town, with Iron Age/Prehistoric origins. An early Medieval castle occupied Castle Hill. The town has over 80 Listed buildings or groups of buildings, four of which are Grade II* Listed, including the Church.		
<i>Topographical Location & Landscape Context:</i> Located on a high ridge of ground, running east-west, on the north side of the river Torridge valley.		
<i>Setting:</i> The Conservation Area lies at the heart of the town, focused around the central market square, with 20 th century developments to the east, some semi-industrial areas to the north and the town commons on the north and west sides.		
<i>Principal Views:</i> Streetscape views dominate the Conservation Area, along the main historic streets: South Street, Fore Street, Castle Street, Well Street, High Street, Church Walk/Churchyard, New Street, Calf Street, Potacre Street and Mill Street. Key views are to the church spire across the Conservation Area, within and across the town square and down Mill Street towards neighbouring Taddipport, as well as the views across the commons down into the River Torridge valley.		
<i>Landscape Presence:</i> The town is a key visual landscape feature as a whole in the River Torridge valley, drawing the eye and holding immediate <i>landscape primacy</i> at this point in the valley. It is a <i>local landmark</i> .		
<i>Sensitivity of Asset:</i> The Conservation Area is characterised by narrow historic streets, of three or four storey buildings, enclosing the views. There is little sensitivity therefore in the key streetscape views within the Conservation Area.		
<i>Magnitude of Impact:</i> There is not expected to be any impact from a turbine almost 10km away.		
Overall Impact Assessment: Neutral		

3.8.3 Churches and pre-Reformation Chapels

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

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

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

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

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

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

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

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

What is important and why

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

Sinclair Thomas Matrix Zone A: Dominant

Asset Name: Church of St James

Land at Sunderleigh Buckland Brewer, Devon

Parish: Parkham		Within the ZTV: YES	
Designation: GII*	Condition: good	Distance to turbine: c.1.75km	
Description: 15 th century parish church, restored heavily in 1875. Plan of chancel and nave with vestry and chapel to the north, south aisle and west tower. The tower is of three stages with full height diagonal corner buttresses. 19 th century arch-braced roofs throughout and mostly 19 th century fittings.			
Topographical Location & Landscape Context: Set high on a north-east slope, to the west of a steep winding river valley, a tributary of the river Yeo. The landscape context of the asset is the high ridge of ground and the upper slopes of the valley landform.			
Setting: The church stands in a historic churchtown core, just north of the main part of the village, forming the north side of the village square, framed by houses to the south, east and west			
Principal Views: There are key views to and from the church within the tributary river valley and from the upper slopes of the Yeo valley.			
Landscape Presence: The church is a <i>local landmark</i> and holds distinct landscape primacy to the north-west, north and north-east and less so to the south-east.			
Sensitivity of Asset: The spiritual and communal value of the church would not be affected. As a local landmark the asset is very sensitive to changes in the wider landscape			
Magnitude of Impact: The turbine will be directly visible to the south-east, on the high ground, outside of the landscape context but within the wider landscape. The turbine will compete with the church tower.			
Overall Impact Assessment: Negative/moderate			

Sinclair Thomas Matrix Zone B: Prominent

Asset Name: Church of St Andrew; Churchyard cross socket stone			
Parish: Alwington		Within the ZTV: YES (borderline)	
Designation: GI	Condition: fair/good	Distance to turbine: c.3.25km	
Description: 15 th century parish church partly remodelled in the 17 th century and restored in the 1880s. Significant survival of 15 th century windows. Of note are the exceptional carved wood fittings by Reuben Arnold, from the early 20 th century.			
Topographical Location & Landscape Context: The church and churchtown lie on the upper/mid slopes of the north side of the steep-sided Yeo river valley, which runs roughly east-west. The landscape context of the church is the valley landform.			
Setting: Located within a small churchtown settlement. Houses and a large farmyard, framing the churchyard to the north, east and west. The churchyard is enclosed by mature trees to the south and west, the whole defined by stone walls.			
Principal Views: There are wide landscape views to and from the church and churchtown within the River Yeo valley, particularly from the south side.			
Landscape Presence: The church is a key visible feature, framed by the churchtown settlement, within the Yeo valley landform. The tower has a skyline profile above the high ridge, to the north. The church does not command visual primacy.			
Sensitivity of Asset: The church can be considered to be a <i>local landmark</i> , within the Yeo valley. As a feature with a skyline profile, this asset would be sensitive to challenges/additions in the landscape.			
Magnitude of Impact: The turbine would be visible and visually intrusive. The setting would be unaffected, the spiritual and communal value of the building unchanged.			
Overall Impact Assessment: Negligible to negative/minor			

Asset Name: Church of St Mary and St Benedict			
Parish: Buckland Brewer		Within the ZTV: YES	
Designation: GII*	Condition: good/excellent	Distance to turbine: c.2.5km	
Description: 15 th century parish church, heavily restored in the 1870s/1880s, by S. Hooper of Hatherleigh. Plan of chancel with north chapel, nave with south aisle and porch and west tower. Tall, three stage tower with full height off-set angle buttresses.			
Topographical Location & Landscape Context: Set on high ground, the church is on an upper east-facing slope, with steep combs and valleys running away from the village to the north, east and west.			
Setting: The church stands to the west end of the main street in the village, framed by the village			

Land at Sunderleigh Buckland Brewer, Devon

square to the east, and houses to the south, east and west
<i>Principal Views:</i> There are key views to and from the church along the main street in the village. There are wide landscape views to and from the church tower, although the body of the church is enclosed
<i>Landscape Presence:</i> The church is a <i>local landmark</i> within the wider landscape. The church shares landscape dominance of this area with Monkleigh church, with key visual links between the two buildings.
<i>Sensitivity of Asset:</i> As a key skyline feature the church is very sensitive to landscape changes
<i>Magnitude of Impact:</i> There will be clear views to the turbine from the church tower. The setting would not be affected. The turbine will frame landscape views to the church. There is also an issue of cumulative impact, there being five large extant turbines to the south and south-west of the village
<i>Overall Impact Assessment:</i> Negative/moderate

Sinclair Thomas Matrix Zone D: Moderately Intrusive - Visible

<i>Asset Name:</i> Church of St James		
<i>Parish:</i> Abbots Bickington	<i>Within the ZTV:</i> YES	
<i>Designation:</i> GII*	<i>Condition:</i> good	<i>Distance to turbine:</i> c.6.75km
<i>Description:</i> Parish church, c1300, heavily restored in the 1860s. Nave and chancel, with south transept and west tower. The tower is squat, with a dwarf pyramidal roof, embattled to the parapet.		
<i>Topographical Location & Landscape Context:</i> Located on the mid/upper east, north-east facing slopes of the River Torridge valley. The landscape context is the valley landform. The turbine is outside of the landscape context.		
<i>Setting:</i> The church stands within a small historic churchtown with a large historic farmstead, which wraps around the churchyard on the north and west sides. The church itself stands in a sub-rectangular walled churchyard.		
<i>Principal Views:</i> There are important views between the church and the churchtown and to and from the church and the wider Torridge valley. The church is restricted in views by the farm buildings to the north and south and partially to the west.		
<i>Landscape Presence:</i> The church is a small building and has no wider landscape presence.		
<i>Sensitivity of Asset:</i> The church is screened by views to the north, west and south, only sensitive to landscape changes in its immediate setting and within the valley landform, to the east.		
<i>Magnitude of Impact:</i> The turbine will be visible in the distance, across the River Torridge valley. There will be no affect on setting or on the spiritual/communal value of the church.		
<i>Overall Impact Assessment:</i> Negligible		

Asset Name: Church of St George		
Parish: Monkleigh		Within the ZTV: YES (borderline)
Designation: GI	Condition: fair/good	Distance to turbine: 6.25km
<p><i>Description:</i> Early 15th century parish church with late 15th century additions. Mid 19th century Tudor-style vestry, the whole building heavily restored in the 1860s. The west tower is of three stages, with offset setback corner buttresses, with an embattled parapet. The interior contains an exceptionally fine 16th century screen in the Annery chapel. The screen has been described as "amongst the most remarkable of the many Devon screens" (Pevsner).</p>		
<p><i>Topographical Location & Landscape Context:</i> Located at the eastern end of a high ridge, at the top of a south-facing slope, on the western side of the River Torridge valley. The landscape context is the high ridge. The turbine does not stand in the landscape context.</p>		
<p><i>Setting:</i> Located in a small churchtown with a large farmstead to the west, lying to the east of the rest of the village. The church itself is set within a sub-rectangular stone-walled churchyard.</p>		
<p><i>Principal Views:</i> There are principal views to and from the former priory/church at Frithelstock. There are also important views towards the asset, within the village and from the road (A388), which runs along the high ridge of ground. Other important views to the church tower are from Buckland Brewer church and from the River Torridge valley.</p>		
<p><i>Landscape Presence:</i> The tower of this church is a <i>local landmark</i>, with considerable visual dominance within the surrounding landscape.</p>		
<p><i>Sensitivity of Asset:</i> The visual dominance of this asset means it is very sensitive to additions to the landscape. The communal and spiritual value of the building would not be affected.</p>		
<p><i>Magnitude of Impact:</i> Any turbine being introduced into the wider landscape will challenge the dominance of this asset. The turbine will be visible, at over 6km. Cumulative impact is an issue of concern, as there are over five extant turbines visible from this asset.</p>		
<p>Overall Impact Assessment: Negative/minor</p>		

Asset Name: Ruins of Priory Church; Church of St. Mary and St Gregory		
Parish: Frithelstock		Within the ZTV: YES
Designation: GI/SAM	Condition: good/excellent	Distance to turbine: 6.75km
<p><i>Description:</i> Ruins of a 13th century Augustinian priory, founded in 1220 by Robert Beauchamp. The priory church is of Early English style. A Lady Chapel was built in the 14th century to the south-east, as was a west tower. The ruins represent the best survival of a religious house in North Devon.</p> <p>Parish church: north wall of the 13th century, the chancel and south aisle built in 14th century, the west tower and south-east chapel built in the 15th century. Numerous 14th and 15th century interior features, including some fine 14th century windows. The church adjoins and partly incorporates the ruins of the former Frithelstock Priory.</p>		
<p><i>Topographical Location & Landscape Context:</i> Located on the south side of the River Culleigh valley, a tributary to the River Torridge. Set on a shallow north-facing slope, on a partly terraced site. The landscape context is the Culleigh valley.</p>		
<p><i>Setting:</i> The ruins/church are set on the north side of the small churchtown of Frithelstock, framed by houses to the south and west. The buildings are framed to the north by Cloister Farm which is built around and into the ruins of the priory.</p>		
<p><i>Principal Views:</i> There are important views between the assets and Monkleigh, to the north, as well as to the town of Great Torrington and the upper slopes of the river Torridge valley, to the east. There are important views within the immediate setting of the assets, such as the view along the church path to the porch and views across the churchyard, framed by the ruins behind.</p>		
<p><i>Landscape Presence:</i> Within the Culleigh valley the church and ruins are clear visual features. The assets hold landscape dominance only in their immediate setting. They do not have wider landscape presence.</p>		
<p><i>Sensitivity of Asset:</i> The assets are very sensitive to changes within the village and valley setting. The assets are sensitive to changes to the east, within the River Torridge valley and to the north, to Monkleigh. The communal/spiritual value of the buildings and the exceptional architectural value of the buildings would not be affected.</p>		
<p><i>Magnitude of Impact:</i> The turbine may be visible from the church tower but there is not expected to be any impact on setting or the principle views.</p>		
<p>Overall Impact Assessment: Negligible</p>		

Asset Name: Church of St. Michael and all Angels		
Parish: Great Torrington		Within the ZTV: YES
Designation: GII*	Condition: good/excellent	Distance to turbine: c.9.95km
<p><i>Description:</i> The eastern end of the church and eastern half of the nave date to the 15th and 16th century, of largely Perpendicular style. The church reputedly has 13th century origins. The western end of the church was rebuilt after the Civil War battle, 1646-1651. The tower was replaced in 1828 by W. Cock. There was a lengthy restoration and extension of the building in 1861 by William White.</p>		
<p><i>Topographical Location & Landscape Context:</i> The town occupies a high ridge, to the north of the Torridge river valley. The landscape context is the valley landform and the upper slopes of the various tributary valleys which join the main river in the wider landscape. The turbine stands outside of this landscape context</p>		
<p><i>Setting:</i> The asset lies in the heart of the historic core of the town which is framed by large 20th century housing developments to the north, east and west, and semi-industrial buildings, to the west.</p>		
<p><i>Principal Views:</i> There are wide views to the church tower and town across and through the wide Torridge river valley and tributary valley systems. The turbine would frame views outwards, to the west, amongst others already extant on the skyline.</p>		
<p><i>Landscape Presence:</i> The church tower has a distinct skyline profile but does not hold separate landscape presence outside of the town. The town, as a whole, does have significant landscape presence within the valley.</p>		
<p><i>Sensitivity of Asset:</i> Due to the screening of views by the buildings of the town, the asset is far less sensitive to change. The church tower could be considered sensitive to challenges to its skyline profile as part of the townscape.</p>		
<p><i>Magnitude of Impact:</i> The turbine will be visible from the outskirts of the town and also from the church tower, but there is not expected to be any effect on the setting or principal views across the town, or within the valley</p>		
<p><i>Overall Impact Assessment:</i> Negligible</p>		

3.8.4 Hillforts and Earthworks

Hillforts, tor enclosures, promontory forts, cross dykes, dykes

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 be seen 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 are 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.

Sinclair Thomas Matrix Zone B: Prominent

<i>Asset Name:</i> Hembury Castle		
<i>Parish:</i> Buckland Brewer	<i>Within the ZTV:</i> YES (borderline)	
<i>Designation:</i> SAM	<i>Condition:</i> fair/good	<i>Distance to turbine:</i> c.3.75km
<i>Description:</i> The remains of a hillfort, the inner bank and ditch surviving well to the north, east and south sides, the outer bank surviving to the north and east. The banks are now topped with mature trees. Possible further outworks may survive as buried features. The south-west edge of the monument has been truncated by a 19 th century folly/hunting lodge and associated cottages.		
<i>Topographical Location & Landscape Context:</i> Located at the eastern end of a high spur which projects into the confluence of the river valleys of the Dunce and Lydeland Water. The landscape context of the asset includes the level top of the spur and the steep upper slopes of both river valleys.		
<i>Setting:</i> The monument sits on a hilltop, surrounded by fields, now framed to the south by an unlisted 19 th century mock castle folly/hunting lodge. Much of the monument is screened by the extensive woodlands which occupy the mid and upper slopes of the steep river valleys.		
<i>Principal Views:</i> There are important views along and across both valley landforms, to and from the monument.		
<i>Landscape Presence:</i> The monument has significant landscape presence on the spur. The banks of the monument are emphasised by the mature trees which grow along them. The monument is also a key visual feature from the upper slopes of the valleys		
<i>Sensitivity of Asset:</i> The monument was built to dominate the important confluence of the two valleys, both in a defensive and territorial functional sense; therefore sensitive to changes within the landscape.		
<i>Magnitude of Impact:</i> The turbine will just be visible over the high ridge of ground to the north-west. There could be an increased risk of cumulative impact with the addition of another turbine, with more than five turbines visible in the wider landscape.		
<i>Overall Impact Assessment:</i> Negative/minor		

3.8.5 Prehistoric Ritual/Funerary Monuments

Stone circles, stone rows, barrows and barrow cemeteries

These monuments undoubtedly played an important role in the social and religious life of past societies, and it is clear they were constructed in locations invested with considerable religious/ritual significance. In most instances, these locations were also visually prominent, or else referred to prominent visual actors, e.g. hilltops, tors, sea stacks, rivers, or other visually prominent monuments. The importance of intervisibility between barrows, for

instance, is a noted phenomenon. As such, these classes of monument are unusually sensitive to intrusive and/or disruptive modern elements within the landscape. This is based on the presumption these monuments were built in a largely open landscape with clear lines of sight; in many cases these monuments are now to be found within enclosed farmland, and in varying condition. Sensitivity to turbines is lessened where tall hedgebanks restrict line-of-sight.

What is important and why

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

Sinclair Thomas Matrix Zone B: Prominent

Asset Name: Two bowl barrows 600m and 750m W of Wrangworthy cross; Four bowl barrows 110m and 360m W of Wrangworthy cross; Three bowl barrows 160m NW of Venn cottages; Two bowl barrows one immediately N and one 100m S of Commonmoor cottage		
Parish: East Putford		Within the ZTV: YES
Designation: SAM	Condition: fair overall	Distance to turbine: c.2.75-3.25km
<p><i>Description:</i> Four bowl barrows, W of Wrangworthy cross - Four bowl barrows, three on a NNE-SSW alignment. The barrows survive as shallow stone and earth mounds. The barrows are each framed by buried ditches.</p> <p>Two bowl barrows, W of Wrangworthy cross – one called 'Rush Barrow', 34.6m in diameter and 1.8m high. The other an oval mound. These barrows are also framed by shallow buried ditches.</p> <p>Three bowl barrows, NW of Venn cottages – three bowl barrows, surviving as shallow mounds. Very slight north-east, south-west alignment across a number of fields. The ditch to the central barrow partly survives.</p> <p>Two bowl barrows, N and S of Commonmoor cottage – two bowl barrows, both surviving as circular mounds, the northernmost mound has been partially cut by a farmstead complex.</p>		
<p><i>Topographical Location & Landscape Context:</i> The barrows are located along an upland ridge, overlooking the shallow wide valley of a tributary of the River Torridge. The landscape context is the level top of the ridge, the north-facing escarpment and the long south-facing slopes towards Putford. The barrow group is bisected by a road.</p>		
<p><i>Setting:</i> Part of a wider barrow cemetery. The barrows stand within field enclosures, surrounded by mature hedgebanks. The barrows on Commonmoor lie either side of the cottage, to the west of the rest of the barrows.</p>		
<p><i>Principal Views:</i> Views to and from the barrows within the fields are restricted by the mature hedgebanks. The barrows to the north of the road have wide landscape views. The two barrows which lie near Commonmoor Cottage are screened by moorland overgrowth.</p>		
<p><i>Landscape Presence:</i> The majority of barrows no longer hold wider landscape presence outside of their field enclosures. The two north barrows are visible landscape features but hold no defining 'presence'. The barrows on the moorland are limited by the long grass/gorse.</p>		
<p><i>Sensitivity of Asset:</i> Views to and from the assets were important to their specific ritual and memorial function. The barrows have been compromised by their inclusion within the later agricultural landscape.</p>		

<i>Magnitude of Impact:</i> Several large extant turbines are visible to the north on the high ridges beyond the valley. The addition of another turbine could be considered to have a cumulative impact. There would be no expected effect on setting but valley views would include the turbine.
<i>Overall Impact Assessment:</i> Negligible to negative/minor

Sinclair Thomas Matrix Zone D: Moderately Intrusive - Visible

<i>Asset Name:</i> Long barrow 540m W of Sanders Cross		
<i>Parish:</i> West Putford	<i>Within the ZTV:</i> YES (borderline)	
<i>Designation:</i> SAM	<i>Condition:</i> fair	<i>Distance to turbine:</i> c.7.25-7.5km
<i>Description:</i> Neolithic long barrow, a sub-rectangular mound of 53.6m x 21.3m and 0.9m high. The barrow is aligned east-west, with a buried ditch approx 3m wide.		
<i>Topographical Location & Landscape Context:</i> The barrow is set on a high long ridge of ground, which runs roughly east-west on the level summit, the ground falling away to the south, east and north-east.		
<i>Setting:</i> The barrow is located in a narrow field, with straight-sided field boundaries formed of tall mature hedgebanks.		
<i>Principal Views:</i> The ridge of ground is one of the high points in the wider landscape and provides vast landscape views to Dartmoor, Exmoor and Bodmin Moor. Within the immediate setting the views directly to and from the asset are somewhat limited by the field system and the associated tall mature hedgebanks.		
<i>Landscape Presence:</i> The barrow has no wider landscape presence as it is screened by the hedgebanks of the field system		
<i>Sensitivity of Asset:</i> This asset is sensitive to changes in its outward landscape views, the rationale for the assets positioning clearly having been designed to afford the views to and from the monument, as part of its specific funerary/memorial function		
<i>Magnitude of Impact:</i> The turbine would be visible; however there are other extant turbines in the landscape between the proposed turbine and the asset. The asset is protected by the reduced views due to the hedgebanks		
<i>Overall Impact Assessment:</i> Neutral to negligible		

3.8.6 Registered Parks and Gardens

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

What is important and why

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

have been adapted over time, been subject to the rigours of time, and have fully matured in terms of the biological component. The communal value of these landscapes is limited; in the present day some are open to the public, but in origin and conception they were essentially the playgrounds of the elite. They might contain or incorporate commemorative structures (communal/commemorative).

Sinclair Thomas Matrix Zone D: Moderately Intrusive - Visible

Asset Name: Great Torrington Cemetery		
<i>Parish: Great Torrington</i>	<i>Within the ZTV: YES (partial/borderline)</i>	
<i>Designation: RP&G</i>	<i>Condition: excellent</i>	<i>Distance to turbine: c.9.5km</i>
<i>Description: Cemetery established by the Burial Board in 1854. The cemetery covers a large area, approx 2.5ha, surrounded by formal stone boundary walls and stone-faced banks. A Tudor-Gothic lodge frames the main south entrance, with railings and stone piers. A pair of Gothic chapels frame the central avenue, to the centre, with the town war memorial. Specimen evergreen trees and shrubs crowd the raised levelled artificial grass burial lawns and evergreen hedges frame the central avenue.</i>		
<i>Topographical Location & Landscape Context: Located on a steep, levelled north-facing slope, on the south side of a steep tributary valley for Common Lake, a stream which enters the River Torridge to the west.</i>		
<i>Setting: The site is accessed off the main A386 road from the south, on the west edge of the town; framed to the north and the west by Torrington Commons.</i>		
<i>Principal Views: Principal views lead north along the avenue, from the south entrance to the central chapels, and beyond to the valley but otherwise views are inwardly focused and enclosed by the specimen planting. Views across the commons and wider landscape views include the cemetery.</i>		
<i>Landscape Presence: The cemetery is visible as a formal wooded enclosure on the edge of the town and commons in wider landscape views but has no definitive presence.</i>		
<i>Sensitivity of Asset: The asset was created for a very specific burial and memorial function, views within the asset and to the entrance were considered, but it is not sensitive to wider landscape changes.</i>		
<i>Magnitude of Impact: The turbine will not be visible along the avenue, from the south entrance or from within the cemetery.</i>		
<i>Overall Impact Assessment: Neutral to negligible</i>		

3.8.7 Historic Landscape

General Landscape Character

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

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

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

- The proposed turbine would be erected within the *Farmed Lowland Moorland & Culm Grassland* Landscape Character Area (LCA). This character area is characterised as a gently undulating tranquil landscape, with isolated farms and small field patterns enclosed by thick Devon banks and surrounded by open grazing land. From a historic landscape perspective, the proposed turbine would clearly be an intrusive new element in this landscape, but it is not unprecedented. The overall sensitivity of this LCA to wind turbine developments is assessed as *moderate* (Torridge District Council 2010; 2011).
- The biggest issue, in a landscape sense, is clearly that of cumulative impact. Two large operational 67m to tip turbines are located to the north (Babeleigh Barton) and north-east of the proposal (Bowden Farm) with a number of additional turbines under consideration. In all LCAs turbines serve to erode their relative distinctiveness; in this case the rural tranquillity and visual character would be of concern. On that basis, the overall impact on the historic environment is assessed as **negative/moderate**.
- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

3.8.8 Aggregate Impact

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

The proportion of heritage assets in this area likely to suffer any appreciable negative effect includes a fair number of designated heritage assets. The assessment for ten assets or groups of assets is rated as negligible-to-negative/minor or negative/minor. The impact on a further two assets is rated as negative/moderate. However, given that the proposed turbine will not affect the immediate setting of any of these assets, and that the higher impact levels are largely due to proximity rather than its effect on the inherent significance of setting to the value of these assets, the aggregate impact is taken to be **negative/minor to negative/moderate**.

3.8.9 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 (see Figure 8 and Table 4). 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, the proposed turbine would be located relatively close to two operational 67m to tip turbines to the north (Babeleigh Barton) and north-east (Bowden Farm), with a scatter of proposed smaller turbines in the wider area and a pronounced concentration around Woolfardisworthy. On balance, there are a reasonable number of turbines within this landscape; therefore the cumulative impact is taken to be **negative/moderate**.

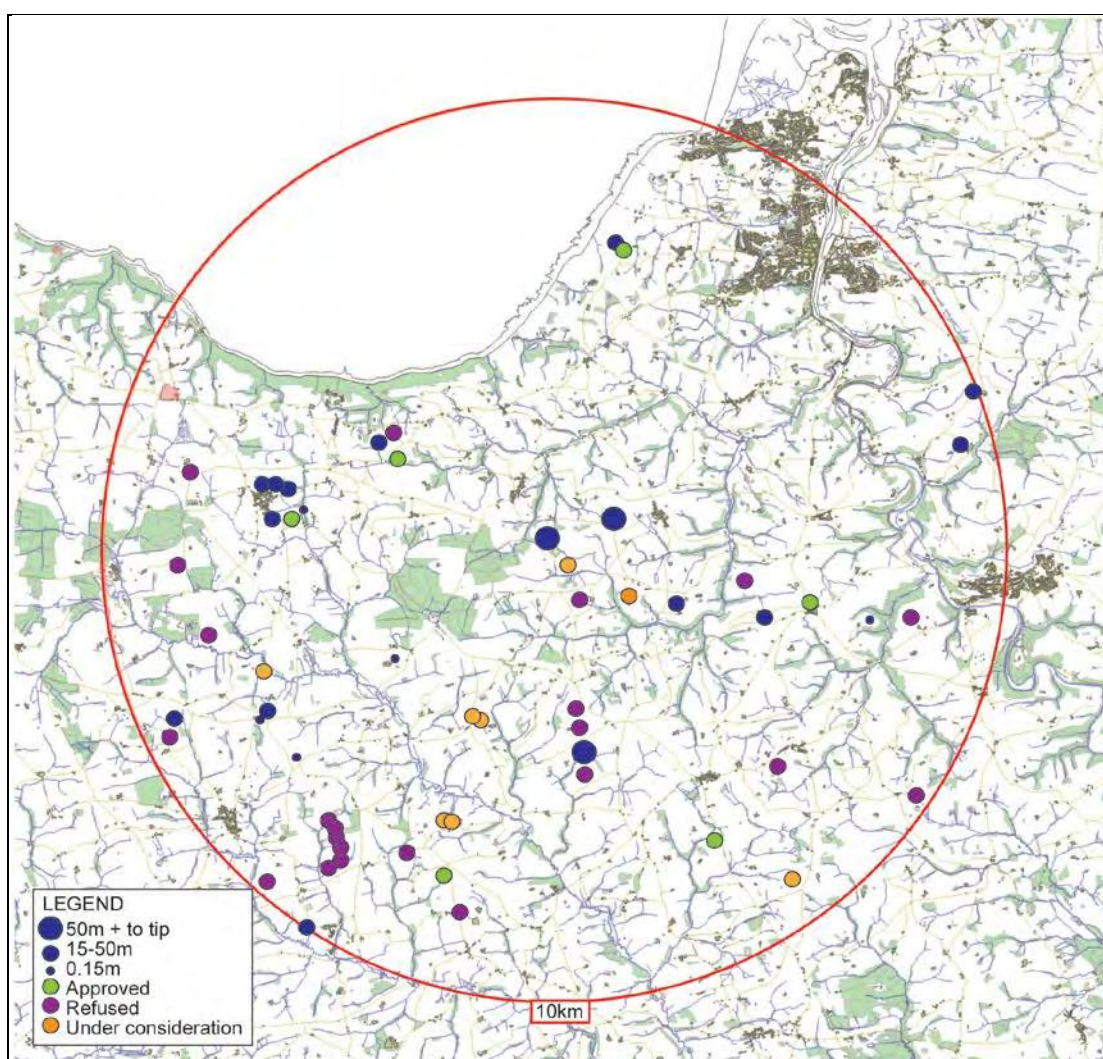


Figure 8: Cumulative impact: distribution of operational and proposed turbines (based on a ZTV supplied by ICE Renewables and data from Interactive Map of Renewable and Alternative Energy Projects in the UK, as of 29.01.15).

Land at Sunderleigh Buckland Brewer, Devon

Location	Planning no	Status	Details
Bowden Farm, Buckland Brewer	1/0017/2013/FUL	Operational	1 x 67m to tip
Bableigh Barton, Buckland Brewer	1/0991/2012/FUL	Operational	1 x 67m to tip
Galsworthy Farm, Stibbs Cross	1/0375/2008/FUL	3 refused, 1 operational	4x 100m to tip
Sunderleigh Buckland Brewer	-	-	1x 42m to tip
Buckland brewer 214331118990	1/012812014/FUL	Under consideration	1x 34.6m to tip
Craneham Farm Buckland Brewer	1/05042012/FUL	Operational	1x 39m to tip
Frithelstock NGR 244042119406	1/08452014/FUL	Refused	1x 77m to tip
West and East Ash Farm Fri Frithelstock	1/1169/2011/FUL	Operational	1x 34.2m to tip
Greenfields Frithelstock	1/0916/2009/FUL	Approved	1x 8m to tip
Pryston Farm Frithelstock	1/0821/2010/FUL	Operational	1x 15m to tip
Frizenham Farm Taddiport	1/0746/2013/FUL	Refused	1x 67m to tip
Wedfield Farm Putford	1/0173/2010/FUL	Operational	1x micro scale turbine
Bilsford Farm, Buckland brewer	1/0668/2013/FUL	Refused	1x 46.9m to tip
East Ash Farm, Bradworthy	1/016812010/FUL	Operational	1x micro-scale turbine
East Ash Farm, Bradworthy	1/0582/2012/FUL	Operational	1x 34.4m to tip
2 Silworthy Cottages, Bradworthy	1/2462/2005/FUL	Operational	1x 8m to tip
Lower Hele Barn Bradworthy	1/0937/2013/FUL	Under consideration	1x 27.1m to tip
Higher Fordmill Farm Woolsery	1/0884/2013/FUL	Refused	1x 77m to tip
Middle Huddisford, Woolfardisworthy	1/0805/2013/FUL	Refused	1x 74m to tip
Highworthy, Higher Clovelly	1/0929/2013/FUL	Refused	1x 24.8m to tip
Kennerland Farm Woolfardisworthy	1/0384/2012/FUL	Operational	3x 17.5m to tip
Woolsery sports and community hall	1/0049/2007/FUL	Operational	1x 20m to tip
Lane Mill Farm Woolsery	1/0299/2013/FUL	Approved	1x 24.8m to tip
Lane Barton Woolsery	1/0156/2005/FUL	Operational	1x 15m to tip
Limebury farm Bucks Mills	1/0384/2009/FUL	Approved	1x micro scale turbine
Swanton Farm, Horns Cross	1/0559/2012/FUL	Operational	1x 34m to tip
Watershute Farm, Horns Cross	1/1067/2013/FUL	Refused	1x 35m to tip
Heatherland Farm, Bradworthy	1/0713/2011/FUL	Operational	1x 25m to tip
Great Dinworthy, Bradworthy	1/0825/2013/FUL	Refused	1x 34m to tip
Wheellers Cross, Sutcombe	1/0336/2011/FULM	Refused	6x 86m to tip
Culsworthy Farm, Sutcombe	1/0983/2013/FULM	Refused	1x 77m to tip
Youldon Sutcombe	1/0637/2013/FUL	Approved	1x 77m to tip
Higher Chollaton, West Putford	1/1144/2013/FUL	Under consideration	2x 18.5m to tip
Worden Farm, Milton Damerel	1/0185/2011/FUL	Refused	1x 34.2m to tip
Westcott Farm, Sutcombe	1/0813/2011/FUL	Operational	1x 34.5m to tip
Northcott, Sutcombe	1/0837/2011/FUL	Refused	1x 49.7m to tip
Mambury Farm, East Putford	1/0736/2013/FUL	Under consideration	2x 21.5m to tip
Durpley Farm, Stibbs Cross	1/0073/2012/FUL	Approved	1x 79m to tip
Langtree Lane, Langtree	1/0654/2013/FUL	Refused	1x 45m to tip

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Badworthy Farm, Shebbear	1/1138/2013/FUL	Under consideration	1x 77m to tip
Lambert House, Langtree	1/0391/2013/FUL	Refused	1x 17.77m to tip
Cleave Farm, Weare Gifford	1/0783/2012/FUL	Operational	1x 34.3m to tip
Huxhill, Weare Gifford	1/0025/2012/FUL	Operational	1x 46m to tip
Greencilff Farm, Abbotsham	1/0583/2009/FUL	Operational	1x 20m to tip
Total Turbines: 55		Total Operational Turbines: 16	Total Operational and approved: 22

Table 4: Nearby turbines; data from Interactive Map of Renewable and Alternative Energy Projects in the UK, as of 29.01.15.

3.9 Summary of the Evidence

ID	UID	Name	NGR	Assessment
SAM	30341	Three fishponds at Winslade	SS3820418992	
SAM	30345	Two bowl barrows one immediately N and one 100m S of Commonmoor cottage	SS3725717566 SS3725817439	Negligible to negative/minor
SAM	30344	Two bowl barrows 600m and 750m W of Wrangworthy cross	SS3774917690 SS3791117633	Negligible to negative/minor
SAM	32198	Four bowl barrows 110m and 360m W of Wrangworthy cross	SS3813717501	Negligible to negative/minor
SAM	30343	Three bowl barrows 160m NW of Venn cottages	SS3797617162	Negligible to negative/minor
SAM	30326	Bowl barrow 70SW of Higher Narracott	SS3592717852	
SAM	27303	Churchyard cross socket stone	SS4045823153	Neutral
SAM	DV376	Hembury Castle	SS4271317905	Negative/minor
SAM	24842	Frithelstock Priory	SS4639819516	Negligible
SAM	30346	Long barrow 540m W of Sanders Cross	SS3588213678	Neutral to negligible
GI	91354	Church of St Andrew, Alwington	SS4046923157	Negligible to negative/minor
GI	91389	Orleigh Court	SS4297322255	
GI	91458	Church of St George, Monkleigh	SS4575620718	Negative/minor
GI	91418 91405	Ruins of Priory Church, Frithelstock Church of St. Mary and St Gregory	SS4639919565 SS4636419546	Negligible
GII*	91483	Church of St. James, Parkham	SS3890221509	Negative/moderate
GII*	91384	Church of St Mary and St Benedict, Buckland Brewer	SS4189020915	Negative/moderate
GII*	91359	Portledge Hotel	SS3942224720	
GII*	90579	Porthill	SS4480428400	
GII*	90442	Church of St. Michael and All Angels, Great Torrington	SS4950519196	Negligible
GII*	90517 90518	Market House 28 South Street	SS4957019087 SS4950519065	Neutral
GII*	91734	Cross House	SS4873617532	Negligible
GII*	91555	Church of St. James, Abbots Bickington	SS3847613261	Negligible
GII	91391	Park farmhouse and attached outbuildings	SS4050019943	Negative/minor
GII	91399 91400	Barn 25m from Great Gorwood Farm Granary 15m from Great Gorwood Farm	SS4129819758 SS4128319746	
GII	91383	Bearah farmhouse	SS4219219697	Negligible
GII	91386	Goutisland farmhouse	SS3997818364	

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GII	91396	West Eckworth Farmhouse	SS4054717896	
GII	91385	Collingsdown Farmhouse	SS3975717345	Negative/unknown
GII	91510 91511	Kerswell Farmhouse Granary 20m from Kerswell Farmhouse	SS3666820544 SS3668020536	Negligible
GII	91491	The Bell Inn	SS3873521172	Neutral
GII	91512	Fortescue's Ash	SS3655920802	
GII	91484	Courtices	SS3949621341	Negative/unknown
GII	91497	Bocombe Farmhouse	SS3808521538	Negligible
GII	91496	Little Bocombe	SS3821021652	
GII	91489 91495	Nethercott Barn at Nethercott	SS3746521699 SS3747321691	
GII	91498	Pierces Farmhouse	SS3767822067	Negligible
GII	91492 91493 91494	West Goldworthy farmhouse Shippon 10m NW of West Goldworthy Outbuilding 20m SW of West Goldworthy	SS3862522825 SS3960922834 SS3860922799	Negligible to negative/minor
GII	91373	New Swan Farmhouse	SS3854723216	Neutral
GII	91506 91507 91505	Brittons Farmhouse & attached shippon Barn 2m NW of Brittons farmhouse Kingsland cottage	SS3929322855 SS3927022879 SS3926922881	Negligible
GII	91482	April cottage	SS3950022092	
GII	91485	Fry's Cottage	SS3975922184	
GII	91516	Tucking mill and attached outbuilding	SS4030222492	
GII	91376 91377	Dotheridge farmhouse Outbuildings 2m W of Dotheridge	SS4019022584 SS4018222580	
GII	91358	Court	SS4017123239	Negligible
GII	91368 91335 91369 91356	Town Farmhouse Lynch gate and attached walls Town Farm cottage Base of churchyard cross	SS4048623214 SS4048623170 SS4050023143 SS4045823154	Negligible
GII	91515	South Yeo	SS4089622575	
GII	91488	Barn approx 15m W of Howley Farm	SS4066222098	
GII	91486 91487	Halsbury farmhouse & attached outbuilding Barn 15m NE of Halsbury farmhouse	SS4142821969 SS4146121994	
GII	91402 503913	Change in time War memorial	SS4186320885 SS4191520854	Neutral
GII	91392	The Coach and Horses Inn	SS4206920672	Neutral
CA	-	Buckland Brewer	SS4199920733	Negative/minor
CA	-	Great Torrington	SS4955319095	Neutral
RPG	5059	Great Torrington Cemetery	SS4865919414	Neutral to negligible

Table 5: Summary of impacts, characterized by Sinclair-Thomas zone: **RED** dominant zone, **ORANGE** prominent zone, **YELLOW** moderately intrusive zone, **GREEN** visible zone. Type in grey for sites that fall outside the ZTV.

4.0 Conclusions

4.1 Discussion and Conclusion

The proposed turbine would be installed on land that now forms part of the modern landholding of Sunderleigh, Buckland Brewer. This land was formerly unenclosed open rough grazing (Babeleigh Moor) attached to the Manor of Buckland Brewer, and held by Lord Rolle in the 19th century. It appears to have been enclosed in the early 19th century (pre-tithe), although the public road to the west of the site existed prior to this date.

There are three Grade I and six Grade II* Listed buildings or groups of buildings within 10km of the site that fall within the ZTV, together with fifteen Grade II Listed buildings or groups. There are ten relevant Scheduled Monuments within 10km, of which eight fall within the ZTV. There are further designated assets, primarily Grade II Listed buildings, which fall outside of the ZTV.

Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. The landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking, and the topography, or that other modern intrusions have already impinged upon their settings. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge in some way on at least ten of these heritage assets (**negative/minor** or **negligible** to **negative/minor**), and have a more serious impact (**negative/moderate**) on the Church of St. James, Parkham; and the Church of St. Mary and St. Benedict, Buckland Brewer.

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

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- British Geological Survey** 2012: *Geology of Britain Viewer*.
http://maps.bgs.ac.uk/geologyviewer_google/googleviewer.html [accessed 19.02.2014]

Unpublished Sources:

Devon Heritage Centre

- Parkham Tithe Map and Apportionment
- Buckland Brewer Tithe Map and Apportionment

Appendix 1

PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON LAND AT SUNDERLEIGH, BUCKLAND BREWER, DEVON

Location: Land at Sunderleigh
Parish: Buckland Brewer
County: Devon
NGR: SS 396 199
Planning Application ref: Pre Planning
Proposal: Installation of a single turbine 30m to hub, 42m to tip
Date: Pre Planning

1.0 INTRODUCTION

This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Clive Fagg of ICE Renewables (the Agent). It sets out the methodology for desk-based research, walkover survey and a historic visual impact assessment and for related off-site analysis and reporting at land at Sunderleigh, Buckland Brewer, Devon. The PD and the schedule of work it proposes have been drawn up in accordance with guidance issued by Ann Dick, of Devon County Historic Environment Team.

2.0 ARCHAEOLOGICAL BACKGROUND

The site lies approximately 2.5 kilometres south west of Buckland Brewer and 1.5 Kilometres south east of Parkham. It is located on land assessed on the Devon County Historic Landscape Characterisation as modern enclosures made of earlier rough grazing, heathland or moorland in the 20th Century. The land surrounding the site however, particularly to the west, is characterised as medieval enclosures based on strip fields 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 immediate area surrounding the site. The nearest points of archaeological interest are situated well over a kilometre away, an example of which is Three Fishponds at Winslade to the south west of the site. There are also several Grade II Listed buildings in the wider area surrounding the proposed turbine site.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Undertake a desk-based appraisal of the site;
- 3.1.2 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 (non-verified), including views from key features looking toward the development site, and showing scale images of the proposed turbine superimposed thereon;
- 3.1.4 Produce a report containing the results of the desk-based research and the visual impact assessment;
- 3.1.5 Provide a statement of the impact of the proposed development on the potential archaeological resource with recommendations for those areas where further evaluation and/or mitigation strategies may be required.

4.0 METHOD

4.1 Desk-based Appraisal:

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

4.2 Visual Impact Assessment (VIA):

- 4.2.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV) has already been and this will be used during the archaeological VIA.
- 4.2.2 Historic assets that fall within the VIA will be assessed on the basis of their intrinsic importance and the potential impact of the development following English Heritage 2012 guidelines on the Setting of Heritage Assets (<http://www.english-heritage.org.uk/publications/setting-heritage-assets/>). This will include: all relevant undesignated heritage assets & Grade II Listed within 5km of the site; all Grade I & II* Scheduled Ancient Monuments within 10km of the site; Grade I (exceptional) and all Registered Parks/Gardens, sites with structured views and significant un/designated archaeological landscapes within 10km of the site. An abbreviated list of these heritage assets will be included as an appendix within the report.
- 4.2.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages (non-verified) 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.

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- 4.2.4 The likely impact will be assessed using the methods based on English Heritage 2012 Guidelines on the Setting of Heritage Assets.
- 5.0 REPORT**
- 5.1 A report will be produced and will include the following elements:
- 5.1.1 A report number and the OASIS ID number;
- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.6 A statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further evaluation (e.g. intrusive trenching) and/or recording is recommended;
- 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 HER on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HER 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 record number southwes1-203545.
- 6.0 FURTHER WORK**
- Should the results of this Assessment indicate a need for further archaeological works to be undertaken this may 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). This work would be subject to a separate Project Design.
- 7.0 PERSONNEL**
- The project will be managed by Dr. Samuel Walls; the desk-based research and the visual impact assessment will be carried out by SWARCH personnel with suitable expertise and experience. DCCHET will be consulted as appropriate. Where necessary, appropriate specialist advice will be sought (see list of consultant specialists in Appendix 1 below).

Clair Wyatt

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Appendix 2 Key Heritage Assets

SAM

Three fishponds 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.

SS3820418992

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.

SS3725717566, SS3725817439

Two bowl barrows 600m and 750m W of Wrangworthy cross

32198

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.

SS3813717501

Three bowl barrows 160m NW of Venn cottages

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

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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.
SS3797617162

Bowl barrow 70SW of Higher Narracott 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

Churchyard cross socket stone 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

Hembury Castle DV376

Hembury is a Neolithic causewayed enclosure and Iron Age hill fort near Honiton in Devon. It dates from the late fifth and early fourth millennia BC onwards to the Roman invasion. The fort is situated on a promontory to the north of and overlooking the River Otter valley at approx 178 metres above sea level. It has given its name to some of the earliest Neolithic pottery in southern Britain. An Iron Age hill fort was later built on the same site. During an excavation headed by Malcolm Todd, archaeological evidence was found on the site of Roman military occupation, suggesting a fort within the existing Iron Age site. It was excavated between 1930 and 1935 by Dorothy Liddell. She identified a timber framed entrance to the causewayed enclosure and an oval arrangement of postholes in the middle which she interpreted as being a building destroyed by fire before the enclosure earthworks were built. Hembury ware pottery was generally characterised by round bottomed bowls with lug handles. Much of it was made further west, around The Lizard using Gabbroic clay and it was traded throughout the British Isles. Several pieces of Hembury ware Gabbro pottery are on display in the Royal Albert Memorial Museum in Exeter, Devon
SS4271317905

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

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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 'Hevytre'; 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

Long barrow 540m W 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

GRADE I

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

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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.

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.

SS4297322255

Church of St George 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 trefoiled 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-

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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 Hurdginge, d. 1627, shows Hurdginge, 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.

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 imposts. 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 clerestorey 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.

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 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

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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.
SS4636419546

GII*

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.
SS3890221509

Church of St Mary and St Benedict

91384

BUCKLAND BREWER SS42SW 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

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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.

SS4189020915

Portledge Hotel

91359

ALWINGTON SS32SE 5/42 Portledge Hotel 22.1.52 (formerly listed as Portledge) GV. II * ` Country house, now hotel. Medieval; C16 and C17 extensions and alterations; front range remodelled and extended c. 1830. Ashlar slatestone to front; gabled slate roofs with mid C19 bell cupola to rear; stone lateral and internal stacks. Plan form and development: medieval great hall, screens passage and service end, encased by thick walls, lies to right side of rear; by early C17 house had enclosed central courtyard with the hall standing on its right side; in about 1830 this courtyard was turned into an octagonal inner hall, the house refronted in Domestic Tudor and Gothick-style, and the projecting right-hand front wing built; there is a small enclosed yard to the rear of the house. Front of c. 1830 is of 2 storeys and of L-plan with projecting right wing: triple-gabled 3-window range to left has tympanum arches above label moulds over 4-light stone-mullioned windows with glazing bars to casements; reset mid C16 four-light stone mullioned and round-arched window to right; front right wing has side walls each of 2-window range and similar windows; right side wall of the front range has 2-light Gothick-style windows. Triple-gabled left side wall, of c. 1830, has hollow-chamfered round-arched windows; porch has a pointed-arched entry with rusticated arch and Tuscan pilasters to inner porch, which has C17 studded and decoratively-carved door set in a moulded wood architrave and a C17 studded door with fielded panels to right. Older work lies to the rear of the house, principally to the rear of the right side wall; a C17 two-storey crenellated porch, with a hood mould over an early C17 moulded round-arched doorway, adjoins a late C17 two-storey gable end to rear, with two late C17 wood-mullioned and transomed cross windows with leaded-lights. To rear of the house is an early C17 range, remodelled in the early C19, and another parallel range of C17 origins to right: these two ranges are separated by a walled yard, which has part of a C12 chamfered round arch to a rear doorway and a gallery of late C16 Mannerist-style carved posts supporting scroll-bracketed wall plate with carved pendentives. Interior: C12 hall, to rear right, is encircled by massively thick walls and has a screens passage to rear with a C15 chamfered and round-arched service doorway; the hall was gutted by fire in about 1890. Yard to rear is flanked by range to left which has moulded wood architraves with urn stops, one with plank and studded door; ground-floor room to rear (former kitchen) has mid C18 panelled doors and bolection-moulded architrave to fireplace, large bread oven and 2 heavy beams; block to rear right has early C17 stop-chamfered beams and bases of A-frame trusses. First-floor room to rear of medieval hall has mid C18 panelling with bolection-moulded overmantle. In the early C19 the central courtyard was infilled by an octagonally-shaped hall with imitation ashlar stucco walls and lit by a large glazed lantern; panelled doors, with Gothick architraves to first floor and Gothick balustrade to gallery; beamed ceiling is supported by brattished corbels. Rest of description details front range: early C19 plasterwork to ground-floor dining room on right; oval medallions are C20; early C19 Gothick colonettes with foliate capitals to windows on right. Very fine early C17 dog-leg staircase with landing: turned balusters set on closed string; carved foliate decoration to turned newels; turned and carved pendentives; moulded banisters. Landing above staircase has early C17 moulded wood architraves with urn stops, C17 studded door, and fine ribbed plasterwork ceiling with large central pendentive, thistles of James I and heraldic eschutcheon. First-floor room to right has fine early C17 overmantle with arcaded and trabeated Doric friezes; early C17 panelling, each panel having a pedimented aedicule surmounted by urns and flanked by scrolls. Gallery to left of stairs has very fine barrel-vaulted plaster ceiling of c. 1700; cherubs in tympanae at each end hold vases of flowers and swags; two fine ovals to ceiling, which are comprised of fruit and vegetables to left, and flowers with masks of Green Men to right; early C17 fireplace with heraldic cartouche to overmantle. Room to left has another very fine early C17 overmantle with helmed coat of arms flanked by birds holding trails of flowers and female figures, probably Ceres. History: the Pine-Coffin family have lived at Portledge since the C12. There are similarities between the plasterwork here and the very fine plasterwork ceiling of c. 1684 at the Royal Hotel, Bideford.

SS3942224720

Porthill

90579

2. 1760 with alterations square stucco house. 2 storey 5 window principal front, eaves cornice with dentils and brackets. Central 3-bay Doric porch with disc ornaments to frieze and tympanum, later glazing. Residence formerly of Augustus Millet who may have built it. A dignified house with interesting interior features.

SS4480428400

Church of St. Michael and all angels

90442

II* East end and eastern half of the nave largely Perp (15th or early 16th century), the base of the south transept reportedly with some fabric as early as the 13th century. Much repaired and the western end rebuilt 1646-51. Tower, 1828, by W.B. Cock. Chancel lengthened and general restoration c. 1861, by William White. Internal reordering beneath the tower, by Michael Willis, 2008. Mixed local rubble stones, limestone dressings. Slate roofs. Four-bay nave with aisles, two-bay chancel with flanking vestries. Big north and south transepts at the third bay of the aisles. South-west porch, west tower. The west tower has grey ashlar facing, of three stages with battlements and pinnacles, then a slim spire rising from within the parapet. Angle buttresses, two-light bell openings, a lozenge panel in the second stage for a clock face, and large west window above a door. The aisle walls are part medieval, part 17th century, with rebuilding c. 1861. There

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are parapets to the tower and south vestry only. All window tracery to the nave, aisles and chancel is Geometric, by William White c. 1861, replacing plain 17th or 18th century mullions. South-west porch, also by White, in Early English style. On the west face of the south transept is a plaque inscribed "THIS CHURCH WAS BLOWN UP WITH POWDER FEBR. YE 16th ANO. 1645 AND REBUILT Ao. 1651". Another on its east wall says "THIS CHURCH WAS RE-ERECTED ANO. DOMINI 1651". In the return between chancel and south aisle is a fine early 16th century vestry with square-headed windows (cusped ogee lights with cusped roundels in the spandrels). Exaggerated battlements deeply carved with two tiers of quatrefoils containing shields. It may originally have served as a private chapel. The chancel projects strongly between the aisles; it was lengthened by one bay during the restoration c. 1861. The eastern piers of the nave arcades are Perp, of lozenge plan with four shafts and wave mouldings in the diagonals (Pevsner's 'type B' standard Devon pier). The frieze-like capitals have big leafy bands, and in one or two cases, more delicate vine carving. The arches continue the moulding pattern of the piers. Two south arcade piers (eastern respond and the next pier west) have between them three Perp statuary niches, probably associated with medieval altars, and defaced at the Reformation. At the west end of the nave are three coarse square piers with chamfered angles. Some have on their east and west faces block- or cushion-shaped corbels outlined with roll mouldings (probably 17th century), from which rise double-chamfered arches. Their positions correspond with the projected direction of blast from the former tower base. The roofs are of wagon-vault form with big square panels and bosses, possibly c. 1646-50 with repairs. The chancel floors are of patterned tiles (probably Minton) c. 1861; the nave and aisles have boarding beneath the benches, and stone flagged walkways with tiled borders. A west gallery with kitchen and toilets were created beneath the tower in 2008; architect Michael Willis. Exceptionally refined pulpit of oak, c. 1670-90, with paired Corinthian colonnettes at the angles, a moulded arched panel to each face, and dentil cornice above a frieze of richly gilded carved scroll work with lion masks and cherubs' heads. Matching tester with similar gilded frieze (ejected from the church c. 1861, acquired by the Victoria & Albert Museum, and loaned back in 1960.) Stone and marble reredos, 1878, including relief of the Last Supper; sculptor Harry Hems. Octagonal font, 1914 of red-veined marble with richly carved quatrefoil panels. Font cover of oak, in open swept spire form. Hanging rood 1920, installed here in 2002 from St Oswald, Small Heath, Birmingham. Willis Organ (1864) from Sherwell Congregational church, Plymouth, installed here c. 1989. In a very big and elaborate Gothic case with pinnacles and crocketed gable. Oak tower screen by Herbert Reed, dedicated 1928, incorporated in the gallery of 2008. South transept chapel refitted 1938, with 17th century communion table, Neo-Perp oak reredos, and a 19th century oil painting by Catherine Doe copying Caravaggio's Ecce Homo. Monuments: chancel north; Sarah Gooding, d. 1698; elaborate, somewhat provincial Baroque tablet with busty caryatids. South chapel; Judith Hancock d. 1676; a more refined design with oval plaque in a leafy frame, Corinthian columns and segmental pediment. Pine benches c. 1861. Stained glass: Thirteen windows in all, mainly late 19th century. Four by Lavers & Barraud, probably including the big five-light east window and one beneath the tower. Later glass (e.g. a four-light Crucifixion c. 1893) typical of that date. Set immediately north of the town centre, an alley leads from the High Street into the south-east corner of a big densely-planted churchyard, lined on the south side with cottages like a village green. Paths attractively paved with local pebbles and dated "1813 WBC". South-east of the church is a big cobbled mound, reputedly the burial place of those killed in the explosion of 1646. The first recorded rector was in 1259, though a dispute occurred over the advowson in 1194, and the Saxon settlement doubtless had its parish church. The destroyed south tower and broach spire were probably 14th century, and there must have been significant renewal in the 15th century. In February 1646, the church suffered one of the English Civil War., Fairfax's Parliamentary forces, driving the Royalists into Cornwall, captured Torrington in a night assault from Hopton's Royalists. About 200 men - mainly Parliamentarian troops who had been captured - were killed when the Royalist gunpowder store was set alight. Fairfax narrowly escaped death. This marked the end of the First Civil War in the west. The resulting explosion and fire left the church ruinous until repaired in 1651. The question of how much fabric survived has been a vexed one. Hussell believed the Perp piers and capitals to be 17th century copying. Pevsner saw the western piers as shapeless 17th century rebuildings; others suggest they are 13th or early 14th century, presumably because of the double-chamfered arches which were fashionable at that time. That the piers and arcades eastward of the explosion site survived and were repaired is borne out by the pre-Reformation niches and vestry at the south-east. William White's restoration of c. 1861 overlaid much new detail.

SS4950519196

Market House

90517

2. Dated 1842, 2 storey, stucco front with pediment. Lower storey rusticated openings, that in the centre having ornamental east-iron gates. Upper storey has Ionic pilasters and 3 round-head sash windows with glazing bars. Circular panel in tympanum. Above is bell-cote with 4 Tuscan columns supporting small dome. Behind this building, a central cobbled lane is flanked by market stalls (Pannier Market). Most of these have been re-fronted, but some are open and east-iron Doric supports remain. Stucco gateway at south end has date 1842. The front of the building faces the end of High Street, and so can be seen to the best advantage.

SS4957019087

28 South Street

90518

2. Dated 1701, 2 storey, 5 window red brick front. String course. Heavy eaves cornice with brackets. Roof has 3 pedimented dormers, the central one segmental. Original lead down-pipe has enriched rain-water head with initials "CGM" and date. Sash windows. Doorway has shell hood on modillion brackets. Fine plaster work to under-side of hood consists of central cartouche with grouped weapons surrounding it. This house is almost identical with No 28 Bridgeland Street, Bideford, which Professor Richardson attributed to Nathaniel Gascoyne (1695). The Bideford example has lost its original doorway. Interior: one panelled front room to ground floor has exceedingly fine ceiling. This has round centre panel with a group of musical instruments in high relief. (cf Denham Place, Bucks, circa 1693). Foliage ornament in quadrant panels. Otherwise the interior is cut about and altered.

SS4950519065

Cross House

91734

Country house. 1680-85 according to Pevsner with C18 alterations and further remodelling in early C19. In mid C20 the house was reduced in size. Rendered stone walls. Hipped slate double span roof. 2 rendered axial stacks. Plan: Double depth plan, 3 rooms wide with large

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central stairhall. Originally there were 2 flanking wings which presumably contained the service rooms. When Stow House, the late C17 Grenville mansion in Cornwall, was demolished in 1720 some of its fittings were transferred to Cross, including the staircase. Further modifications took place in the early C19 when the exterior of the house appears to have undergone remodelling. In the mid C20 the top storey of the house and its 2 wings were removed. Exterior: 2 storeys. Symmetrical 3 bay 7 window front, disposed 2:3:2, 12-pane sashes on first floor, those to the right are early C19 whereas those at the centre and left have thicker glazing bars suggesting they are original. 15-pane early C19 sashes on ground floor with contemporary insertion of off central doorway with semi-circular fanlight over glazed door. Early C19 Tuscan portico of 4 granite columns with heavy frieze and cornice. The original form of the front is retained in the projecting keystones over the windows, the rusticated pilasters at either end, the moulded plinth and slightly projecting central bay. One storey section of wall at either end is all that survives of the 2 wings. The rear elevation has mainly early C19 9, 12 and 15 pane sashes apart from 2 C19 French windows to the left and an C18 12-pane sash to right of centre on first floor. 2 6-panel doors-one to left of centre and one at centre. Above the right-hand one is a flat doorhood on C17 or C18 carved consoles; the left-hand door has a reeded doorhood with dentilled cornice on C17 or C18 console brackets. Interior: Inaccessible at time of survey but recorded to contain an early Venetian window at the rear. Fittings transferred from Stow include a very fine staircase of 3 flights around an open well with closed string and openwork carving in the Gibbons style - Irish foliage, flowers, putti etc. Other fragments from Stow in other rooms.

SS4873617532

Church of St. James

91555

Parish church. Circa 1300 restored in 1868. Stone rubble walls. Gable-ended slate roof. Plan: nave and chancel, south transept and west tower - all probably of the same date, north porch may be slightly later. Restored and re-seated in 1863. Exterior: low west tower with dwarf pyramidal roof, battlemented without pinnacles. No buttresses or west doorway. Small pointed belfry openings to north and south. 2 windows on south side - one to nave and one to transept - 2 light with simple Decorated tracery. Small C15 East window which has 2 cinquefoiled lights. North and south chancel walls have simple trefoiled lancets of circa 1300 and the nave has a similar C19 window on its north wall. Gabled north porch with chamfered 2-centred arch doorway. Inside: C14 south doorway chamfered with 4-centre arched C17 or C18 panelled door. Chancel walls are plastered, otherwise the internal walls are rendered. There is no chancel or tower arch and an unmoulded plastered pointed arch to transept. Over the chancel is the old wagon roof with moulded ribs and carved bosses. Otherwise a C19 arch-braced and crown post-roof. The chancel floor has medieval Barnstaple tiles some with fleur-de-lys motif. In south chancel wall is original piscina with trefoiled head. The simple fittings are completely C19. Good wall memorial in north-east corner of chancel to Thomas Pollard who died 1710; nowy headed slate plaque with Corinthian column either side surmounted by scrolled pediment with armorial shield at centre and large figure of kneeling angel to left. Swags of flowers and fruit at base. East windows is made up of fragmented piece of medieval glass depicting various saints and Christ's crucifixion. This is an unspoilt example of a small early church, modest in size but with a number of interesting features and very picturesque appearance. Source: Kelly's Directory 1966

SS3847613261

GRADE II

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 25m from Great Gorwood Farm

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 15m from Great Gorwood Farm

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.

SS4128319746

Bearah farmhouse

91383

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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

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 Eckworth 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

Kerswell Farmhouse

91510

PARKHAM PARKHAM ASH SS32SE 5/191 Kerswell Farmhouse GV. II Farmhouse. Datestone 1673; mid/late C19 alterations. Colourwashed render over stone and cob; mid C19 gabled slate roof; C17 stone left end stack with drip courses; rendered mid C19 brick ridge stack. 3-unit plan with through-passage to left of central hall; mid C19 outshut to rear. 2 storeys. Front of 1:4 fenestration with lower service bay to left. C20 hood over late C19 half-glazed 4-panelled door. Flat rendered arches over late C19 two and 3-light casements and one horned plate-glass sash. Interior: open fireplace to left; central room has two ovolo-moulded and stopped beams, ovolo-moulded bressummer over open fireplace and 2 early C19 panelled cupboards with HL hinges: first floor not inspected but eaves noted as having been raised in mid/late C19.
SS3666820544

Granary 20m from Kerswell Farmhouse

91511

PARKHAM PARKHAM ASH SS32SE 5/192 Granary approx. 20m E of Kerswell Farmhouse GV. II Granary. Early C19. Coursed limestone rubble; gabled slate roof. Steps to C20 plank door set in gable end. Interior: A-frame truss with pegged collar. Included for group value.
SS3668020536

The Bell Inn

91491

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PARKHAM SS32SE 5/173 The Bell Inn II House, now public house. C17. Colourwashed render over cob and stone; gabled thatch roof; external end stacks of rendered stone finished in C19 brick; stone ridge stack. 3-unit plan with through-passage to right of central hall and continuous rear outshut. 2 storeys; 4-window range. Two late C19 porches with C20 doors. Flat rendered arches over C20 two-light casements. Interior: C17 joists on ground floor. First floor not inspected but likely to be of interest.
SS3873521172

Fortescue's Ash 91512

PARKHAM PARKHAM ASH SS32SE 5/193 Fortescue's Ash II Farmhouse, now house. Datestone IF/EF/1681; altered c. 1980. Coursed slatestone rubble; colourwashed render over cob first floor; gabled slate roof hipped to front of wing on left; large C17 stone right end stack with drip courses, finished in colourwashed C19 brick; similar ridge stack and end stack to front of wing on left. L-plan with front left wing. 2 storeys; 2-window range. Flat rendered arches over C20 door adjoining wing on left and C20 casements. Interior inspection not possible but likely to be of interest.
SS3655920802

Courtices 91484

PARKHAM SS32SE 5/166 Courtices II Two cottages, now house. Late C18/early C19. Coursed slatestone rubble with cob to gable ends and below eaves; gabled thatch roof; stone external end stacks finished in late C18/early C19 brick and in late C19 brick. 2-unit plan. 2 storeys; 2-window range. Timber lintels over blocked door and C20 door to centre. Timber lintels over C20 casement to right and late C19 two-light casements with glazing bars. C19 outshut to left and C20 extension to rear. Interior not inspected but likely to be of interest.
SS3949621341

Bocombe Farmhouse 91497

PARKHAM BOCOMBE SS32SE 5/178 Bocombe Farmhouse II Farmhouse. Early/mid C18. Coursed slatestone rubble with rendered cob to first floor. Gabled artificial slate roof; rendered brick ridge and right end stacks. 3-unit plan with lobby-entry to left of central room, and with continuous service range under same roof to rear. 2-storeys; 4-window range. C20 porch and door. Timber lintels over C20 two-light casements with glazing bars. C20 one-storey extension to left. C19 plank door to rear. Interior: 3 ground-floor open fireplaces, with stop-chamfered bressummers to two on right; split and sawn oak joists; C18 A-frame roof, each truss having a tie beam, a pegged collar and side struts and ridge purlin set in crossed apex. It is unusual for Devon that the house was built with a lobby-entry and a widely-pitched roof covering a double-depth plan.
SS3808521538

Nethercott 91489

SS32SE PARKHAM - 5/171 Nethercott - II Farmhouse. C17 remodelling of earlier house; early C18 extension to left; right bay built in 1891 (datestone in right gable). Colourwashed render over coursed slatestone rubble; gabled thatch roof; late C19 slate roof to right and to rear outshut. Left end stack of rendered stone; right end stack of rendered stone finished in late C19 brick. 2 storeys; 3-window range. Two-unit extended to 3-unit plan in early C18. Late C19 gabled hood with Welsh slate roof and late C19 six-panelled (2-glazed) door. Flat rendered arches over late C19 two-light casements with large leaded lights. Late C19 outshut to rear; C20 porch to right. Interior: central room has stone-flag floor, stop-chamfered beams, chamfered bressumer over open fireplace, and C17/18 winder stairs. Plain beam and open fireplace in room to left. First floor has bases of A-frame trusses; inspection of roof not possible. Position of C17 beams in central hall suggests that present C17 ceiling has been inserted into earlier open hall.
SS3746521699

Barn at Nethercott 91495

Former longhouse, now barn. Probable C16 origins, modified C17 and C20. Rubble and cob, concrete block repairs and insertions; corrugated iron roof. The building has been subject to severe decline in the C20, but was originally a longhouse, with through passage towards east end, and apparent two room dwelling to the left, or west end; there is a possibility that the principal entrance, now from the south, was originally on the north side, subsequently atrophied by sinking of a new approach lane on that side. Left end is hipped, over a wall rebuilt in stone, right end, with remains of large external stack, gabled; this end probably modified to include fireplace, but originally thought to have been animal house. South front, in 2 storeys, has various openings, including a 2-light C19 casement over square opening in former doorway at left, and, far left, a plank door. Section rebuilt in concrete block contains plank door, and to right are two square openings, one at each level. After stretch of stone walling long run now faced with corrugated sheeting, with 2 doors, some exposed stone and cob at corner. Return has left of stack a 2-light diagonal mullioned casement with original board shelters, blocked within by cob, over a second small square light, also blocked. The back, or north side, stands well up from the lane leading to Nethercott (q.v.) and is two thirds cob and one third concrete block. Roof, in bays, is an A frame C19 replacement; floors are mainly in stone setts. Entrance to throughway, has right room with bressumer on good stone cheeks to fireplace; the cambered bressumer carries cob walling. Left of throughway is central stack, now cut back below ridge, with lofty bressumer fire containing cloam oven; the stone cheeks are dressed to form canted sides to fire opening, and the flue, in cob, remains as built. Centrally to this main room is a transverse beam c 275mm deep and 300mm wide, with ovolo mould, and with for floor joists, now mainly gone. The south end of this beam is carried on a large, roughly rounded pier in stone

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built out from the outer wall. Beyond central room a small room to west, formerly with access, but now approached from outside. Although the internal partitions are only part-height, and outer walls are patched, with a late roof construction, this is a rare survival in this part of North Devon of a longhouse structure, and consequently is of considerable historical interest. The present owners (September 1988) have established considerable documentation covering the history of the farm.
SS3747321691

Pierces Farmhouse

91498

PARKHAM BROAD PARKHAM SS32SE 5/179 Pierces Farmhouse II Farmhouse. Late medieval; remodelled and extension to right built in early/mid C17; eaves raised and roof pitched widened in late C19. Colourwashed render over slatestone rubble; gabled slate roof; left end and ridge stacks finished in rendered brick. Open hall plan remodelled in early/mid C17 to make 3-unit plan with through-passage to left of central hall. 2 storeys; 4-window range. Late C19 brick porch with 4-panelled (2 glazed) door. Flat rendered arches over late C19 two and 3-light casements with glazing bars. Rear: C17 stair turret flanked by C19 outshuts. Interior: plain unchamfered beams flank passage, which has early/mid C19 dog-leg with winders staircase to rear. Central hall has chamfered bressummer over open fireplace; early/mid C17 ovolo-moulded beams to right. Roof: C19 roof trusses; above through-passage is front half of a late medieval raised cruck truss with a cambered collar, trenching for through purlins, and ridge purlin set diagonally into yoked apex (Alcock type LI); the truss has heavy smoke blackening, suggesting that it was built for a medieval open hall.

SS3767822067

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 West 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.

SS3960922834

Outbuilding 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

New Swan Farmhouse

91373

ALWINGTON HORN'S CROSS SS32SE 5/56 New Swann Farmhouse II Farmhouse, now house. Built c. 1825. Colourwashed render over coursed slatestone rubble; hipped slate roof; cast-iron guttering to front, with lion's mask motifs; C20 brick end stacks. Double-depth plan. 2 storeys; symmetrical 3-window range. C19 gabled porch with round-arched entry; half-glazed inner door with decorative fanlight. Flat rendered arches over 30-pane sashes on ground floor and late C19 horned 12-pane sashes on first floor. Side walls have 36-pane sashes; C20 outshut to rear. Interior: early C19 dog-leg with landing staircase, with stick balusters on open string and wreathed handrail; panelled doors. 1825 date inscribed on roof truss.

SS3854723216

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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 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

Kingsland cottage

91505

PARKHAM GoLDWORTHY SE32SE 5/186 Kingsland Cottage GV. II Farmhouse, now house. Late C17/early C18. Colourwashed render over stone and cob; gabled thatch roof; mid C19 brick ridge stack; external left end stack of stone with bread-oven projection. 3-unit plan. 2 storeys; 5-window range. Flat rendered arches over C20 door to left of centre and early C20 two-light casements. C20 extension to rear. Interior not inspected but likely to be of interest.

SS3926922881

April cottage

91482

PARKHAM SS32SE 5/164 April Cottage II House. C17. Colourwashed render over cob and stone; thatch roof, half-hipped to right; left end stack of stone finished in C19 brick. 2-unit plan. 2 storeys; one-window range. Gabled C20 porch with C20 door to left. Flat rendered arches over late C19 three-light casements; similar casements and C20 extension to rear. Interior not inspected but noted as having C17 joists and chamfered bressummer over open fireplace to left.

SS3950022092

Fry's Cottage

91485

PARKHAM SS32SE 5/167 Fry's Cottage II Cottage. Late C17/early C18, with late C19 extension to right. Colourwashed render over coursed slatestone rubble; gabled roof, with asbestos sheet roof to left and late C19 slate roof to right; stone ridge stack (formerly right end stack of C17 house). One-unit plan extended to 2-unit plan in late C19. 2 storeys; 2-window range. Late C19 plank door to right of centre, set in beaded frame. Flat rendered arches over late C19 two-light casements. Interior: boxed beam; bases of A-frame truss visible.

SS3975922184

Tucking mill and attached outbuilding

91516

PARKHAM YEO VALE SS42SW 6/197 Tucking Mill and attached outbuilding GV. II Millhouse, now house. Late C17 with late C19 and C20 alterations. Coursed slatestone rubble; mid C20 brick over cob first floor; gabled late C19 slate roof; two late C19 brick ridge stacks. 3-unit plan with through-passage to right of central hall. 2 storeys; 4-window range. Two late C19 gabled slate hoods over late C19 plank and 4-panelled doors. Late C19 two-light casements. C17 two-storey outbuilding, former shippon and hay loft, to left has loft door above C19 plank door. Interior: C17 ovolo-moulded beams on ground floor; first floor not inspected. C20 roof trusses in shippon.

SS4030222492

Dotheridge farmhouse

91376

ALWINGTON YEO VALE SS42SW 6/59 Dotheridge Farmhouse GV. II Farmhouse. c. 1740-50; rear outshut built c. 1835; late C19 alterations. Colourwashed render over cob and stone; gabled late C19 slate roof; late C19 brick end stacks. 3-unit plan with rear outshut. 2 storeys; symmetrical 3-window range. Late C19 four-panelled (2 glazed) door to left of centre, with trellised porch. Flat rendered arches over late C19 four-pane plate-glass sash above door and similar 6-pane sashes. Late C19 bay added to right has late C19 four-pane sash above french window. Interior: bressummer over C18 open fireplace to left; cast iron grates; late C19 staircase in narrow central hall. Roof has A-frame

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trusses with pegged collars and with date 1745. Lean-to roof over rear outshut has painted date 1835. On the site of a house recorded on deeds from 1254. (Deed in owner's possession).
SS4019022584

Outbuildings 2m W of Dotheridge farmhouse

91377

ALWINGTON YEO VALE SS42SW 6/60 Outbuilding approx 2m w of Dotheridge Farmhouse GV. II Outbuilding. C17 one-unit dwelling extended and remodelled to make brewhouse, bothy and stable in early C19. Coursed slatestone rubble with cob to right gable end and beneath eaves; gabled slate roof with corrugated asbestos to rear; C19 brick ridge stack. One-unit dwelling extended to make 2-unit outbuilding in early C19. Two storeys; 2-window range. Timber lintels over three C20 plank doors: C17 label mould over central doorway, which was inserted into former C17 window. Timber lintels over loft window to left and C19 two-light casement with glazing bars. Pointed-arched blind window in left gable wall. Interior: central room has chamfered ogee-stopped bressummer over open fireplace and chamfered beam. Early C19 A-frame trusses with pegged collars. Dotheridge Farmhouse (q.v.) and this outbuilding are a conspicuous landscape feature of Yeo Vale. It is possible that the C17 dwelling was the original farmhouse, before the present one was built in the 1740s.
SS4018222580

Court

91358

ALWINGTON SS42SW 6/41 Court II Vicarage, now house. c. 1830. Coursed slatestone rubble with stucco front; gabled slate roofs; brick end stacks (to front) and ridge stacks (to rear) have diagonally-set brick flues with dentilled drip courses. Double-depth plan with long rear wing. 2 storeys; symmetrical 3-window range. Flat roofed C19 porch with 6-panelled door. Flat rendered arches over early C19 two-light Tudor-arched casements with glazing bars. Rear and interior inspection not possible but central hall noted as having early C19 staircase with stick balusters and wreathed handrail.
SS4017123239

Town Farmhouse

91368

ALWINGTON SS42SW 6/51 Town Farmhouse GV. II Farmhouse. C17, with probable earlier origins; C19 alterations; roof pitch widened and bay to right of door rebuilt in early C19. Colourwashed render over coursed slatestone render; C20 concrete tile roof, hipped to right and with half hip to left; late C19 brick ridge stack to right; stone right end stack finished in late C18/early C19 brick; gable end stack to rear left of rendered stone finished in C20 brick; rear lateral stack (to central hall) of rendered stone finished in C20 brick. L-plan with stair-turret set in angle of cross wing to left: main range is of 3-unit plan with cross passage to right of central hall. 2 storeys; 4-window range. Canted C20 hood over mid C19 six-panelled (2 glazed) door. Flat rendered arches over early C19 twelve-pane above 16-pane sashes, and 2 blind windows to right. C17 stair turret with early C19 horizontal sliding sash to left. C19 glazing-bar casement set in heavy pegged frame in right gable end. C19 outshut and C20 porch to rear. Cross wing projecting to front left has flat rendered arches over 2 late C19 horned plate-glass sashes. Interior: early/mid C19 dog-leg with landing staircase in cross passage; room to left (the central firmer hall) has C17 chamfered beams, bressummer over open fireplace and C17 doorway with ovolo-moulded architrave to mid C19 dog-leg stairs with winders in stair turret. Front room of cross wing has C19 plank door, C17 chamfered beams and stop-chamfered bressummer over open fireplace; roof not inspected but principal rafters for A-frame trusses noted. The position of the beams in the central hall suggests that the present C17 ceiling was inserted into a former open hall.
SS4048623214

Lynch gate and attached walls bounding E side of churchyard

91335

ALWINGTON SS42SW 6/38 Lynch gate and attached walls bounding east side of Churchyard of St. Andrew (q.v.) and attached to north end of Town Farm Cottage (q.v.) GV. II Walls and lych gate. C17 walls flank late C19 lych gate. Walls of coursed slatestone rubble with drip course beneath triangular coping. Late C19 stone-built lychgate has gabled Welsh slate roof above late C19 wood-framed door with cast-iron bars. Lych gate is flanked by approx 11m of wall to north and 18m of wall to south, the latter having steps to two old (probably C17) stiles leading from farmyard to churchyard. Included for group value.
SS4048623170

Town Farm cottage

91369

ALWINGTON SS42SW 6/52 Town Farm Cottage GV. II Three cottages, now house. Late C17. Colourwash over coursed slatestone rubble; gabled asbestos slate and slate roofs; C17 stone left end stack with drip courses; C17 stone ridge stack finished in mid C19 brick. 3-unit plan. 2 storeys; 4-window range. Mid C19 gabled porch to left of centre, with C20 outer door and C19 plank inner door. Timber lintels over C20 casements; rolled steel joist over C20 inserted garage entry to right. Interior: ogee-stopped bressummer over open fireplace in garage to right; chamfered and plain beams; similar open fireplace with cloam oven to left adjoining plank cupboard doors with late C17 butterfly hinges. First floor has principal rafters for two C17 A-frame trusses to right.
SS4050023143

Base of churchyard cross

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91356

ALWINGTON SS42SW 6/39 Base of churchyard cross in the churchyard approx 2m S of W Tower of Church of St Andrew GV. II Base of churchyard cross. C15. Limestone. Broached octagonal base, with square mortice for missing shaft, set on square plinth.
SS4045823154

South Yeo

91515

PARKHAM YEO VALE SS42SW 6/196 South Yeo II House. Early C19 (c. 1830) refronting and remodelling of earlier house. Colourwashed render over cob and stone; gabled slate roofs, hipped to front; rendered brick end stacks. Double-depth plan, with additional wings flanking two sides of yard to rear. 2 storeys; 5-window range. 6-panelled door on left, set within panelled reveals and pedimented architrave with fluted pilasters; C20 glazed door to right set in raised stone architrave. Flat rendered architraves over early C19 sixteen-pane sashes, including blind window to left; bracketed eaves. Left side wall has round-arched stair light. Two horizontal sliding sashes to rear left. Interior: panelled doors set in moulded wood architraves; stone winder stairs to cellar.
SS4089622575

Barn approx 15m W of Howley Farmhouse

91488

PARKHAM SS42SW 6/170 Barn approx 15m W of Howley Farmhouse II Barn, stable and cartshed. C17 barn flanked by mid C19 stable and cartshed. Cob and stone; gabled corrugated iron roof. Barn of 5-bay plan with threshing floor. Timber lintel over central doorway. Interior: A-frame roof with pegged collars and notched apexes; 3 trusses are jointed to timbers set in rear wall. Lean-to cartshed to right. Stable to left has timber lintels over loft and stable doors, and stone steps to loft door in left gable end.
SS4066222098

Halsbury farmhouse and attached outbuilding

91486

PARKHAM SS42SW 6/168 Halsbury Farmhouse 20.2.58 and attached outbuilding (formerly listed as Halsbury Farmhouse) GV. II Farmhouse. 1659 datestone (reset) to wing on right; wing to left altered in early C18. Coursed slatestone rubble; gabled asbestos slate roof, with slate roof to rear; rendered stone ridge stack to left; rendered stone rear lateral stack. L-plan with front right wing: dwelling is contained within main wing to left, which is of 3-unit plan with rear lateral stack to central parlour to right of hall. 2 storeys; 5-window range. Late C19 six-panelled (2 glazed) door set in mid C17 moulded wood architrave. Flat stone arches over C20 windows to right, early/mid C18 twelve-pane sash with thick glazing bars above door, and two early C19 six-pane sashes to left; timber lintel over late C19 horned plate-glass sash to left. Wing projecting to front right, a former outbuilding and now used as a cowhouse: left side wall has doveholes, timber lintels over mid/late C19 three-light casements in blocked doorway, timber lintel over C19 six-pane casement to first floor on left; front wall, of 3-window range, has timber lintel over C20 door, loft door above, C20 window to right and blocked window; 2-storey projecting bay to right. Two C19 outshuts to rear. Interior of house, in range to left: mid C17 chamfered beams to ground-floor rooms on left and to centre, the central room having a mid C17 plaster cornice; room to right has mid C17 ovolo-moulded stone fireplace, mid C18 plaster cornice and quatrefoil-shaped plaster panel to ceiling. First-floor has mid C18 plaster cornice. C19 panelled doors: panelled doors with fielded panels are mid C18, including door with C17 S-scroll hinges opposite front door. Roof not inspected. Outbuilding to right has chamfered beams, and C17 joists of large scantling to projection on right.
SS4142821969

Barn 15m NE of Halsbury farmhouse

91487

PARKHAM SS42SW 6/169 Barn approx 15m NE of Halsbury Farmhouse GV. II Barn. Mid C17, with mid C19 wheelhouse and alterations. Coursed slatestone rubble; hipped scantled slate roof; slate roof to wheelhouse. 7-bay plan with central threshing floor. Canted Welsh slate roof over stone cheeks flanking mid C19 plank double doors set in chamfered wood frame; doveholes over doorway to right. Mid C19 wheelhouse to left has ventilation slits and mid C17 coat of arms. C17/C18 plank double doors set in chamfered wood frame to rear of threshing floor. Interior: mid C19 king-post trusses built within C17 principal rafters of large scantling; wheelhouse to left has large cross beam.
SS4146121994

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

War memorial

503913

South West Archaeology Ltd.

Land at Sunderleigh Buckland Brewer, Devon

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

The Coach and Horses 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

REGISTERED PARKS AND GARDENS

Great Torrington Cemetery

5059

Great Torrington Cemetery is situated c 0.75km west of the centre of Great Torrington, to the north of the A386 Bideford Road. The c 2.5ha site is bounded to the south by a high buttressed stone wall which separates the cemetery from Bideford Road, while to the north and east the site is enclosed by low stone walls separating it from Great Torrington Common to the north and domestic properties to the east. To the west the cemetery is enclosed by traditional Devon banks, hedges, and walls which separate it from further areas of Common. The site slopes down from the southern boundary to the chapels and the burial areas beyond, allowing views north across Great Torrington Common and the steep-sided valley of a stream, Common Lake. The cemetery is entered from the A386 Bideford Road to the south at a point c 50m east of its junction with Limer's Hill. Low stone quadrant walls surmounted by ornamental cast-iron railings extend north from gothic stone piers with gabled caps which are set in the boundary walls. The quadrant walls are terminated by further identical stone piers which flank the entrance which comprises a pair of cast-iron carriage gates with quatrefoil ornaments and down-swept top rails with flame finials. The carriage gates are adjoined to the east by a single pedestrian gate of similar design which is supported by a cast-iron pier. To the east of the entrance stands a two-storey Tudor Gothic-style lodge of stone construction with Barnstaple brick details around the windows. The lodge has picturesque details including ornamental bargeboards and stands behind a small garden which adjoins the drive. From the entrance a wide tarmac drive drops gently north for c 100m to reach a carriage turn immediately south of the chapels. The drive is flanked to east and west by grass banks which rise to artificially raised and levelled burial areas. The banks are separated from the drive by low evergreen hedges of laurel, holly, and rhododendron which continue to enclose the south side of the carriage turn south of the chapels, and are planted with specimen evergreen trees including Deodar cedars, Douglas firs, and yews. A pair of stone Gothic-style chapels stands on an artificially levelled terrace c 100m north of the entrance to the cemetery. The chapels are placed symmetrically to flank the axis of the drive leading from the entrance to the burial areas north of the chapels, while a First World War memorial in the form of a monumental granite cross on a square stepped base placed at the centre of the carriage turn south of the chapels emphasises the formality of the arrangement; the war memorial was constructed by the local monumental mason, Parnacott (signature on monument). The chapels are of identical external design with rubble-stone buttressed walls, dressed stone window openings, and steeply pitched slate roofs. Each chapel has a projecting gabled wing on its south side. The Anglican chapel to the east is entered through a gothic-arched door beneath a small stone-framed quatrefoil-shaped window in the west facade; the Nonconformist chapel to the west is entered in a similar way from the east. The entrance facade of each chapel is surmounted by a small bellcote. The chapels form the focal point of the mid-C19 cemetery scheme; their designer has not been identified (2001). The north, east, and west boundaries of the cemetery are planted with a thick belt of mature beech, conifers, and evergreen shrubs. There is a further dense area of evergreen shrubbery on the western boundary and at the south-west corner of the site. For the better accommodation of graves, the site is partly terraced. To the east and west of the drive, and raised above its level by steep grass banks, are two approximately rectangular burial areas. That to the east is surrounded by mature trees and evergreen shrubs, while that to the west adjoins the dense areas of shrubbery on the site boundary; there is a late-C20 area for the interment of cremated remains adjacent to the south-west boundary wall. Each burial area is characterised by a large number of late-C19 and early-C20 slate headstones of traditional form: those in the eastern or Anglican area are predominantly manufactured by the monumental mason Parnacott, while those on the western or Nonconformist section are signed by Edyvean, who succeeded Parnacott in the early-C20. This reflects the different dates at which the respective terraces were appropriated for burials: that to the east was already in use by 1886 (OS), while the area to the west remained densely planted with shrubbery and specimen trees in 1904 (OS). Curved walks descend from each terrace to reach the carriage turn south of the chapels. Immediately north of the chapels a steep grass bank drops down to the level of a series of approximately rectangular burial areas which are arranged to east and west of a central walk which continues the axis of the entrance drive towards the northern boundary of the site. The burial areas are divided into a grid pattern by tarmac walks which are planted with regularly spaced pairs of clipped Irish yews. The eastern perimeter walk is curved to reflect the line of the east boundary, and ascends past a rhododendron hedge and mature specimen conifers to reach a further burial area to the east of the Anglican (east) chapel. The western perimeter walk leads to a similar area to the west of the Nonconformist (west) chapel. At the lower or northern end of the site, parallel to the northern boundary, is a late-C20 lawn cemetery; this replaces some of the dense boundary shrubbery shown on the late-C19 OS map (1886). The cemetery retains a good collection of mid and late-C19 and early-C20 funerary monuments. These include, c 10m east of the east chapel a headstone with armorial carvings surmounted by an urn commemorating members of the Hole family (c 1880), and a group of monuments west of the west chapel including a marble angel erected in memory of

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William Vaughan (d 1903). A further significant group of monuments to the north of the west chapel includes a Classical-style sarcophagus with acroteria ornaments commemorating the Rev James Buckpitt (d 1866), and a short stone obelisk in memory of the Rev Richard Noble (d 1877). Some 15m north of these monuments, a Classical-style pedestal in memory of Valentine Farleigh (d 1859) is enclosed by ornamental cast-iron kerb railings, while c 10m west of this monument, a marble headstone commemorating Robert Henry Palmer, RN, who was killed at the Battle of Jutland in 1916, incorporates at its head a carved relief of HMS Black Prince, the vessel in which he served. On the south-west terrace, c 20m south-south-west of the west chapel, a stone headstone commemorating Corporal Frederick Rhodes of the 105 Company, Canadian Forestry Corps, who was killed on active service in May 1918, is decorated with the insignia of the Corps, a pair of forester's axes. Great Torrington Cemetery is little changed in layout since the early-C20. It remains a good example of a rural cemetery established by a Burial Board and retains many features reflecting its mid-C19 origins.

SS4865919414

Appendix 3
Supporting Photos



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



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 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 valley to Frithelstock Church and ruins of priory, showing valley setting; from the north-west.



View of Monkleigh Church, within the landscape, showing landscape dominance of the tower; from the south-west.



Detailed view of Frithelstock church and ruins of the priory behind; from the south.



View along the farm track to Collingsdown Farmhouse; from the south-west.



View of Park Farm, across the fields, with the extant turbine in clear view; from the north-east.



View of one of the barrows at Wrangworthy Cross; from the north-east.



Views across the fields at Wrangworthy Cross, including a number of the shallow barrow mounds; from the east, north-east.



Kerswell Farmhouse, just visible down the long private farm track; from the north.



Parkham Church, located on the north side of the 'village square', within the churchtown; from the south-east.



The Bell Inn at Parkham; form the south-west.



Boccombe Farmhouse, the long driveway and views to Little Boccombe, which is not Listed, the asset is set high on the slope above the valley; from the north



Pierces Farmhouse in Broad Parkham; from the south-east.



New Swann Farmhouse in Horns Cross, along the A39; from the west, south-west.



The long driveway to West Goldworthy farm; from the east.



West Goldworthy Farm, viewed distantly across the fields; from the east, south-east.



Brittons Farmhouse, in Goldworthy; from the south-east.



Kingsland Cottage at Goldworthy; from the south, south-west.



View across Town Farm and Town Farm cottage, to the church in Alwington; from the north-east.



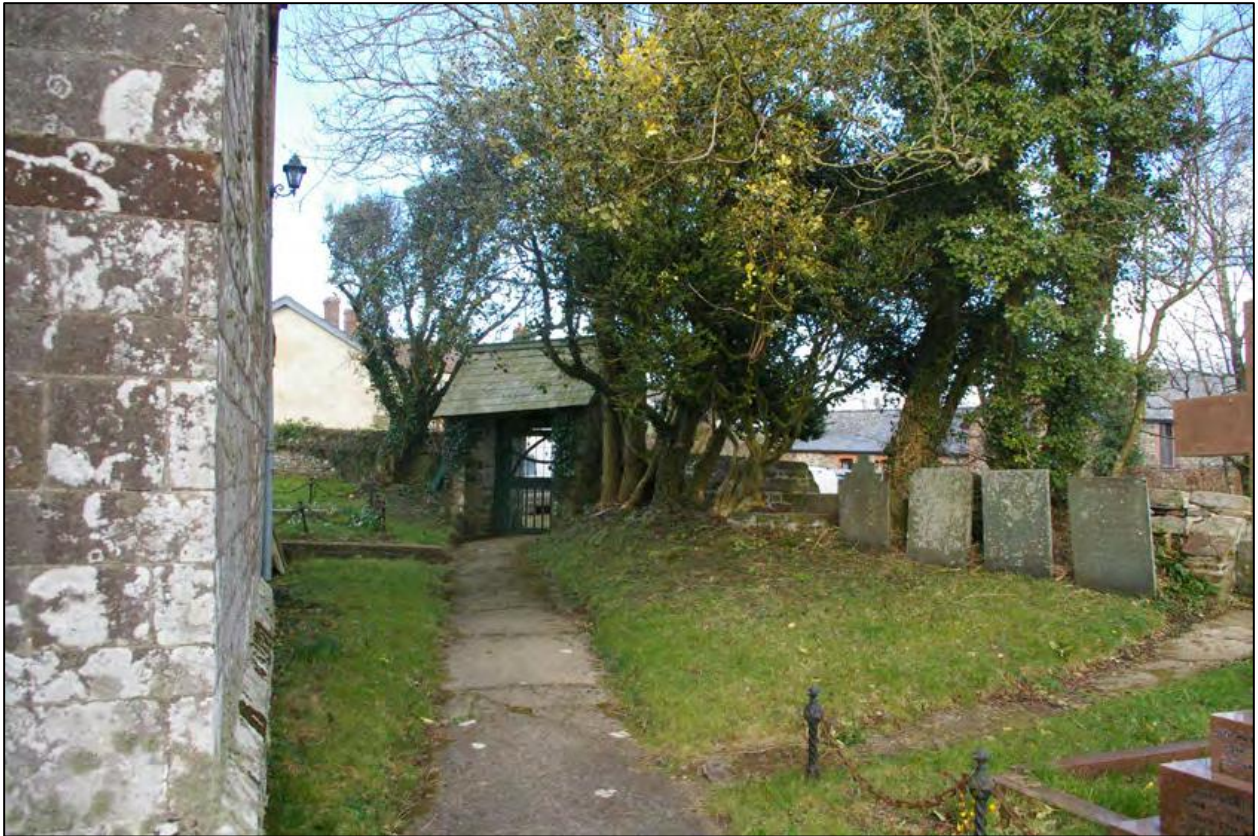
The church in Alwington; from the north-west.



The cross base in the churchyard at Alwington; from the west.



Barns and buildings at Town Farm, at Alwington; from the west, north-west.



The Lych Gate and walls at Alwington; from the south-west



Court, the former Rectory at Alwington; from the east, south-east.



The war memorial in Buckland Brewer; from the east, south-east.



Change in Time, former Inn, along Tower Hill, in Buckland Brewer; from the east.



The Coach and Horses public house in Buckland Brewer; from the south-west.



View of the church within the village setting and view along the main street, the village is a conservation area; from the east.



View of Buckland Brewer and the church tower, showing the landscape dominance; from the east.



View of Great Torrington, showing the visibility of the church spire; from the west, north-west.



Great Torrington Cemetery, a registered park and garden; from the south.



Cross House, visible on the high ridge amongst the backdrop of trees; from the north, north-east.



Great Torrington Church, within its wooded churchyard; from the south-west.



View of Market House in the town square in Torrington; from the north, north-west.

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