

# LAND at EASTLEIGH BARTON, EASTLEIGH WESTLEIGH PARISH DEVON

Results of a Geophysical Survey, Walkover Survey  
& Historic Visual Impact Assessment



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Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

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### **Results of a Geophysical Survey, Walkover Survey & Historic Visual Impact Assessment**

*For*

Nick Leaney  
*of*  
Aardvark Environmental Matters

*On behalf of*

Mr. S Ellam  
*of*  
Murex Energy Limited

*By*



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April 2014

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## Summary

*This report presents the results of an archaeological geophysical survey and historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) at Eastleigh Barton, Eastleigh, Westleigh, Devon in advance of the construction of a single 500kW (67m to tip) wind turbine.*

*The proposed turbine would be located in a field belonging to Eastleigh Barton, which in turn belonged to the Manor of Eastleigh. The geophysical and walkover surveys failed to reveal anything of archaeological interest, though the field lies within a posited early-medieval enclosure.*

*In terms of the wider landscape, the proposal site is located just south of a ridgeline, below the summit of a broad ridge orientated east to west. This landscape is open and undulating, and any tall vertical element will be highly visible, within its immediate landscape. However, the large-scale rolling landform serves to diminish the visual scale and impact of the development over the wider (4-10km) landscape.*

*Within 5km of the proposed turbine there are 38 Listed buildings or groups of Listed buildings, most of which are Listed Grade II, but ten buildings or groups are Grade II\* and one Grade I. There are eight Grade II\* buildings and three Grade I buildings at 5-10km. There are 5 Scheduled Monuments within 10km. Many of the buildings and monuments would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge on a large number of heritage assets (**negative/minor**), and a reasonable proportion would be more seriously affected. These are the Church of St Michael at Horwood, Tapeley Park and its registered parkland, Eastleigh Barton, Southcott Barton, The Pines, White Lodge, Treyhill Farmhouse, Little Pillhead Farmhouse, Webbery Barton and Little Webbery (**negative/moderate**). There may also be some cumulative impact on Little Pillhead Farmhouse, Webbery Barton and Little Webbery if the proposed turbines on Land East of Alverdiscott Substation are constructed. Eastleigh Manor House and its associated historic outbuildings (and Eastleigh generally as an historic settlement) would be the asset group to be harshly impacted by the proposed turbine (**negative/substantial**).*

*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**. The cumulative impact of wind turbines in this landscape should also be considered.*

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 The Staff of the Devon Record Office

## 1.0 Introduction

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<b>Location:</b>	Eastleigh Barton, Eastleigh
<b>Parish:</b>	Westleigh
<b>County:</b>	Devon
<b>NGR:</b>	249142,127460

### 1.1 Project Background

This report presents the results of a desk-based appraisal, walkover and geophysical surveys, and an historic visual impact assessment (HVIA) carried out by South West Archaeology Ltd. (SWARCH) at Eastleigh Barton, Eastleigh, Westleigh, Devon (Figure 1). The work was commissioned by Nick Leaney of Aardvark Environmental Matters (the Agent) on behalf of Mr. S Ellam of Murex Energy Limited (the Client) in order to identify any heritage assets in the wider area that might be affected by the installation of a 500kW wind turbine, and to identify any potential archaeological features on the site through geophysical and walkover surveys. The work was conducted in accordance to a project design (Appendix 1) drawn up in consultation with Ann-Marie Dick of Devon County Historic Environment Team (DCHET) and Nick Russell of English Heritage (EH).

### 1.2 Topographical and Geological Background

The location of the proposed turbine is within an agricultural field approximately 500m south-south-east of Eastleigh Barton and approximately 2.6km north-east of Bideford (see Figure 1). The site lies at approximately 90m(AOD) and is set below the top of a ridgeline within an undulating landscape.

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). These overlie the mudstone and siltstone of the Ashton Mudstone Member And Crackington Formation (undifferentiated) (BGS 2013).

### 1.3 Historical Background

The proposal site lies near the village of Eastleigh on the eastern edge of the parish of Westleigh, about 3km north-east of the historic town of Bideford and 11km south-west of Barnstaple. The parish lies in the hundred of Fremington and the deanery of Barnstaple. Eastleigh Barton formed part of the Manor of Eastleigh, and is recorded as owned by the Berry family from 'an early period'. The Berry family also purchased the Manor of Westleigh from the Wilmers. Eastleigh Barton and Westleigh manor were both inherited by the Reverend John Torr in the early 19<sup>th</sup> century (Lysons 1822).

The area around the proposed turbine site is classified as *post-medieval enclosures* on the Devon Historic Landscape Characterisation (DHLC).

### 1.4 Archaeological Background

The proposal site is surrounded by a number of designated and undesignated monuments (see Figure 5 and Table 1). The site sits within a curvilinear enclosure, potentially of Early Medieval date, which encloses Eastleigh Barton, suggesting a high potential for medieval remains (Green

2000). Eastleigh Barton itself is a 16<sup>th</sup> century Grade II\* Listed building and Eastleigh Manor to the north of the site is also Grade II\* and of late 15<sup>th</sup> century to early 16<sup>th</sup> century date and includes a range of early 19<sup>th</sup> century Grade II Listed outbuildings.

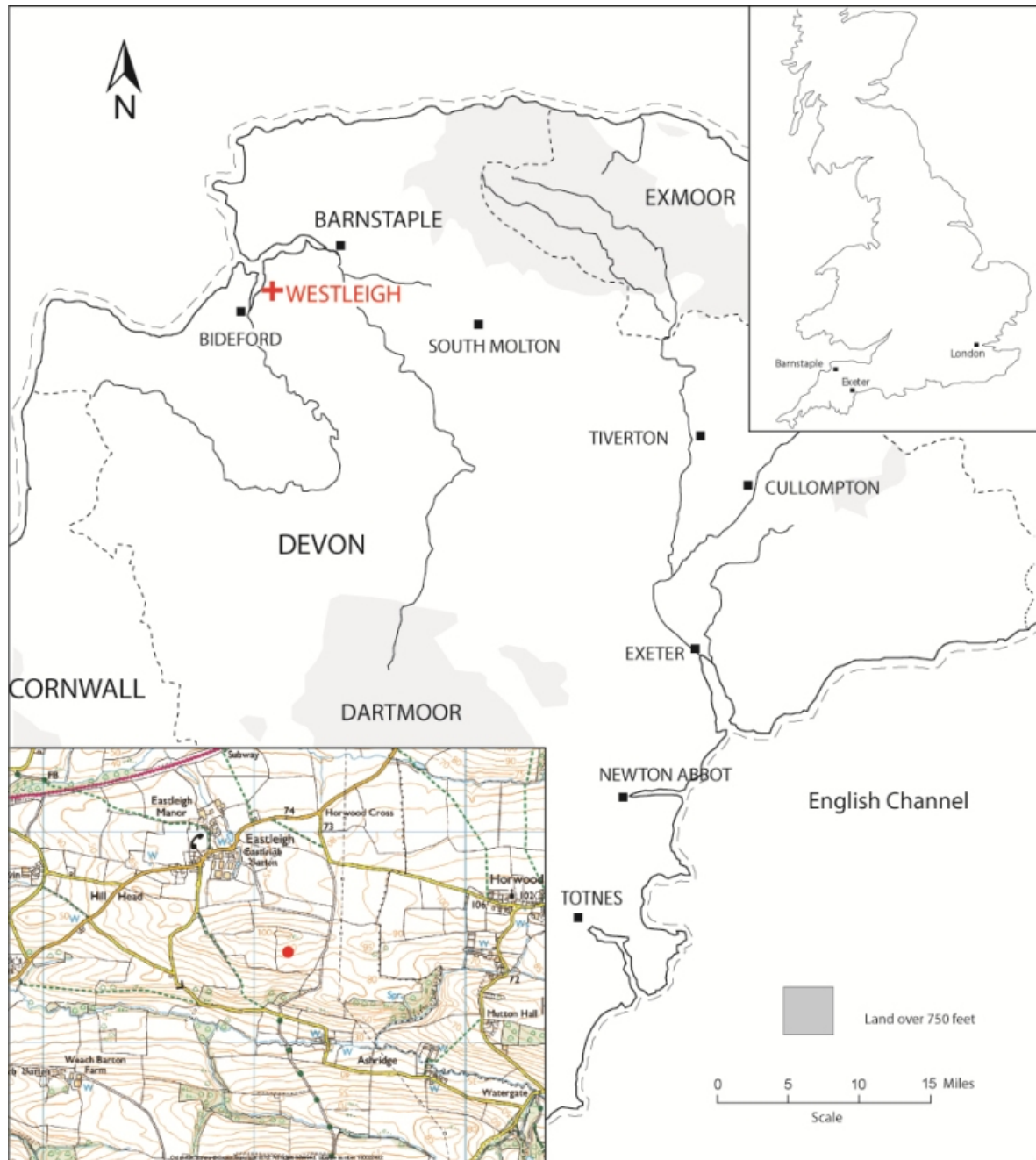


Figure 1: Site location (the location of the proposed turbine is indicated).

## 1.5 Methodology

This document follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (IfA 1994, revised 2012), *The Setting of Heritage Assets* (English Heritage 2011a), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), *Wind Energy and the Historic Environment* (English Heritage 2005), and with reference to *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002), *Guidelines for Landscape and Visual Impact Assessment* 2<sup>nd</sup> edition



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(Landscape Institute 2002), *The Development of Onshore Wind Turbines* (Cornwall Council 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011), *Visualisation Standards for Wind Energy Developments* (Highland Council 2010), and the *Visual Representation of Windfarms: Good Practice Guidance* (Scottish Natural Heritage 2006).

## 2.0 Results of the Desk-based Assessment

### 2.1 Documentary History

According to Lysons (1822), the Manor of Eastleigh belonged to the Berry/Barry family from ‘an early date’ by marriage from the de Legh family. This implies the manor had been home to an eponymous member of the local gentry (Legh/Leigh) who derived their name from the manor, much like the Fulfords or Aclands. Thomas Berry, the last male member of that line, died in 1802 and left the Manor to a nephew, whose daughter married the Rev. John Torr. A Mrs Jane Torr is the owner in 1840, and Eastleigh Barton was leased at that date to a Richard Balsdon.

### 2.2 Cartographic Analysis

Eastleigh Barton held a large block of land south of the hamlet, defined by a set of clear curving boundaries. This has been identified as a potential early medieval enclosure (see Green 2000). Within these boundaries can be seen a very local process of enclosure, with both *South Down* and *Beacon Close* appearing to have been taken in from an area of open land (Figure 2). All of these fields may have come under arable cultivation, and indeed many of them are listed as such in the tithe apportionment. The field-names are, for the most part, prosaic and straightforward. The exception – Beacon Close – may indeed indicate there was a beacon on the hilltop here. Apart from some boundary loss – particularly to the south-east – the modern landscape appears much as it was in 1840 (Figures 3-4).

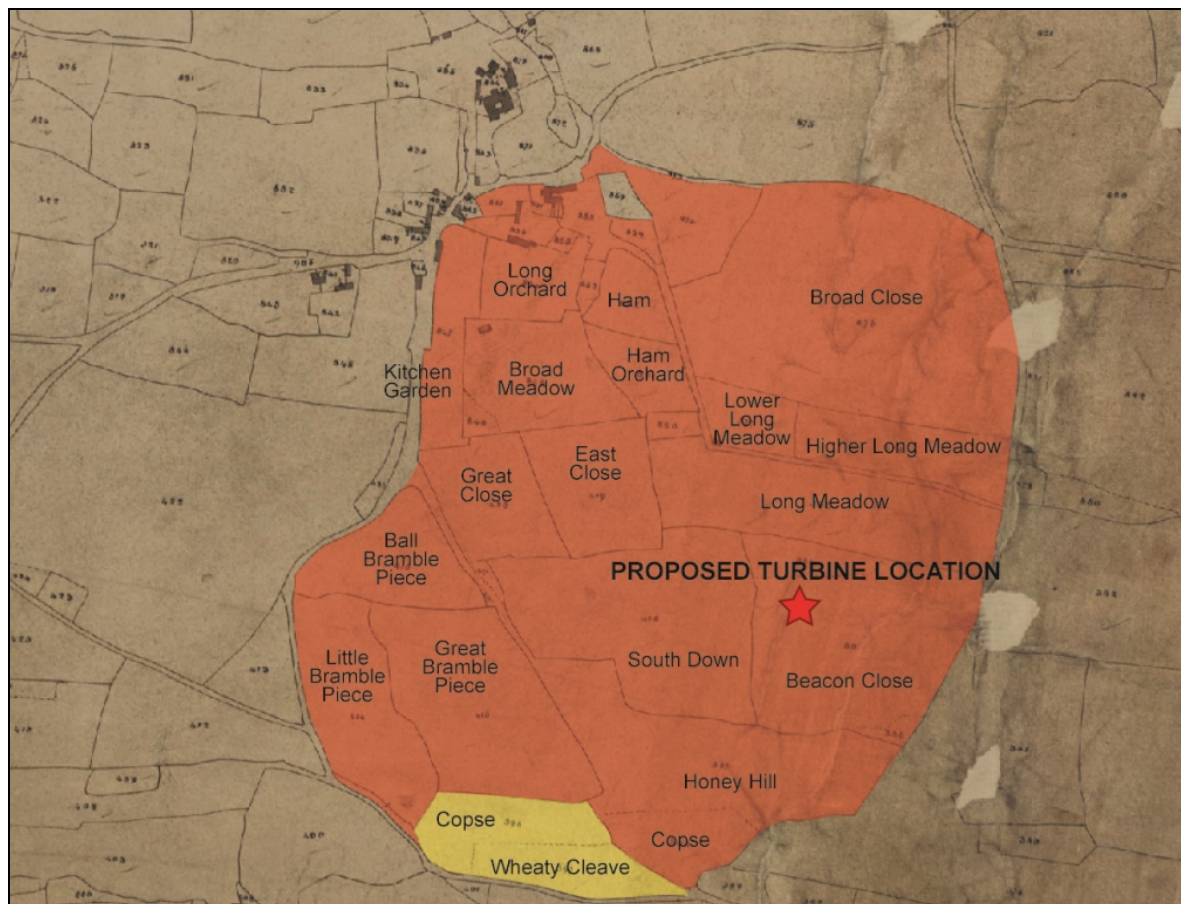


Figure 2: Extract from the 1840 Westleigh tithe map; areas in red belonged to Eastleigh Barton, areas in yellow to Ashridge. The proposed location is indicated.



Figure 3: Extract from the Ordnance Survey 1<sup>st</sup> Edition Map of 1887. The proposed location is indicated.



Figure 4: Extract from the Ordnance Survey 1943 Revision. The proposed location is indicated.

### 3.0 Site Inspection and Archaeological Background

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#### 3.1 Site Inspection

The possible field in which the turbine is to be situated was visited in March 2014, by Emily Wapshott. The site was walked, photographs and panoramic viewsheds were captured and notes and descriptions were taken (see Appendix 3). The topography, intervisibility with other landscape features, settlements, historic assets, and other turbines were assessed and any obvious below ground archaeology (earthworks) recorded.

The proposal site sits south of Eastleigh village, on a high ridge of ground. The location is set just off the brow of the ridge, on a south-facing slope and on the peak of the hill to the north is a small plantation of trees and scrub, which may provide an element of local blocking. The field was under crop at the time of the site visit, with a ploughed topsoil.

The location to the east showed no obvious signs of any archaeology, being an even slope, with some natural undulations showing geological banding on the lower slopes. The area was carefully examined, taking care not to damage the growing crop, but no topsoil finds were observed. The crop was as of yet quite low and no obvious crop marks or patches could be seen indicating below ground disturbance, apart from obvious tractor tracks. A line of pylons runs down the valley to the south-east and sets a precedent in the immediate area for modern vertical skyline features within the valley.

Direct confirmation of visibility could be confirmed for the Scheduled Monument, of the possible Roman marching camp on the opposite ridge of ground to the south. Intervisibility was also partially confirmed for several Listed buildings including Little Pillhead Farmhouse, Webbery Barton and Bulworthy Farmhouse, which are located on the opposing north-facing slope of the next ridge of higher ground. Direct confirmation could also be made of intervisibility with Bideford from this location as well. Views to the north from ground level are not possible, due to the local blocking of the small plantation of trees.

From this location several turbines are visible to the south-west on the western banks of the Torridge, and the windfarm at Fullabrook Down to the north is also visible beyond the north bank of the Taw estuary. A single farm turbine also lies approx 2km away, near Huish Moor.

### 3.2 Archaeological Background

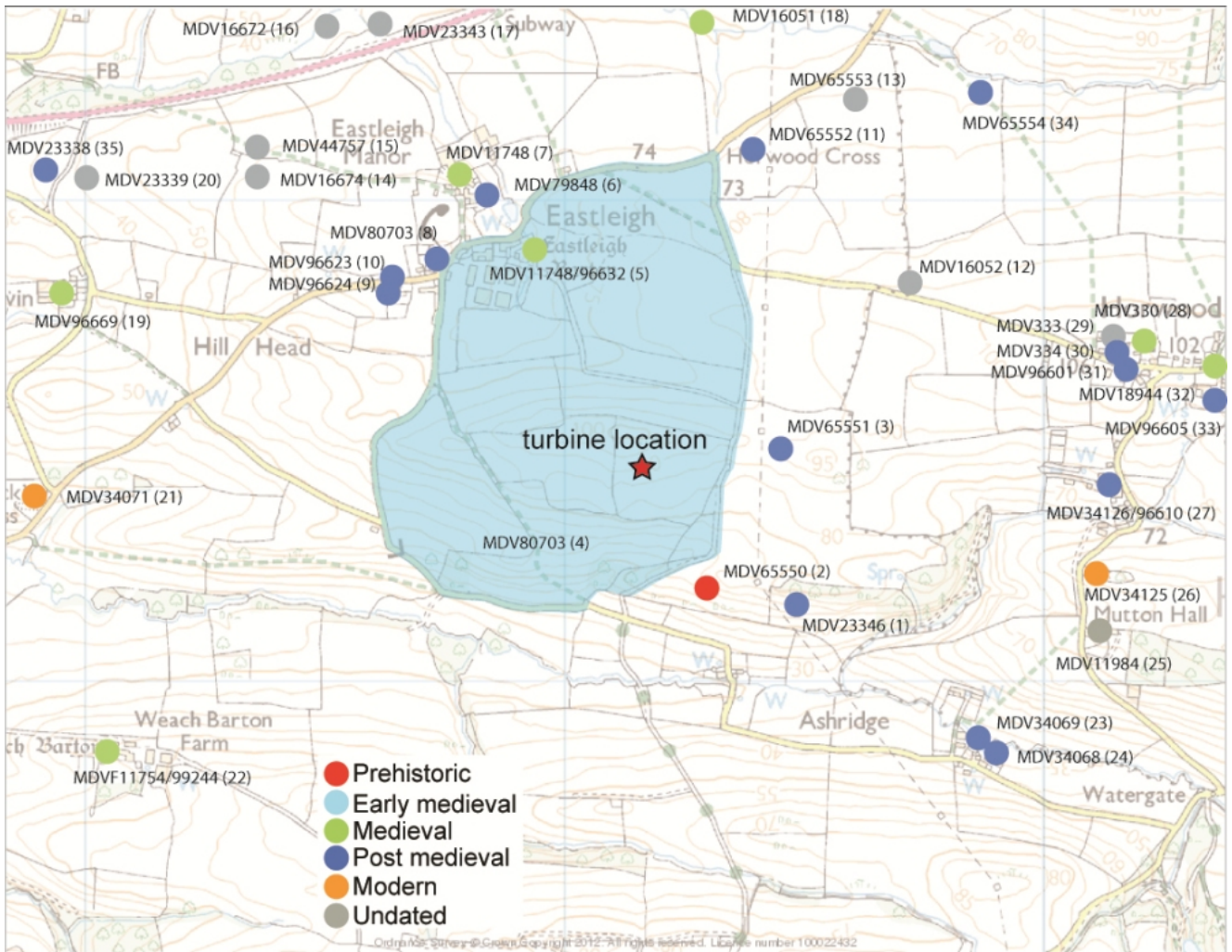


Figure 5: Map of the nearby undesignated and designated assets.

No.	Mon ID	Site Name	Record	Notes
1	MDV65549	Westleigh – ‘Black Down’	Monument	Field name relating to possible industrial activity
2	MDV65550	Ashbridge, barrows	Monument	2 possible barrows
3	MDV65551	Westleigh - Quarry	Monument	Site of C19 quarry
4	MDV80703	Curvilinear enclosure, Eastleigh	Monument	Curvilinear enclosure
5	MDV11749/96632	Eastleigh Barton	Building	Barton Farmhouse 7 garden walls including bee boles
6	MDV79848	Eastleigh Manor	Farmstead	Manor House & C19 granary, barn with round house, Ha Ha, Shippons, Courtyard walls, Kitchen garden walls
7	MDV11748	Eastleigh Manor	Manor House	Medieval Manor House
8	MDV80703	No. 1 Rock Cottage	Building	C17 or earlier cottage
9	MDV96624	The Pines	Building	Post Medieval building
10	MDV96623	Barn E of The Pines	Building	Post Medieval building
11	MDV65552	Westleigh ‘West Luxborough’	Monument	C19 field name
12	MDV16052	Horwood, cropmark	Monument	Cropmark on aerial photograph
13	MDV65553	Westleigh – ‘Great Luxborough’	Monument	Field name indicating possible earthwork
14	MDV16674	Westleigh - enclosure	Monument	Rectilinear enclose & other cropmarks
15	MDV44757	Westleigh - enclosure	Monument	Enclosure
16	MDV16672	Westleigh - Cropmarks	Monument	Cropmarks

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17	MDV23343	Westleigh - hollows	Monument	Circular hollows
18	MDV16051	Westleigh – field system	Field-System	Medieval field system
19	MDV96669	Bradavin Farmhouse	Building	Late medieval building
20	MDV23339	Westleigh – ‘Quarry Close’	Monument	Field name – possible quarry
21	MDV34071	Westleigh - quarry	Quarry	Modern quarry
22	MDV11754/99244	Weach Barton	Farmstead	Late medieval farmstead & farmhouse
23	MDV34069	Ashridge Mill	Monument	Site of corn mill with pond & leat
24	MDV34068	Mill pond	Monument	Site of mill pond to E of Ashridge Mill
25	MDV11894	Mutton Hall	Building	Undated historic building
26	MDV34125	Horwood - quarry	Quarry	Large C19 quarry
27	MDV34126/96610	The Old Vicarage	Building	Post medieval/modern former rectory
28	MDV330	Horwood, St Michael’s Church	Building	Horwood, Medieval Parish Church
29	MDV333	Horwood, Holy Well	Holy Well	Site of St Michael’s holy well
30	MDV334	Horwood, Hoopers Cottage	Building	Post Medieval cottage
31	MDV96601/21586	Horwood House	Building	Post medieval building
32	MDV18944	West Horewood	Monument	Medieval settlement
33	MDV96605 &71179/96597	West Barton Farm	Buildings	Post medieval farmhouse & granaries
34	MDV65554	Horwood - Barn	Monument	Site of former barn
35	MDV23338	Westleigh	Monument	Site of former buildings

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

### 3.3 Assessment of Impact

Ground disturbance associated with the installation of supports, for the wind turbine, the concrete base pad and cabling or ancillary works during the construction phase could result in permanent, irreversible loss of below-ground remains of archaeological features within the development area, or of elements of these. The works, expected to be deeper than current topsoil levels, will affect any buried cut features, although these are likely to have already suffered some truncation during the construction of the smaller turbine.

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

#### 4.0 Results of the Geophysical Survey

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A detailed magnetic survey (gradiometry) was carried out at the site of the proposed turbine, and along the line of the access track (Figure 6). This work was undertaken by SWARCH personnel in March 2014, and the data was processed by Stratascan. What follows is a summary of the full report (see elsewhere – Stratascan Report No. J6516).

This summary report and all fieldwork have been conducted in accordance with both the English Heritage guidelines outlined in the document: *Geophysical Survey in Archaeological Field Evaluation, 2008* and with the Institute for Archaeologists document *Standard and Guidance for Archaeological Geophysical Survey*.

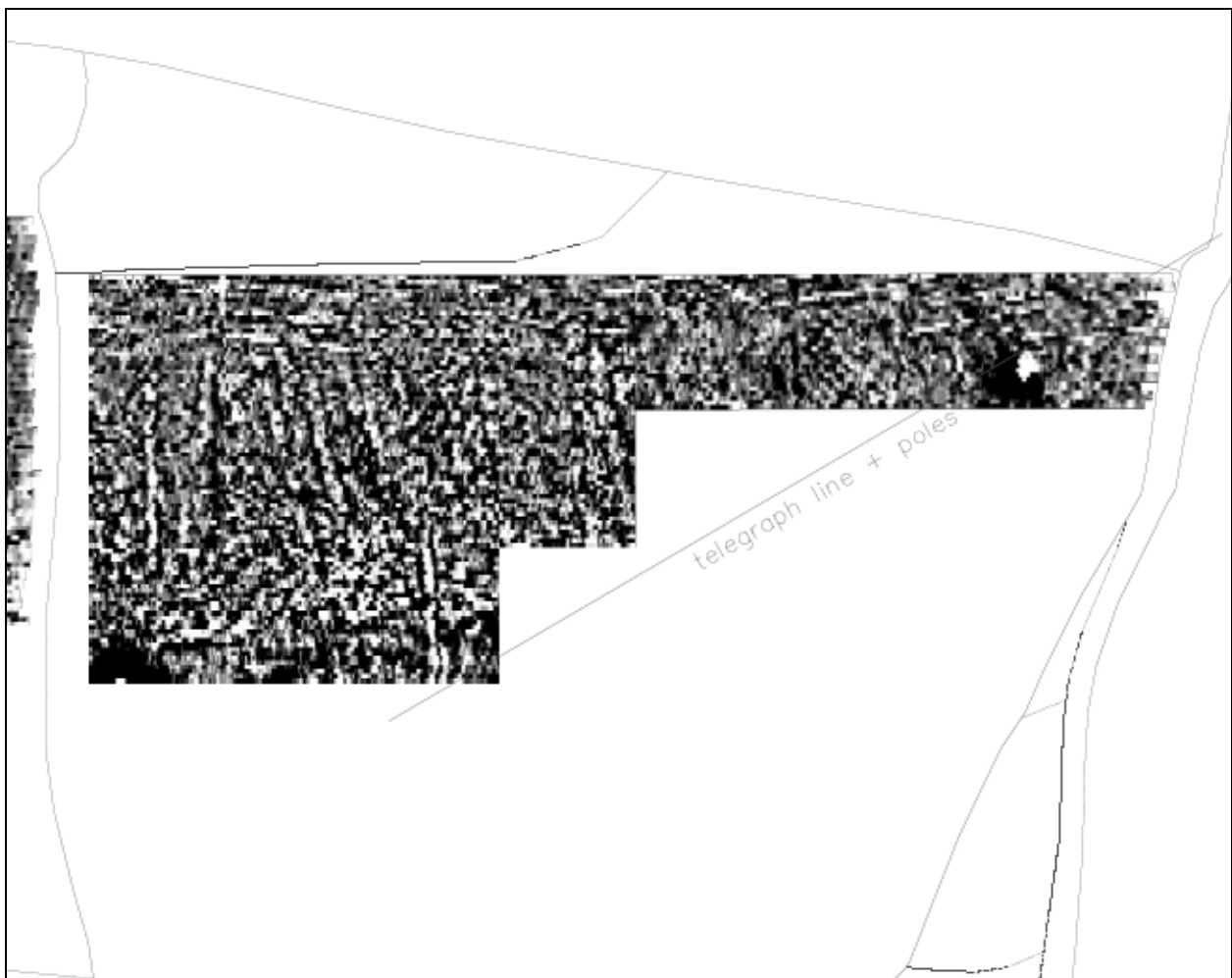


Figure 6: Greyscale plot of minimally processed gradiometer data for the proposal site (Stratascan Report No. J6516: Figure 8).

#### 4.1 Interpretation

The geophysical survey has revealed two negative geophysical anomalies that possibly correspond to archaeological features, such as banks or earthworks, but may simply be agricultural in origin (see features numbered #1 on Figure 7).

Apart from along the extant field boundaries modern interference is surprisingly scarce across the site, although there is evidence for plough scarring (Numbered #2 on Figure 7) and two areas of magnetic disturbance as a result of ferrous debris (Numbered #3 on Figure 7).



Figure 7: Interpretation plot (after: Stratascan Report No. J6516: Figure 11).

#### 4.2 Conclusion

The survey at Eastleigh has not identified any probable archaeological anomalies. There are two possible archaeological anomalies; however these could equally be related to modern agricultural activity. The remaining anomalies are of modern origin, relating to agricultural activity, ferrous objects and fencing.



## 5.0 Visual Impact Assessment

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### 5.1 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.*

### 5.2 Likely Impacts of the Proposed Development

#### 5.2.1 Types and Scale of Impact

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

- Construction phase – The construction of the wind turbine will have direct, physical impacts on the buried archaeology of the site through the excavation of the turbine foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of its mast (40m to hub and 67m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbine 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.

#### 5.2.2 Scale and Duration of Impact

The impacts of a wind turbine on the historic environment may include positive as well as adverse effects. However, turbines of any scale are usually white and introduce a tall vertical moving intrusion into the local historic landscape. Therefore the impact of a wind turbine will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and the vast majority of protected historic buildings.

For the purposes of this assessment, these impacts are evaluated on a five-point scale:

**Impact Assessment**

<i>Neutral</i>	No impact on the heritage asset.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the turbine would impact upon the setting of a heritage asset, but the impact is restricted due to the nature of the asset, distance, or local blocking.
<i>Negative/moderate</i>	Where the turbine would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity of the turbine; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the turbine would have a severe impact on the setting of a heritage asset, due to the particular sensitivity of the asset and/or close physical proximity; it is unlikely local blocking or mitigation could ameliorate the impact of the turbine in these instances.
<i>Group Value</i>	Where a series of similar or complementary monuments or structures occur in close proximity their overall significance is greater than the sum of the individual parts. This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the turbine is direct and irreversible e.g. on potential buried archaeology beneath the turbine base.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the turbine i.e. c.25 years.

In addition, the significance of a monument or structure is often predicated on the condition of its upstanding remains, so a rapid subjective appraisal was also undertaken.

**Condition Assessment**

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving hedgebanks around a cropmark enclosure.
<i>Not applicable</i>	There is no visible surface trace of the monument.

Note: this assessment covers the survival of upstanding remains; it is not a risk assessment and does not factor in potential threats posed by vegetation – e.g. bracken or scrub – or current farming practices.

**5.2.3 Statements of Significance of Heritage Assets**

The majority of the heritage assets considered as part of the Visual Impact Assessment have already had their significance assessed by their statutory designations; which are outlined below:

### *Scheduled Monuments*

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

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

### *Listed Buildings*

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

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

*Grade I* buildings of exceptional interest, sometimes considered to be **internationally important** (forming only 2.5% of Listed buildings).

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

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

#### *Parks and Gardens*

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

### 5.3 Methodology

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011), with reference to other guidance, particularly the *Visual Assessment of Windfarms: Best Practice* (University of Newcastle 2002). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

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



Table 2: 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).

### 5.3.1 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 3 below), the figures quoted were developed with regard to windfarms rather than individual wind turbines, and should in this instance be treated as a worse-case scenario. Subsequent work has suggested it over-estimates the impact at middle distances, as it takes no account of differing landscape character or visual context (University of Newcastle 2002, 61).

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

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

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

Table 3: The modified Sinclair-Thomas Matrix (after 1999).

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

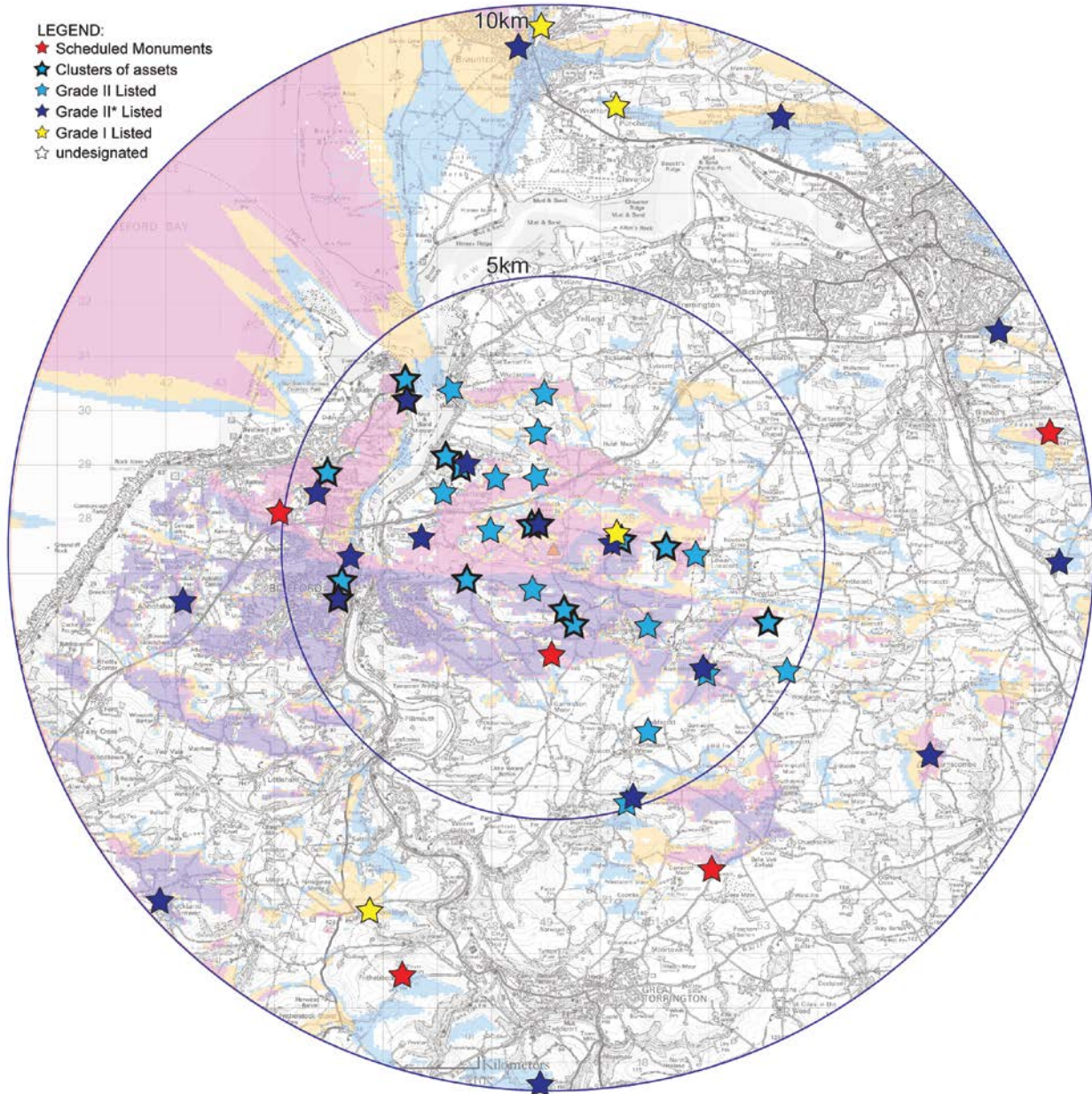


Figure 8: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km (based on a ZTV supplied by Aardvark EM).

#### 5.4 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this undulating, hilly landscape will be extensive within 3km, but very patchy beyond that, save to the west where the area between Appledore and Bideford will be affected out to 6-7km. The ZTV was mapped to a total distance of 30km from the turbine site by Aardvark EM (Figure 8). The visibility of the proposed turbine will diminish with distance, and may be locally blocked by intervening buildings within settlements by individual trees, hedgebanks, woodlands and natural topography, particularly to the south and north. Theoretical visibility has been assessed as the visibility to the blade tip (67m). Up to 1km all HER records were consulted; up to 5km Listed Buildings (of all grades) were considered; at 5-10km only Grade II\* and Grade I Listed Buildings and Scheduled Monuments were considered; at 10-15km only Registered Parks and Gardens and Registered Battlefields were considered.

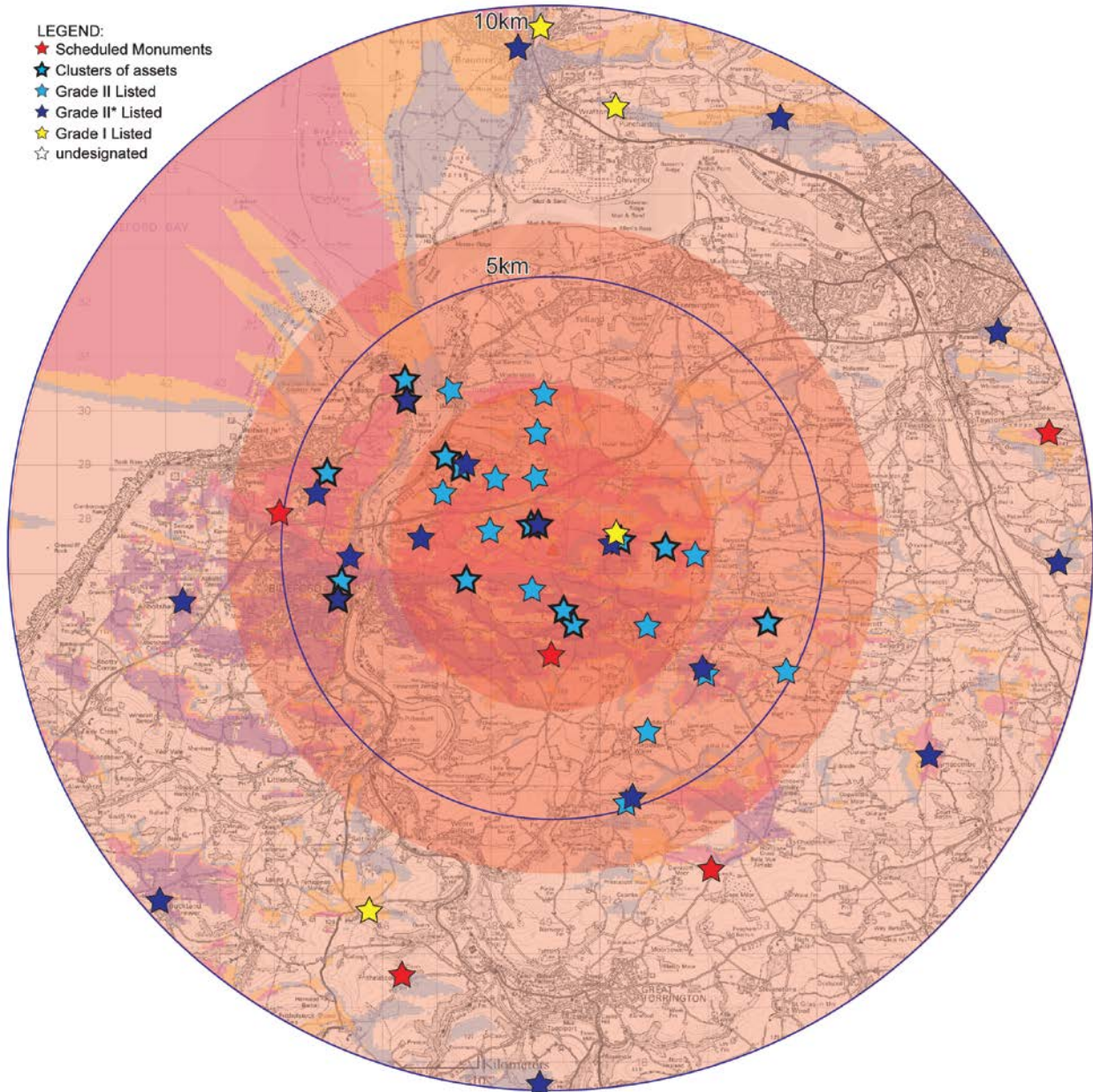


Figure 9: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km, related to the Sinclair-Thomas Matrix (based on a ZTV supplied by Aardvark EM).

### 5.5 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 1km, 5km and 10km, together with the heritage assets that the landscape encompasses. The areas mapped on the ZTV as having intervisibility are very wide close to the wind turbines location, especially out to 2km but less so to the north and south. Views out to the Taw and Torridge Estuary to the north-west are extensive, encompassing Braunton Burrows, Appledore, Northam and parts of Bideford. The villages of Eastleigh, Westleigh and Horwood lie closest to the turbine, within 2km and contain over 40 listed buildings and gravestones, (2-3km). Other historic settlements within 5km of the turbine include, Northam, Appledore and Bideford to the west at 4-5km, and Alverdiscott and Newton Tracey to the east at 3.5-4km. There are 38 groups or individual listed buildings within 5km of the turbine; including the Grade I listed church at Horwood. There are five



scheduled monuments, or groups of monuments recorded within the 0-10km of the proposed turbine.

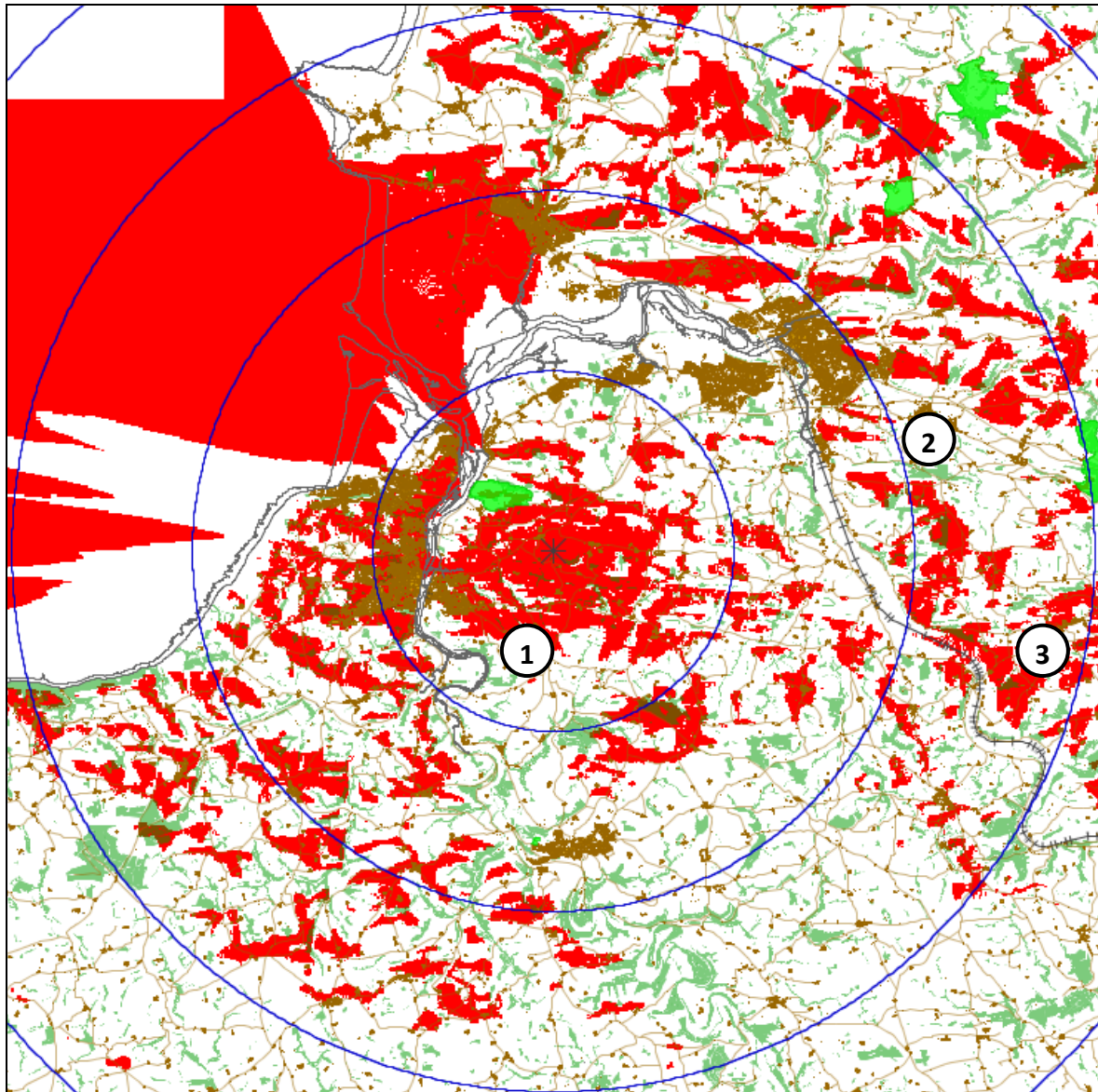


Figure 10: Distribution of protected landscapes within the ZTV (to tip) of the proposed turbine, out to 15km; ZTV to tip (67m) shown in red (based on a ZTV supplied by Aardvark EM). The Registered Parks and Gardens are: 1. Tapeley Park (GII\*); 2. Youlston Park (GII); 3. Castle Hill (GI). Data © English Heritage 2014; contains Ordnance Survey data © Crown copyright and database right 2014.

## 5.6 Impact by Class of Monument/Structure

### 5.6.1 Listed Structures: Farm Buildings

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

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the

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

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

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

*Sinclair-Thomas Matrix Zone A: Dominant*

- Treyhill Farmhouse, Westleigh; medium significance; Grade II Listed; condition: good. The farmhouse has a garden with trees to the south, which will provide some local blocking however it also has clear views over the A39 and Eastleigh towards the turbine c.1km to the south (Figure 11). There is direct intervisibility between the turbine and heritage asset however as a farmhouse it is an agricultural building which was not built with views in mind, but as it is of later date (late 18<sup>th</sup> century) it has been built with bigger windows, which provide wider and clearer views. Small buildings lie to the south but will not protect the main front south elevation; impact: **negative/moderate**.



Figure 11: Photomontage and existing view from public road south of Treyhill (supplied by Landscape Visual Ltd.).

- The Chimneys, Westleigh; medium significance; Grade II Listed; condition: good. Formerly two cottages now a single residence set in a wooded garden, with bank and/or hedged boundaries. The house sits to the south of the village, and will have direct intervisibility, with the proposed turbine to the south-east. Some slight blocking by the plants and trees in the gardens, and the topography. Built as two cottages, presumably with an agricultural function views would not have been a primary concern in the construction and are not fundamental to the buildings value. It does however lie within 2-3km of the turbine and the turbine will completely change the landscape in which this building was constructed and is experienced. The experience of this landscape is already hampered by the A39 roadway however and this extant modern impact slightly mitigates the expected effects of the turbine; impact: **negative/minor**.
- Huish Cottages, Westleigh; medium significance; Grade II Listed; conditions: good. These cottages may have some slight views to the top of the blades or the top of the turbine as the woodlands of the Tapeley estate rise and run across the various valleys between the cottages and the turbine. These small lodge style cottages perform a former and specific function in association with the estate and have no real recourse to views; impact: **neutral**.
- Fullingcott Farmhouse, Instow; medium significance; Grade II Listed; condition: fair to good. There would be some views possible to the proposed turbine at 4-5km across the Tapeley Park estate and woodlands, probably only the tops of the turbine will be visible. The farmhouse looks out over the estuary to the west and it is these views back to the heart of the village of Instow itself which are the only ones of any importance; impact: **neutral**.
- Crosspark Farmhouse; medium significance; Grade II Listed; condition: fair to good. Set on the side of the road between Horwood and Newton Tracey at a small staggered cross roads with Lovacott to the east. This road follows a high ridge of land, with the ground falling away to the north and south. Crosspark may have views of the proposed turbine, however it has been built specifically for agriculture and does not depend on its views for its value. Its setting within the small settlement and amongst its outbuildings will not be affected and our understanding of the farmhouse as an agricultural building listed for its architectural value cannot be affected by the turbine. The experience of the farmhouse is also not really affected by some views at 3-3.5km as it is just removed enough to not directly impact on the setting although it is on the very borderline of the zone of dominance and prominence; impact: **neutral to negative/minor** in winter.
- East Barton, Horwood, including walls and gatepiers, Stable block, Old Coach House, Barn; medium significance; Grade II Listed; conditions: fair to good. This group of farm buildings is set in a wooded enclosure away from the road accessed through two gateways. The buildings can be seen from across the fields to the west and the house and outbuildings lie at the crest of and down the north facing slope, on the south side of a valley. As a barton farm this group of buildings reflects a higher status, with large sized and quality outbuildings, which increases the value of the group and its sensitivity to change in its setting. The views and former functional relationships between the buildings have now changed as many have been converted to housing. They can still be understood as a house and outbuildings and can be experienced as a group, the outer tree lined boundary creating an inward focus. At 2-3km the turbine will not directly impact upon the setting of the buildings or upon the experience of the house and barns within their enclosure but it will affect the experience looking outwards, as it will be visible to some extent from the western parts of the site; impact: **negative/minor** for the outbuildings and **neutral** for house locally blocked by buildings and trees/hedges.
- Bulworthy Farmhouse, Alverdiscott; medium significance; Grade II Listed; condition: good. Visible down its drive the house has extensive buildings to the north and north-east, although it appears there will be clear views to the turbine to the north-west. The key views of the house are to the south and north-east, although the proximity and dominance of the

turbine are such that it will have a detrimental impact on its wider landscape setting; impact: **negative/moderate**.

- Little Pillhead Farmhouse, Barn 50m East of West Webbery, Webbery Barton, & Little Webbery; medium significance; Grade II Listed; conditions: good. All of these buildings sit on the north-facing slopes opposite the two potential turbine sites and the direct intervisibility is discussed in the walkover survey. Little Pillhead and Webbery Barton are both of some size and status and therefore their views may have more value than 'typical' agricultural buildings. The turbine will completely dominate and alter their valley setting and this will have an effect on our understanding of these assets. There may be elements of local blocking by walls, barns and trees/hedges to each building, particularly Webbery Barton, but the proximity and dominance of the turbine is such that this will not be comprehensive enough to completely counteract the effects. Also in the planning system is an application for three 91m to tip turbines on land to the east of Alverdiscott Substation, which is to the south-east of these assets. The proximity of these larger turbines would partially mitigate the proposed turbine at Eastleigh Barton, although they would become surrounded by turbines so a cumulative affect will apply; impact: **negative/moderate**.
- Weach Barton Farm, Westleigh; medium significance; Grade II Listed; condition: good. Visible only from afar from the road between Eastleigh and Bideford. The farm is set on a high ridge and appears to potentially have some views to the proposed turbine site from its north elevation. It appears that the farmhouses principal elevation is to the south. There are buildings to the east which may limit these views, but it is likely since the turbine is so close that there will be some intervisibility. The experience of the building may be affected by the proximity of the turbine, being within the dominant zone it will also affect the wider landscape setting quite considerably, by which the farmhouse takes its function and context; impact: **negative/minor to negative/moderate**.
- Pillhead House, Bideford and milestone near entrance; medium significance; Grade II Listed; conditions: good and unknown. This large building is set in heavily wooded grounds and there are slight glimpses possible down the drive. The house has dense woods to the north and east which are expected to block all views to the turbine; impact: **negative/unknown** but expected neutral.
- Bradavin Farmhouse and adjoining walls, Westleigh; medium significance; Grade II Listed; condition: good. This house has a projecting wing to the east which runs south and encloses the house, focussing views to the south and west. There will be an effect on the wider setting of the farmhouse and to some very limited extent on the experience, with some views possible from the general area to the south-east of the asset. The turbine cannot impact upon the central courtyard with the farmhouse and enclosing barns. Merely having views from around the farmhouse is not significant enough for a major impact, but the farmhouse will still lie within close proximity, c.1.4km so the turbine will affect the landscape in which it is set; impact: **negative/minor**.

*Sinclair-Thomas Matrix Zone B: Prominent*

- Kennacott Farmhouse, Marwood, including Stables, Cartshed, Cider Mill House, Granary, Stables with loft over; medium significance; Grade II Listed; conditions: good. This is a farm group of some significance, the quality and quantity of the outbuildings increases the importance of the group and its sensitivity to change in its setting. The buildings lie to the north and east of the farmhouse blocking views and the whole is set in a heavily wooded enclosure. It is expected that local blocking will play a significant role here and that views to the turbines will be negligible; impact: **neutral**.
- West Woodlands and barn, Newton Tracey; medium significance; Grade II Listed; condition: unknown. Some very limited views of the farm possible across the fields but the buildings are accessed down a long private track. It is expected the house and barn may block each

other and be further blocked by the large plantation directly to the north which runs west along the roadside; impact: **negative/unknown** but expected neutral.

- Alscott Barton, Alverdiscott; medium significance; Grade II Listed; condition: excellent. This farmhouse is surrounded by a modern housing estate, with historic and modern farm buildings to its west and north-west. These buildings limit views to the north-west, which are further blocked by the adjacent parish church and churchyard. This farmhouse holds a higher status and role within the settlement historically, being within the churchtown settlement. It is expected that the local blocking will be such from the building that there will be no direct views from the asset and no change in our understanding or the experience of the building from the church or road, especially given the change in its immediate context; impact: **neutral**.
- Haddacott Farmhouse, Huntshaw; medium significance; Grade II Listed; condition: good. This house is very enclosed to its primary south elevation and there are also some individual barns and buildings to the north and north-west which create further blocking. There are likely to be views from the rear of the farmhouse towards the turbine. These will further be reduced by trees and hedges, as there is a small woodland to the north. Even if views are possible they are not likely to intrude directly on the setting as the turbine will be 4-5km away and the experience of the house from the road and from within its barns and buildings will be unaffected. The experience of the house from the rear, may be affected but wider landscape views would not have been relevant to this building, built for an agricultural function. The turbine is within the zone of prominence but there are other turbines visible nearer the building, which are visible from the primary south elevation and of far more impact to the building, although cumulative impact should be considered; impact: **neutral to negative/minor**.
- Barton Farmhouse, Huntshaw; medium significance; Grade II Listed; condition: good. Facing south this building is framed to the west and then further to the north-west with extensive outbuilding, barns and modern farm buildings. There is also a tall garden wall to the west which protects the principal south elevation from views. The building is adjacent to the church and holds a certain status and role within the settlement historically, being within the churchtown settlement. It is expected that the local blocking will be such from the building that there will be no direct views from the asset and no change in our understanding or the experience of the building from the church or road; impact: **neutral**.

#### 5.6.2 Lesser Gentry Seats

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

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

#### *Sinclair-Thomas Matrix Zone A: Dominant*

- Tapeley Park, Westleigh; high significance, Grade II\* Listed House; added group value with a wide range of associated Grade II Listed outbuildings which create a cohesive estate group;

conditions: good. A grand country house, set in wooded gardens, with formal pleasure grounds and a wider parkland and agricultural estate (see below for discussion of the registered park and garden). The house has key views to the estuary/river to the west, to the north-west, down the estuary and over to Instow. The views to the south are more enclosed as they are largely limited to the formal terraced garden area. The house is framed with curving banks of trees and plantations, which curve around the south-eastern side of the house and will mean only glimpses of the turbine will be possible from the house. The principal front and key parkland views being to the west, however even limited views from upper first or second floor rooms does have an impact with such a high status building, as the wider experience of the whole building is impacted in some rooms, especially given the proximity; impact: **negative/moderate** for the house and **negative/minor** for the various outbuildings.

- Lodge and Gatepiers to West of Tapeley Park; medium significance; Grade II Listed; condition: good; Set on the western edge of the estate overlooking the River Torridge, this asset will be completely locally blocked by the woodlands of the estate and topography; impact: **neutral**.
- Obelisk, west of Tapeley Park; medium significance; Grade II Listed; condition: fair. Set on the private estate this structure is not expected to be in any way impacted by the turbine as it is no longer visually prominent having been largely destroyed by lightning; impact: **neutral**.
- Southcott Barton, Westleigh; high significance, Grade II\* Listed; condition: good. Set on a high ridge, looking south, this E-shaped house is framed to the east by barns and other outbuildings. Although these outbuildings are lower than the house they will block the ground and first floor from any views. There are also mature trees, which frame the views to the south, and a small plantation lies to the north-east and east. The turbine will be visible in close proximity, at 2-3km, from the general area to the south-east, but much less visible from the house itself, with only glimpses between the trees and around buildings possible. The shape of the house with projecting ranges also means parts of the house will block each other. The significance of the house and immediate setting in relation to the other buildings, remain unaffected. The landscape setting is however affected as the turbine will affect the exterior experience of the house from the east and south; impact: **negative/moderate**.
- White Lodge, Westleigh; medium significance; Grade II Listed; condition: fair to good. A former rectory, a gentrified building of a slightly higher status to which views will have more impact. The Lodge has wide views across the A39 to the south and to the south-east towards the proposed turbine. The impact of the A39 will in part mitigate the impact of the turbine and in addition there are other turbines visible in the landscape. The proposed turbine will however only be 2-3km away and will therefore dominate the primary views from this house and will be visible from most of the house and gardens. The understanding and architectural value of the building would not be affected; impact **negative/moderate**.

*Sinclair-Thomas Matrix Zone B: Prominent*

- Porthill, Northam; high significance; Grade II\* Listed; condition: good. This house is set in a small park, framed to the east and west by plantations of native trees, which provide a wind break and focus views across the shallow valley. Views to the south-east and south-west are possible, but they are more limited. The east side the house is further shielded, as the drive drops to the road between Northam and Bideford and trees line the drive. Large mature trees are also planted at intervals along the road edge which will further break up views to the east and south-east towards the turbine. The turbine at Eastleigh will be set on a very high ridge of ground however and is 4-4.5km away so the top of the turbine may appear above the trees. This may have a slight impact therefore, although it cannot have an effect

on the setting of the house and the effect on the experience will be limited; impact: **negative/minor**.

- Orchard Hill House, Northam; high significance; Grade II\* Listed; condition: good. The house is only just visible up the drive, with very wooded gardens surrounding the house. The principal elevations of the house appear to face the east and south. The trees of the garden frame the views to the south. The house is further shielded by barns and outbuildings along the road. The mature trees of the gardens will provide local blocking, although there are a few gaps on the east side, providing views out to the estuary. The former wider grounds of this building are now occupied by closely packed 20<sup>th</sup> century buildings, although these are much lower than the tall historic house and will provide local blocking primarily to its ground floor. The turbine will certainly be visible from the house, from the upper floors but the extent to which this will affect the building is fairly minimal. The experience of the building will largely remain the same for the key reception rooms and gardens and grounds, there will be an effect on the approach down Orchard Hill as the turbine will appear to the east, and there will be a change in views from the eastern first floor rooms. The building can still be understood as a 19<sup>th</sup> century villa and of an elevated status. Views are important and the building was positioned to take advantage of the countryside and estuary/river views; impact: **negative/minor**.

*Sinclair-Thomas Matrix Zone C: Moderately Intrusive*

- Cross House, Torrington; high significance; Grade II\* Listed; condition: good. This building looks across the steep Torridge valley to the town of Great Torrington, over roofs of the town and the church spire there may be some distant views to the proposed turbine. However, between the asset and the potential turbine is an extant wind farm with three large turbines. These will indirectly interrupt the views between the turbine and the heritage asset as even though they lie slightly to the east they will carry the eye. Another small turbine also exists at Gammaton which may also be visible in the distance and may also provide a distraction from the more distant proposed turbine. The turbine can in no way affect the house within its setting of its gardens and parkland and does not interrupt the key views back to Great Torrington; impact: **neutral**.
- Hall House, Bishops Tawton; high significance; Grade II\* Listed; condition: unknown. This house sits at the centre of a wooded estate with wooded fringes. These block all views inwards on the west and north-west sides. This reduces the likelihood that there will be any views to the turbine; impact: **neutral**.
- Rosehill, Bishops Tawton; high significance; Grade II\* Listed; condition: fair to good. Set in wooded grounds, with landscaped gardens. The house faces away from the turbine, looking north to north-east and some local blocking does apply. The house does sit high on a ridge and there will certainly be views from the west elevations and rear of the house, to the south-west, towards Eastleigh. The house has been built with views in mind and despite the other significant impacts in the area, such as the A361 and A39, the turbine will have an impact on these views by appearing in the far distance, at almost 10km away, and there are larger turbines which appear in the key north/north-east views from this asset; impact: **negative/minor**.
- Town Farm, Braunton; high significance; Grade II\* Listed; condition: good. This asset is comprehensively blocked by the buildings of the town which have grown up around it in the 20<sup>th</sup> century; it is very likely there won't be any views. The building is also defined by its former function as a village farm and its setting has changed so considerably since its construction that it makes the impact from a single turbine at the distance of 9km largely irrelevant; impact: **neutral**.

### 5.6.3 Listed structures within Historic Settlements

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

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

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

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

#### *Sinclair-Thomas Matrix Zone A: Dominant*

- *Eastleigh:* Eastleigh Barton; high significance; Grade II\* Listed; condition: good to excellent. The house is largely blocked from views to the turbine from the large modern steel-framed barns which lie to the south and rise above the historic structure. The house does not appear to have an obvious primary frontage but is locally blocked to the immediate east and south-east by historic barns and is framed by garden walls to the west. Further historic buildings lie to the south-west and there may be some views to these but views out from this early building appear to be irrelevant to its design and are not related to its function. The turbine however is in such proximity that it does change the setting of the house, although not its immediate context within the farmyard, but with the countryside and valley setting of the hamlet in which the building is located. The experience of the village and the house within the village will be affected even if the immediate experience of the house itself is not. Therefore despite the local blocking; impact: **negative/moderate**.
- *Eastleigh:* Eastleigh Manor House, barns, granary, roundhouse and shippon, kitchen garden walls; high significance; Grade II\* Listed house, Grade II outbuildings; conditions: excellent to good. This cohesive complex of listed buildings is of increased significance, due to the extent of listed structures and the important developmental relationships within the farmstead which they portray. There is direct intervisibility between the proposed turbine and the south elevation of the manor house, one of its principal elevations. This is the front of the house which the drive approaches and holds key views to the entrance to the farmstead. It is also the frontage which faces the walled gardens. The house is somewhat protected at ground floor level by the raised farmstead of historic barns at Eastleigh Barton. However these do not provide a comprehensive shield by any means and there will be direct views to the turbine from in and around the elevation, the gardens, and from the



windows (see Figure 12). This will inherently change the experience of this part of the building and the gardens. The eastern side of the manor house, the other major elevation, will be less directly affected, although the turbine will be visible from the sweeping lawns which front this elevation and will therefore indirectly affect the experience. The west and north elevations will not be affected neither will their outlook or the views between the house and its outbuildings. The views from the outbuilding back to the house will be interrupted by the appearance of the turbine behind on the hill, as it will carry the eye, however these views will not be directly interrupted. The views between the house and Horwood on the small knoll to the east will also be interrupted as the turbine will distract and carry the eye away from the village. There is the very real and extant impact from the A39 road, which truncates the valley to the north of the manor house. This means the only side of the house not impacted by modern features is that to the south, which will be affected by the turbine. To be hemmed in by a modern roadway to one side and a turbine to another will mean the modern world completely intrudes on this historic grouping. The status of this building is such that it is sensitive to changes in its views and the turbine will have direct effects on the building, in addition to effecting the wider countryside and village setting; impact: **negative/substantial**.



Figure 12: Photomontage and existing view from public footpath to west of Eastleigh Manor (supplied by Landscape Visual Ltd.).

- Rock Cottage, Eastleigh; medium significance; Grade II Listed; condition: fair. This cottage will be comprehensively locally blocked from views to the turbine by the other houses in the village. It is a low, attached cottage and has small windows, with limited village-scape views. The cottage can also be seen and understood in relation to the other structures within the village, and this will not be affected by a change in the countryside to the same extent as a farmhouse at this proximity, the setting is more restricted and would not therefore be dramatically impacted by the proposed turbine; impact: **negative/minor**.

- The Pines and associated barn, Eastleigh; medium significance; Grade II Listed; conditions: good. The barn will be largely blocked from views to the turbine by the more modern building which lies to the south. This will not completely block views but will definitely do so from the main double doors. The barn is defined by its former agricultural function and its relationship with the building and despite proximity its key views to the north-east to the rest of the village, west to the house, and east to the courtyard/former farmyard will all remain unchanged; impact: **neutral**. The house's principal elevations are to the west and south, and the large windows and the higher status of the building mean that it will be sensitive to a change in its views. The turbine will be in close enough proximity to the house (and the village) that it will comprehensively dominate. However the effect and experience of the house from the public road and village is minimal due to local blocking which offers some mitigation; impact: **negative/moderate**.
- Horwood House, gatepiers and flanking walls, Horwood; medium significance; Grade II Listed; conditions: good and unknown. The gate piers are completely blocked by the garden trees and shrubs and face north, no intervisibility; impact: **neutral**. Horwood House is set into a south facing slope and is aligned approximately north-south. Its principal facades are to the east and to the south, with blocking to the north through its kitchen gardens and wall and to the west there appear to be trees. Its key views will be across its gardens and grounds to the south. The house may glimpse views of the turbine over the trees from the upper floors of the rear elevation but these are likely to be from service areas, or historic service areas, for which views were irrelevant. The setting in its grounds and wider village setting are secure and unaffected, although the wider countryside setting is affected and this does have an impact on such a high status building at this proximity; impact: **negative/minor**.
- Hoopers Cottage, Horwood; high significance; Grade II\* Listed; condition: excellent. Set into the south-facing slope this cottage's primary views are to the north-east and south-west. The primary frontage faces north-east onto the small green in front of the church and its key views are to the east and to the north to the church and rest of the village. There are a couple of large trees within the hedgebank to the south-west, which runs along behind the garden plot of this house and those to the west. There are also various barns and buildings within gardens of the houses to the west which look like they possibly block views further. In addition there is a narrow plantation of trees which runs north-south which partially shields the western edge of the village from views. It is unlikely however that this local blocking is complete and it is expected that the turbine will be visible, especially from the easternmost of the two potential locations. The house was not necessarily built with views in mind, but as part of a farming settlement and its small eaves set windows in the thatched roof will not provide extensive views but were designed for light and ventilation. The effect on the house is minimised further as its key village views are retained and its immediate context within its gardens will not be affected. The wider landscape setting is affected as the turbine will lie within 1-2km; impact: **negative/minor**.
- The Courtledge; medium significance; Grade II Listed; condition: good. Set in gardens with high hedges to the south and to the west, with 20<sup>th</sup> century houses to the south-west and west, which will block views towards the turbine, with primarily views limited to the south-east out of the garden gate, east into the churchyard and to the north; impact: **neutral**.
- West Barton Farmhouse and Granary north-east of the West Barton; medium significance; Grade II Listed; conditions: unknown. Set down a long private track this building could not be viewed. The tops of modern farm buildings appear visible through the hedgebanks from the public road to the west. The farm appears to be shielded and protected by the trees and hedgebanks which line the fields around it. In addition the farm is not situated in a particularly prominent location, being set low on the south-facing slope; impact: **negative/unknown** must be applied but expected neutral.

- The Old Parsonage; medium significance, Grade II Listed; condition: good. Set in heavily wooded gardens with specimen trees and possibly a plantation of native trees to the west, it is highly unlikely there are any views out of the gardens to the turbine; impact: **neutral**.
- Church Farm Cottage; medium significance; Grade II Listed; condition: good. Built along the main street in the village, to the south-east of the church. This small cottage is defined by its position built along the walls of the churchyard. To the south-west and to the west it will be blocked from views to the turbine by Hoopers Cottage and by The Forge and other houses, both modern and historic. The key views are to the church to the north and north-west and to the south, to the fields immediately visible. Our experience of the cottage and the setting of the cottage will remain unchanged; impact: **neutral**.

*Sinclair-Thomas Matrix Zone B: Prominent*

- 74 & 74A, High Street, Bideford; high significance; Grade II\* Listed; condition: fair to good. This building is the centre of the High Street on the steeper slopes. The street narrows at this point, within the older part of the town. Views outwards are more open to the eastern end of the street where it runs into the quay and also the upper western end as it climbs the hill. The views from the central section are largely restricted to the streetscape and those focussed on the opposite riverbank. This urban building is defined by its former mercantile and continuing retail use. Countryside views are irrelevant to our valuing of this urban structure and will not affect our understanding or experience of the building; impact: **neutral**.
- 31, Bridgeland Street, Bideford; high significance; Grade II\* Listed; condition: fair. At the eastern end of the street, where it widens to the quay this building may have some views to the turbine, from the north-east corner, specifically from the first floor windows. This will have very little real impact on the experience or our understanding of the building. The most important view would be back up Bridgeland Street to the west, to the other 17<sup>th</sup> century buildings; impact: **neutral to negative/minor**.
- 28 & 28A, Bridgeland Street, inc' pump & milestone in yard to rear; high significance, Grade II\* Listed; condition: fair. Located on the south side of the street there is a possibility of there being some very limited views out towards the east and north-east, towards the proposed turbine. There are trees spread along the quayside however which will break up these already limited views. Bridgeland Street is a purpose built 17<sup>th</sup> century development of wealthy merchant houses, these are designed to relate to each other and are classified in their significance and status by their position along the street and in relation to the working quay areas. This house has a large service area to the rear and walled gardens, it has an inward looking focus from much of the structure apart from the north elevation. This principal facade has been designed with an intention to draw the eye inwards rather than concerns of looking outwards. Views to the turbine can have little effect on the building as long as the visual links to the river and the street and other merchant houses are retained and at approx 4km distance the turbine will in no way intrude upon these even if it is visible; impact: **neutral**.
- The Red House, Bridgeland Street; high significance; Grade II\* Listed; condition: good. Position on the north side of the street, facing south, this house is defined by its streetscape views, and the only views out of the eastern end of the street from this location will be limited to the quay and eastern riverbank and buildings which occupy it. There will be very limited views to the north as the buildings to the east extend much further back and will block them. This urban building is not expected to be impacted in any way, due to local blocking and a lack of impact on its immediate setting or our experience of it within the streetscape; impact: **neutral**.
- 4 & 4A Bridgeland Street, Bideford; high significance; Grade II\* Listed; condition: good. This house stands to the east end of the street, where it widens and runs out onto the quay. It is also set on the south side of the street. There may be some views from its principal north

elevation to the east and north-east towards the turbine. These views will be broken up by the trees which are spread along the quay. The north elevation of the house, as with all of the buildings along the street, is a key sign of status and was designed primarily to be looked at, views outwards being less important to urban buildings. The signs of status and the relationships between the buildings being more important to its value and significance than the views. The views which do define the structure and its location are the streetscape views to the west and the immediate views to the quay and river. The turbine will not interrupt these even if it appears in the distance as a landscape feature; impact: **neutral**.

- Masonic Hall, Caretakers House & garden walls; high significance; Grade II\* Listed; condition: fair. A narrow house, divided from one originally larger building. On the south side of the street, looking north. This building stands where the street turns and runs slightly south-west, which restricts the views, and there are little to no views down the street to the east, and therefore towards the turbine site. The rear of the building will be locally blocked and enclosed by the other extensions and rear structures of the adjoining buildings; impact: **neutral**.
- Lavington United Reformed Church, Bideford; high significance; Grade II\* Listed; condition: excellent. Set to the west of Bridgeland Street, on the north side, this is a later 19<sup>th</sup> century structure built in Gothic style. It sits on the slope as it rises to Mill Street. The key views from this building are the streetscape in which it has been constructed. The church has two small decorative towers topped with spires which frame its front (south) elevation. These towers enclose the large window in this frontage and shield it from any views to the east. There is another large window in the north elevation, however this is set high and appears to be mostly used for decoration and to provide light. The building has been purposely built to provide an urban religious space and is defined by its surroundings. Views outwards and visual links with other churches are irrelevant as its non-conformist status meant it was designed to stand alone; impact: **neutral**.
- Northdown Hall (Part of Stella Maris School), Bideford; high significance; Grade II\* Listed; condition: good. This tall building is set back from the riverbank, behind the football club. The building is quite tall, of two to three storeys and there may be some views to the turbine to the east, over the roofs of the other buildings, although there are some tall flats which have been constructed to the north-east, which may block these views. The building is a large structure of some significance and status and views may be of more value to it than the majority of structures in the town. It is however defined by its urban location, historically urban fringe location, which will not be impacted by the turbine; impact: **negative/minor to neutral**.
- Old Ford, Bideford; high significance; Grade II\* Listed; condition: fair to poor. Set south-east of the majority of the town, on the old riverbank this house is now compromised by the A386 road, leading to Torrington. There are also significant modern impacts in the immediate area, as there is a modern garage and development site to the north and east. To the north-east former warehouse buildings and the wharf site have been renovated to form flats and these are very tall and will restrict views to the countryside to the north-east. It may still be possible to gain limited views in the general location of this building to the turbine. Old Ford has had 19<sup>th</sup> century windows inserted into the earlier structure, although there are no openings in the east elevation, further reducing the chance of views from the structure. The turbine has no impact on the riverbank setting and the modern impacts already imposed on this building are such that a distant turbine will not compete and will hold no dominance over the asset; impact: **neutral**.
- *Bideford*; medium to high significance; 172 Grade II Listed many within conservation areas; conditions: good to poor. These assets are located on; Kingsley Road, Northam Road, The Quay (north), Rope Walk, The Strand, Bridgeland Street, Queen Street, Willet Street, North Road, Pitt Lane, Coldharbour, Lower Gunstone, High Street, Grenville Street, Buttgarden Street, Meddon Street, Bridge Street, Dymond Road, and Slade. There will be general views

to the turbine possible from the quay and possibly from higher areas within the town, particularly along east-west orientated streets on hills, such as Bridgeland Street and Meddon Street. From the ground however the experience of the town will remain unchanged as the tall narrow urban buildings will largely block views. The views to the river and across to the eastern riverbank, and East-the-Water will not be affected. The turbine would be approx 4km to the east, not close enough for a direct impact on the setting of the town on the river estuary. The turbine may carry the eye within views from some of the taller buildings but these urban buildings were not primarily built to relate to the distant countryside, and their streetscape views are the ones that give them added significance, and these will be variably impacted. Many of these streets simply do not have views due to local blocking and the street plan of the town, but the overall impact on the town and its Grade II buildings is **negative/minor**.

- Docton House, Appledore; high significance; Grade II\* Listed; condition: good. Located on the east-west orientated Myrtle Street in the heart of the historic village, this building faces south and any views to the east are limited to being solely from the street and possible 1<sup>st</sup> floor windows in the south elevation, and these are locally blocked by other buildings in the settlement to only include Richmond Dock, the River Torridge and Instow beyond, and these views will not include the proposed turbine site; impact: **neutral**.
- Richmond Dock, Appledore; high significance; Grade II\* Listed; condition: fair. Located on the waterfront at Appledore, there will be distant views east across the estuary to Tapeley Park and beyond, and it is unlikely that the local blocking offered by the wooded grounds of Tapeley Park will completely shield the turbine, the top of which may just be visible. The key views are however to the north-east and north to the estuary and to the east to the river and Instow. In addition this is an 19<sup>th</sup> century industrial structure not built with views as a primary concern, but as a functional structure; impact: **neutral to negative/minor**.
- *Appledore*; medium to high significance; 108 Grade II Listed buildings, many within a conservation area; conditions: fair to good. These assets are located along; Irsha Street, Meeting Street, Market Street, The Quay, Bude Street, Marine Parade, Myrtle Street, and Odun Road. The majority of assets will all be locally blocked by other historic and modern buildings; impact: **neutral**. It is only those on Marine Parade and the Quay which may be affected by the turbine, as these will have distant views across the estuary to Tapeley Park and beyond. It is unlikely that the local blocking offered by the wooded grounds of Tapeley Park will completely shield the assets, and the tops of the turbine may just be visible. The key views are to the north-east and north to the estuary and to the east to the river and Instow. The turbine lies south of all of these views so will not interrupt them. The views across to Tapeley Park are not key to our understanding of the fishing settlement but they are historic and part of the wider setting. The turbine may affect these views. The heritage assets within this former fishing village are defined by their settlement, their relationship with the quay and the river/estuary and not by wider countryside views; impact: **negative/minor**.
- *Northam*; medium to high significance; 222 Grade II buildings, many within a conservation area; conditions: fair to good. These assets are spread across; Lenards Road, Fore Street, Castle Street, Churchill Way, Southlea, Haywood Road, Cleave Quay, Limers Lane, and Orchard Hill. There may be some views from first floor windows or the rear of properties, however most of the assets are set along narrow street and roads and will not have views to the turbine. Views at a distance of 4-5km mean there can be no direct impact on the streetscape views within the settlement or on the experience of the houses to any real extent; impact: **neutral**.
- *Instow*: Orchard House, Pilton Cottage and Bryher House; medium significance, Grade II Listed; conditions: excellent. A terraced row of houses which faces onto Marine Parade and the sea front. The houses will be partially locally blocked at ground and first floor level by

the buildings of the town which lie to the east and by the wooded estate of Tapeley Park to the south-east; impact: **neutral**.

- The Rectory, Instow; medium significance; Grade II Listed; condition: good. This house lies behind a terraced row of houses and faces primarily west, to a courtyard, then over the grounds of the Commodore Hotel to the sea and the beach. There appears to be a system of mews houses or barns/stabling to the rear which is now a retail unit or similar and these will provide local blocking to the ground floor. There is a chance there are views across the car park to the south, but it is expected the woods of Tapeley Park probably block views from here; impact: **neutral**.

#### 5.6.4 Listed Structures: 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.

*Sinclair-Thomas Matrix Zone A: Dominant*

- Church of St Michael, Horwood; high significance; Grade I Listed; condition: excellent. Church with a small squat tower, set on a high ridge with wide views over the roofs of the village houses to the proposed turbine to the south-west. The turbine will stand at a distance of 1-1.5km. The turbine will not directly impact on the experience of the church as from within the village the houses to the south will block any views, and the body of the church and churchyard will be shielded. However, the turbine will impact on the views from the church to other churches to the south, and to the west, and at such proximity possibly those to the south-east. Certainly views to Buckland Brewer, Monkleigh, Huntshaw, Bideford and Abbotsham will all be affected and this disruption between the church and its wider place in the landscape pattern of ecclesiastical buildings has an indirect negative effect on the church and our understanding of it within the settlement pattern of the district; impact: **negative/moderate**.

*Sinclair-Thomas Matrix Zone B: Prominent*

- Church of All Saints, Alverdiscott; high significance; Grade II\* Listed; condition: good. Small church, set on a north-facing slope, with views over the hedgebanks and fields, up the valley to the north-east towards the proposed turbine. Surrounded by buildings both historic and modern the church has views to Newton Tracey and to Huntshaw, and from the tower there may be views to Great Torrington. The turbine will appear in views to Horwood Church, but does not directly interrupt any visual links. There are also numerous other single farm turbines in the area, most of which are visible from the ridge of ground on which the church is set, let alone from the church tower. The setting of the church in the village and in relation to the local area is unaffected and the high hedge-banks and houses block views to the turbine at ground level so the experience of the church is unchanged. An appearance in views from the tower is inherently negative, as is the cumulative affect; impact: **negative/minor**.
- Church of St Mary, Bideford; high significance; Grade II\* Listed; condition: good. The majority of the church is completely blocked by the buildings of the town, especially the tall 19th century library and town hall buildings on the quay. The tower of the church stands tall above the town however and will have views out across the river to the high ground to the north-east where the turbine is to be positioned. These views are now more limited due to the growing development of the countryside to the east of east-the-water. The setting and experience of the church in the town and the relationship between the town, its church and the surrounding countryside will not be affected by a turbine at approx. 4.5km, however views between Bideford church tower and that at Horwood will be interrupted; impact: **negative/minor**.
- Church of St Mary Magdalene, Huntshaw; high significance; Grade II Listed; condition: good. Set on a slight knoll in a wide shallow valley, between two higher ridges of ground the church tower will have views to the turbine, to the north-west. The church tower is square and quite squat, it holds primacy over the wooded valley to the west and south-west and is visible from within the wide valley in which the village sits and the high ground to the south and south-east. The turbine will be 5km away and will not directly impact on the church's setting in the village or its context in its graveyard; the turbine will change the aspect of the wider valley however by forming a tall modern landscape feature, which may carry the eye, away from the church to the high ground beyond, especially when viewed from the south and south-east. There are however other extensive modern impacts in the landscape already, such as a large area of photovoltaic units and several small turbines; impact: **negative/minor**.

*Sinclair-Thomas Matrix Zone C: Moderately Intrusive*

- Church of St Mary and St Benedict, Buckland Brewer; high significance; Grade II\* Listed; condition: good. The church tower has extensive landscape dominance over a wide area, which extends past Monkleigh and as far as the outskirts of Great Torrington. The tower of Buckland Brewer Church will be visible from the turbine location, at a distance of approximately 9.5-10km. At such a distance the turbine can have no direct impact on the value, understanding or experience of the church, particularly within the surrounding village and landscape that it dominates. There are numerous other turbines visible from the church, to the south, at approx 2-3km and at 5km. The churches at Huntshaw and Alverdiscott may have visual links to Buckland Brewer church tower, these will not be interrupted, although the views from Grade I Listed Horwood Church may be, its views back to Buckland Brewer being directly interrupted by the turbine; impact: **negative/minor**.
- Church of St George, Monkleigh; high significance; Grade I Listed condition: good. Like Buckland Brewer this church is set high on a ridge with a prominent, though shorter, tower. In being located to the west of the Torridge Valley gives it a wide landscape primacy, especially towards Great Torrington, and the tower of the church will certainly have intervisibility to the turbine, at a distance of 8km. Other closer turbines, like those at Darracott to the north of Great Torrington, will be visible from this church. The proposed turbine has no direct effect on the setting or experience of the church within its surrounding parish or within the village. The turbine will have an effect on the visual link between this church and that at Horwood, which is inherently negative, when considering the importance of these two buildings; impact: **negative/minor**.
- Church of St Helen, Abbotsham; high significance; Grade II\* Listed; condition: good. The tower of this church is very tall and imposing, with a wide viewshed provided from its pinnacle, from where certainly the turbine will be visible. The church lies 7-8km from the turbine location and its main visual relationships are with the urban centre at Bideford, and the villages of Northam, Littleham and Buckland Brewer. At such a distance, there can be no direct impact on the church from the turbine, indeed there are a number of extant turbines and other modern impacts within close proximity to the church including several turbines to the south and south-west. Any distant visual links possible between the tower at Horwood Church and that at Abbotsham would be interrupted, however this is a fairly minimal effect and the setting and our experience of the church will continue unchanged; impact: **negative/minor**.
- Church of St Augustine, Heanton Punchardon; high significance; Grade I Listed; condition: excellent. Set on a shallow southern and eastern sloping face, with wide views across the estuary, towards Eastleigh and the high ridge of ground which runs towards Barnstaple. The church has a very tall and dominant church tower, which is a key landscape feature within the wider Taw Estuary area, but does not hold landscape primacy or dominance as far as Eastleigh. The turbine will appear on the high ground to the south-west, across the estuary and will be intervisible with the tower of the church at approx 8km. A significant number of turbines stand behind the church to the north and north-west and these are visible at a much closer proximity. This extant impact on wider landscape views partially mitigates that of the turbine proposed to the south-west, although a cumulative impact should be considered. The proposed turbine will not dominate the key estuary views to the south-east and the church will still retain its visual links with the immediate countryside, village and parish; impact: **negative/minor to neutral**.
- Church of St Brannock, Braunton; high significance; Grade I Listed; condition: good. The church has a small tower and a spire. It is set to the north and east of the current settlement, as 20<sup>th</sup> century estates have spread around the original historic core of the village. These modern buildings will block views to a certain extent from the church. The church will also be blocked by the wall and double line of trees planted along its length, which separate the church and churchyard from the cemetery. The adjacent cemetery to the west also contains a number of trees and has a tree-lined western edge. The spire can



be seen above these trees and technically there will be link with this spire and other church towers. However there is no way to experience the church at this height, the setting and experience of the building at ground level are not affected by a turbine almost 10km away to the south-west; impact: **neutral**.

- Church of St Andrew, Yarnscombe; high significance; Grade II\* Listed; condition: good. The church lies to the east of the village and the body of the church and churchyard are blocked from views to the turbine by the rest of the village buildings, which means the experience of the church from the ground will go unchanged by the addition of a turbine within the distant (8-9km) landscape. The tower of the church is very tall and will give wide views to the surrounding area and certainly distant views to the turbine, views to key local churches, such as Alverdiscott and Newton Tracey will however be unaffected. Any views which may be possible between Horwood church and Yarnscombe will be affected; impact: **negative/minor**.
- Church of St Peter, Ashford; high significance; Grade II\* Listed; condition: good. This church has a tall rebuilt tower, topped with a spire, which has wide views across the estuary towards Barnstaple and also to the south-west to Instow, Appledore and the Torridge estuary. The houses in the village and tall hedges and walls along the road will provide an element of local blocking to the churchyard and body of the church, preserving the experience of the church within its immediate context. Despite the wide views, the spire has a lot less landscape primacy than a tower, and the turbine, at 8-9km is too far away to compete, and also cannot therefore directly impact on the setting of the church. There are closer wind turbines behind the village on the foothills of Exmoor and other more distant single turbines are visible in the landscape. Key views up and down the estuary and into Barnstaple will be unaffected by the turbine; impact: **negative/minor to neutral**.

#### 5.6.5 Scheduled Monuments: Prehistoric Ritual/Funerary Monuments

##### *Stone circles, stone rows, barrows/barrow cemeteries, cists, cromlech*

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

##### *Sinclair-Thomas Matrix Zone B: Prominent*

- Lenwood bowl barrow, Northam; high significance; scheduled monument; condition: good. An upstanding large grassy mound in pasture field, wide views to the south and to the south-east. Views to the east are more limited by trees and hedgerows, which provide local blocking and it is unlikely that the barrow has any views over these, it may have glimpses around or through these trees but there appears to be a small estate of houses on the other side which provides further blocking; impact: **neutral**.

##### *Sinclair-Thomas Matrix Zone C: Moderately Intrusive*

- Bowl barrow at Codden Beacon; high significance; scheduled monument; condition: fair to good. An upstanding mound set high on the open promontory of Codden Hill with sweeping almost 360 degree views across North Devon and Exmoor (Figure 14). The land is open rough grassland, with no local blocking. The barrow is not large enough to be widely visible

from afar but it is certainly visible from the high ground on the top of Codden Hill. There will be clear views to the turbine at almost 9km to the south-west but this will have no direct impact on the barrow, its setting or the experience of the heritage asset; impact: **negative/minor**.

- Two bowl barrows, south of Haycroft; high significance; scheduled monuments; condition: good. These upstanding barrows are to be found in a field, west of the B3232, between Great Torrington and Barnstaple. The barrows survive well, but the mounds do not have views out of the field which they are now enclosed within, as the hedgebanks which form the boundaries block all outward views; impact: **neutral**.



Figure 13: Photomontage and existing view from Codden Hill (supplied by Landscape Visual Ltd.).

#### 5.6.6 Scheduled Monuments: Fortifications

*Masonry castles, motte & bailey castles, moated sites, manorial sites, Prehistoric fortifications*

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

#### *Sinclair-Thomas Matrix Zone A: Dominant*

- Iron Age and Romano-British marching camp, Alverdiscott; high significance; scheduled monument; condition: fair to trace. Survives as a slight earthwork within a pastoral field, on

a high hilltop, with wide views to the north and east. Despite these wide views the earthworks are so shallow that they do not have wider landscape presence and views can in some ways not affect them, the earthworks themselves don't have an outlook, but the function of the site was defensive hence its location, and the experience and understanding of this function could be affected by the turbine, visible at approx 2km; Impact: **negative/minor**.

#### 5.6.7 Scheduled Monuments: Ruined Churches and Pre-Reformation Chapels

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

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

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

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

#### *Sinclair-Thomas Matrix Zone C: Moderately Intrusive*

- Frithelstock Priory; high significance; scheduled monument; condition: fair to good. The ruins of the priory church are upstanding and are maintained, although the rest of the priory is largely below ground. The priory sits on a north and east-facing slope above the River Torridge and there will certainly be views across the valley to the high ground upon which the turbine is to be positioned. The extant parish church and the priory ruins are sensitive to views as they are situated in an open grass pasture and are relatively tall. The ruins can be best viewed from the church tower and views of the turbine will certainly be possible from here and also from the north-east corner of the raised churchyard. There are however three very large wind turbines north of Great Torrington which stand closer to the asset and will somewhat interrupt the views towards the proposed turbine. The asset also lies a significant distance from the proposal site of the turbine, at approximately 8-8.5km; impact: **negative/minor**.

### 5.6.8 Registered Parks and Gardens

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

#### *Sinclair-Thomas Matrix Zone A: Dominant*

- Tapeley Park; very high significance; Grade II\* Registered Park and Garden; condition: good. Tapeley Park is an 18<sup>th</sup> century landscaped park and woodland, covering approximately 87 hectares. The park lies 2-3km to the north-west of the proposed turbine, with the southern edge of the park a mere 1-1.5km away. The Tapeley Park estate is already partially compromised by the A39 which runs to its south. The northern parts of the estate are shielded from views by the woodland which lie north and east of the house. The woodlands themselves block views within them and only the very edges of the woodlands will be impacted. The southern parts of the estate, formerly parkland are now mostly agricultural land and there will be clear views from many areas back to the turbine. The key views within the park are across to the west and north-west, across the lawns and an enclosed section of parkland, which provide estuary views of the river Torridge. The other key views are from the house to the gardens to the west and north-west. The house is set amongst trees, which offers further blocking. The elements of local blocking and key vistas being out to the west and north-west away from the turbine will reduce the overall impact despite its relatively close proximity; impact: **negative/moderate**.

#### *Sinclair-Thomas Matrix Zone C: Moderately Intrusive*

- Youlston Park; very high significance; Grade II Registered Park and Garden; condition: fair to good. It is unlikely that there are any elements of the park that would have views to the proposed turbines, with the possible exception perhaps of the southern boundary, which is heavily wooded and located on a high ridge of ground adjacent to the A39. There are views to the Fullabrook Windfarm, which is quite close and has a much more substantial impact on the experience and setting of this park; impact: **neutral**.
- Saunton Court; very high significance; Grade II Registered Park and Garden; condition: good. These small 3ha early 20<sup>th</sup> century gardens are set on a south-east facing slope in a north-south orientated valley. There are good views from the gardens to the south towards Braunton Burrows and beyond to Instow and it is possible that glimpses of the turbine may occur, but at a distance of 11km this is unlikely to have any impact on the setting, experience or understanding of this asset; impact: **neutral**.
- Castle Hill; very high significance; Grade I Registered Park and Garden; condition: excellent. The westernmost fringes of the park are noted on the ZTV as having some elements which may be intervisible with the turbines, this area largely covers the woodland that lies east of Swimbridge and this part of the park does not include any of the key vistas of the main part of the parkland or any important parkland features and buildings. The turbines may well be just visible from some of the higher hills in the parkland, but at such a distance, the setting around the house and the key views within the grounds would be unaffected; impact **neutral**.

### 5.6.9 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**.

- In the Joint Landscape Character Assessment for North Devon and Torridge Districts (2010) this area is characterised as Type 3A –*upper farmed wooded valley slopes*. This character area is described as strongly undulating landform of rolling hills cut by streams, with a dispersed settlement pattern of historic villages and hamlets clustered on hilltops. This character area is noted for being an open landscape with important vantage points and uninterrupted vistas. This is also a complex landscape, which tends to diminish the visual impact of new elements. The large windfarm at Fullabrook Down lies across the Taw to the north, and is (in part) visible from much of the landscape around the proposal site. However, cumulative impact does not seem to be as much of an issue here as in other places (e.g. Buckland Brewer). The exception will be for those heritage assets located between the proposal site, and the three proposed turbines on Land East of Alverdiscott Substation (Little Pilshead, Webbery Barton and Little Webbery). Overall, the impact on the character of this historic landscape is likely to be **negative/moderate**.
- The turbine will affect the immediate archaeology within the field **permanently/irreversibly** and during its operating time of 25 years it will have a **temporary/reversible** effect on the wider landscape and the heritage assets it contains as once it has fulfilled its role, it can technically be removed.

Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

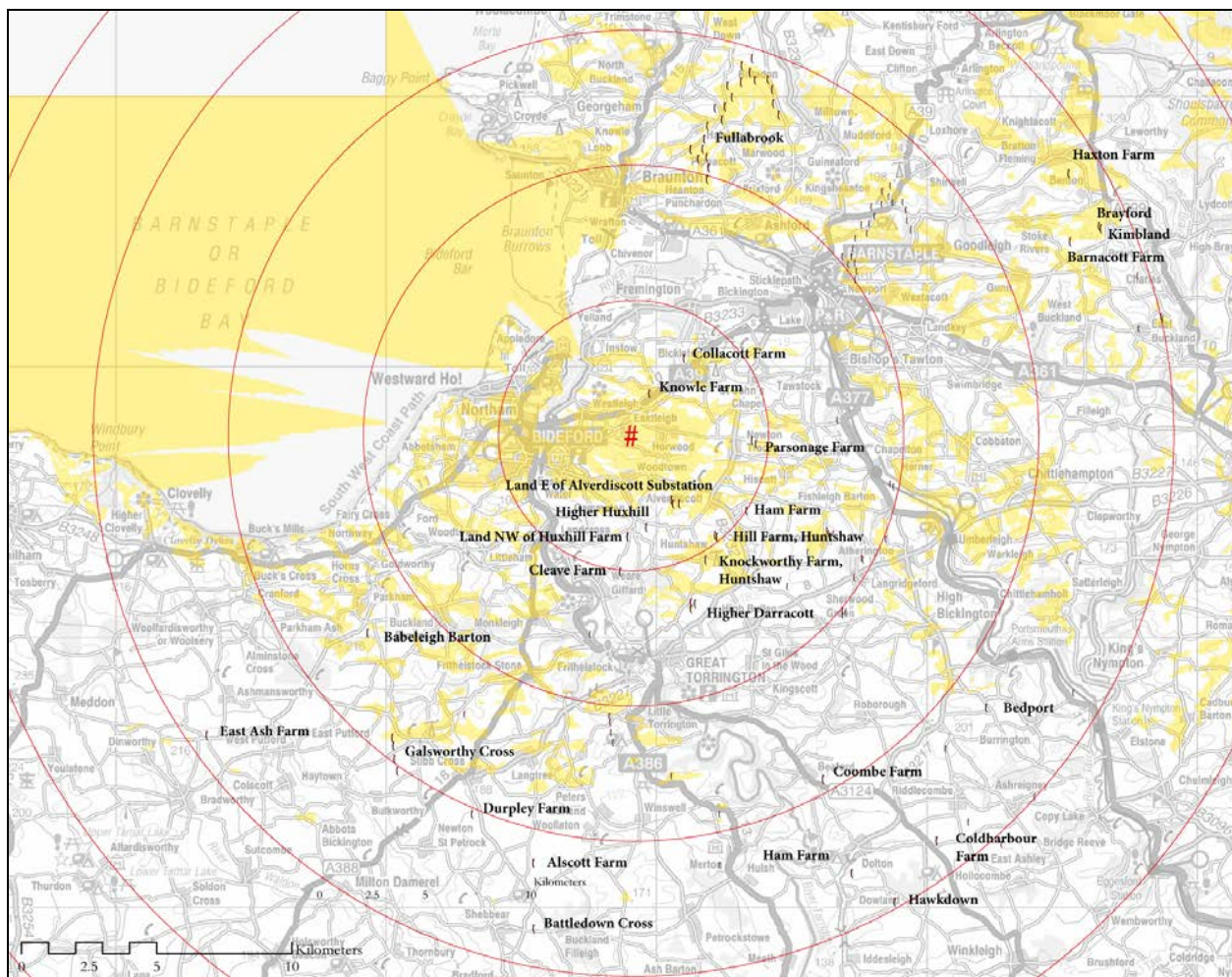


Figure 14: Map of cumulative impact within 20km (courtesy of Landscape Visual Ltd).

5.7 Summary of the Evidence

S-T Zone	Identifier	Site	NGR	Impact
SAM	DV1035	Iron Age & Roman marching camp, Alverdiscott	SS4921225440	Negative/minor
SAM	30315	Lenwood bowl barrow, Northam	SS4411528137	Neutral
SAM	24842	Fritelstock Priory, Fritelstock	SS4639819516	Negative/minor
SAM	30306	Bowl barrow at Codden Beacon, Bishops Tawton	SS5823829563	Negative/minor
SAM	10501	Two bowl barrows S of Haycroft, Huntshaw	SS5202921590	Neutral
LB I	98758	Church of St Michael, Horwood	SS5021927690	Negative/moderate
LB I	98435	Church of St Augustine, Heanton Punchardon	SS5021535587	Negative/minor to Neutral
LB I	98312	Church of St Brannock, Braunton	SS4891637072	Neutral
LB I	91458	Church of St George, Monkleigh	SS4575620718	Negative/minor
LB II*	98828	Eastleigh: Eastleigh Manor House inc' ha-ha	SS4881628003	Negative/substantial
LB II	98830	Granary	SS4877828031	
LB II	98832	Range of shippons	SS4884028129	
LB II	98829	Barn with roundhouse & kitchen garden wall	SS4879328019	
LB II	98831	Length of kitchen garden wall	SS4879027967	
LB II*	98827	Eastleigh: Eastleigh Barton inc' garden walls & 2 bee boles	SS4887127907	Negative/moderate
LB II	98824	The Pines	SS4862427816	
LB II	98826	Eastleigh: Rock Cottage	SS4874527878	Negative/minor
LB II	98825	Eastleigh: Barn 20m E of The Pines	SS4864427829	Neutral

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LB II*	98762	Horwood: Hoopers Cottage	SS5020327626	Negative/minor
LB II	98764	Horwood House	SS5034027595	
LB II	98760	Horwood: The Courtledge	SS5019427684	Neutral
LB II	98763	Church Farm Cottage	SS5023027666	
LB II	98765	Gatepiers & flanking walls to Horwood House	SS5036827646	
LB II	98768	The Old Parsonage	SS5012027429	
LB II	98766	Horwood: West Barton Farmhouse	SS5042527442	Negative/unknown
LB II	98767	Granary NE of West Barton	SS5044327458	
LB II*	98833	Southcott Barton, Westleigh	SS4690427574	Negative/moderate
LB II*	98835	Tapeley Park, Westleigh	SS4777829084	Negative/moderate
LBII	98836	Tapeley Park Outbuildings: Dairy range	SS4780329112	Negative/minor
LBII	98842	Icehouse	SS4787629066	
LBII	98840	Gatepiers	SS4777229156	
LBII	98839	Granary	SS4778329139	
LBII	98837	Stable range	SS4779629121	
LBII	98844	Dog kennels with stable	SS4791529099	
LBII	98843	Shell House	SS4792429057	
LBII	98845	Garden walls, tool shed & greenhouse	SS4797529046	
LB II	98847	Obelisk 800m W of Tapeley Park, Westleigh	SS4724329160	Neutral
LB II	98848	Lodge & Gatepiers to West of Tapeley Park, Westleigh	SS4684029052	Neutral
LB II*	91344	Church of All Saints, Alverdiscott	SS5195025257	Negative/minor
LB II*	375791	Church of St Mary, Bideford	SS4538626423	Negative/minor
LB II*	375844	74 & 74A, High Street, Bideford	SS4533726601	Neutral
LB II*	375759	31, Bridgeland Street, Bideford	SS4546026796	Neutral to Negative/minor
LB II*	375756	28 & 28A, Bridgeland Street, inc' pump & milestone	SS4541826785	Neutral
LB II*	375754	The Red House, Bridgeland Street, Bideford	SS4540026790	Neutral
LB II*	375738	4 & 4A Bridgeland Street, Bideford	SS4545426832	Neutral
LB II*	375744	Masonic Hall, Caretakers House & garden walls	SS4536526825	Neutral
LB II*	375761	Lavington United Reformed Church, Bideford	SS4535126826	Neutral
LB II*	375909	Northdown Hall (Part of Stella Maris School)	SS4511826980	Negative/minor to Neutral
LB II*	375902	Old Ford, Bideford	SS4531025908	Neutral
LB II*	419424	Orchard Hill House, Northam	SS4532527644	Negative/minor
LB II*	90579	Porthill, Northam	SS4480428400	Negative/minor
LB II*	91324	Church of St Helen, Abbotsham	SS4245926415	Negative/minor
LB II*	352081	Richmond Dock, Appledore	SS4647130324	Neutral to Negative/minor
LB II*	90643	Docton House, Appledore	SS4643730350	Neutral
LB II*	91426	Church of St Mary Magdalene, Huntshaw	SS5067122892	Negative/minor
LB II*	91891	Parish Church of St Andrew, Yarnscombe	SS5616323600	Negative/minor
LB II*	91734	Cross House, Torrington	SS4873617532	Neutral
LB II*	91384	Church of St Mary & St Benedict, Buckland Brewer	SS4189020915	Negative/minor
LB II*	98515	Hall House, Bishops Tawton	SS5855727168	Neutral
LB II*	98527	Rosehill, Bishop Tawton	SS5709631439	Negative/minor
LB II*	98262	Church of St Peter, Ashford	SS5335035357	Negative/minor to Neutral
LB II*	98344	Town Farm inc' wall & railings, Braunton	SS482536657	Neutral
LB II	98822	Weach Barton Farm, Westleigh	SS4805826869	Negative/minor to Negative/moderate
LB II	375913 375914	Pillhead House, Bideford Milestone 220m NE of entrance to Pillhead Ho.	SS4753027025 SS4745627115	Negative/unknown
LB II	98816	Bradavin Farmhouse inc' adjoining outbuilding	SS4800027825	Negative/minor
LB II	98823	White Lodge, Westleigh	SS4773828345	Negative/moderate
LB II	98821	Treyhill Farmhouse, Westleigh	SS4883328774	Negative/moderate
LB II	98820 91350	Little Pillhead Farmhouse, Alverdiscott Barn 50m E of West Webbery	SS4931026374 SS4938226306	Negative/moderate

Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

	91348 91349	Webbery Barton, Alverdiscott Little Webbery	SS4982525929 SS4958626051	
LB II	91343	Bulworthy Farmhouse, Alverdiscott	SS5096126014	Negative/moderate
LB II	98754	East Barton inc' front garden walls & gatepiers	SS5129527649	Neutral
LB II	98755 98756 98757	East Barton outbuildings, Horwood Stable block 30m SW of East Barton Old Coach House SE of East Barton Farm Barn 70m SW of East Barton	SS5126827614 SS5129227552 SS5125627555	Negative/minor
LB II	98753	Crosspark Farmhouse, Horwood	SS5176027404	Neutral to Negative/minor
LB II	436661 436686 436687 436701	Kennacott Farmhouse, Newton Tracey Stables, cart shed & cider mill Granary Stables with loft over	SS5324726147 SS5326926167 SS5327626129 SS5329226108	Neutral
LB II	91341	Alscott Barton, Alverdiscott	SS5200325226	Neutral
LB II	436734	West Woodlands with barn, Newton Tracey	SS5330825188	Negative/unknown
LB II	91429	Haddacott Farmhouse, Huntshaw	SS5086024137	Neutral to Negative/minor
LB II	91425	Barton Farmhouse, Huntshaw	SS5061622888	Neutral
LB II	98810 98793 98808 98809	Instow: (Borderline) Orchard House The rectory Pilton Cottage Bryher House	SS4722230330 SS4725630362 SS4722330358 SS4722030350	Neutral
LB II	98770	Fullingcott Farmhouse, Instow	SS4891630381	Neutral
LB II	98818	Huish Cottages, Westleigh	SS4852429464	Neutral
LB II	98878	The Chimneys, Westleigh	SS4715628431	Negative/minor
LB II		Appledore: (108 GII buildings) Irsha Street Meeting Street Market Street The Quay Bude Street Marine Parade Myrtle Street Odun Road		Neutral Neutral Neutral Negative/minor Neutral Negative/minor Neutral Neutral
LBII		Northam: (222 GII buildings) Lenards Road Fore Street Castle Street Churchill Way Southlea Haywood Road Cleave Quay Limers Lane Orchard Hill		Neutral
LB II		Bideford: (172 GII buildings) Kingsley Road Northam Road The Quay (north) Ropewalk The Strand Bridgeland Street Queen Street Willet Street North Road Pitt Lane Coldharbour Lower Gunstone High Street Grenvill Street Buttgarden Street Meddon Street		Negative/minor



Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

		Bridge Street Dymond Road Slade		
RP&G	1695	Tapeley Park	SS4768128999	Negative/moderate
RP&G	1697	Youlston Park	SS5871237274	Neutral
RP&G	1691	Saunton Court	SS4571137806	Neutral
RP&G	1000120	Castle Hill	SS 6690128807	Neutral
HISTORIC LANDSCAPE CHARACTER	-		-	Negative/moderate

## 6.0 Conclusions

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### 6.1 Discussion and Conclusion

The proposed turbine, and the associated cable run and access track, would be installed on land that belonged to Eastleigh Barton in the 19<sup>th</sup> century. These fields lie within a posited early medieval enclosure.

There are two possible Bronze Age barrows within 1km, but no other prehistoric monuments or findspots. There are in contrast a large number of designated and undesignated medieval and post-medieval features within 1km. The walkover and geophysical surveys carried out at the site failed to identify anything of significant archaeological interest within the footprint of the development.

In terms of the wider landscape, the proposal site is located just south of a ridgeline, below the summit of a broad ridge orientated east to west. This landscape is open and undulating, and any tall vertical element will be highly visible, within its immediate landscape. However, the large-scale rolling landform serves to diminish the visual scale and impact of the development over the wider (4-10km) landscape.

Within 5km of the proposed turbine there are 38 Listed buildings or groups of Listed buildings, most of which are Listed Grade II, but ten buildings or groups are Grade II\* and one Grade I. There are eight Grade II\* buildings, and three Grade I buildings at 5-10km. There are 5 Scheduled Monuments within 10km.

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. Many of the buildings and monuments would be partly or wholly insulated from the effects of the proposed turbine by a combination of local blocking and the topography. However, the presence of a new, modern and visually intrusive vertical element in the landscape would impinge on a large number of heritage assets (**negative/minor**), and a reasonable proportion would be more seriously affected. These are the Church of St Michael at Horwood, Tapeley Park and its registered parkland, Eastleigh Barton, Southcott Barton, The Pines, White Lodge, Treyhill Farmhouse, Little Pillhead Farmhouse, Webbery Barton and Little Webbery (**negative/moderate**). There may also be some cumulative impact on Little Pillhead Farmhouse, Webbery Barton and Little Webbery if the proposed turbines on Land East of Alverdiscott Substation are constructed.

Eastleigh Manor House and its associated historic outbuildings (and Eastleigh generally as a historic settlement) would be the asset group to be strongly impacted (**negative/substantial**).

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/moderate**.

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## Appendix 1

### Project Design for Desk-Based Appraisal, Visual Impact Assessment and Geophysical Survey on Land at Eastleigh Barton, Westleigh, Devon

**Location:** Eastleigh Barton  
**Parish:** Westleigh  
**County:** Devon  
**NGR:** 249142,127460  
**Planning Application ref:** Pre-application  
**Proposal:** Wind turbine  
**Date:** February 2014

#### 1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Nick Leaney of Aardvark Environmental Matters (the Agent) on behalf of Mr. S Ellam of Murex Energy Limited (the Client). It sets out the methodology for desk-based research and a visual impact assessment and for related off site analysis and reporting at land at Eastleigh Barton, Eastleigh, Westleigh, Devon. The PD and the schedule of work it proposes has been drawn up in consultation with Anne Marie Dick of Devon County Historic Environment Team (DCHET).

#### 2.0 ARCHAEOLOGICAL BACKGROUND

The area around the proposed turbine site is classified as *post-medieval enclosures* on the Devon Historic Landscape Characterisation. The turbine site is surrounded by a number of recorded monuments and sits within a curvilinear enclosure, potentially of Medieval date, which encloses Eastleigh Barton, suggesting a high potential for medieval remains. Eastleigh Barton itself is a 16<sup>th</sup> century Grade II\* listed building and the grade II\* Eastleigh Manor to the north of the site includes a range of grade II listed outbuildings.

#### 3.0 AIMS

3.1 The principal objectives of the work will be to:

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

#### 4.0 METHOD

4.1 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) will be supplied by the Client 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 within 1km of the site; all listed structures and scheduled ancient monuments within 5km of the site; all Grade I & Grade II\* listed structures and scheduled ancient monuments within 10km of the site and all registered parks/gardens, sites with structured views, battle fields, significant un/designated archaeological landscapes and world heritage sites within 15km of the site. An abbreviated list of these heritage assets will be included as an appendix within the report.
- 4.2.3 Significant historic assets and monument groups will be identified and visited to assess the impact on their setting and photomontages produced in accordance with the Landscape Institute and Institute of Environmental Assessment "Guidelines for Landscape and Visual Impact Assessment" 2nd Edition 2002. This will be used to produce a statement of significance for those heritage assets potentially impacted upon by the development.
- 4.2.4 The likely impact will be assessed using the methods outlined in Cornwall Historic Environment Projects visual assessment reports and based on English Heritage 2012 Guidelines on the Setting of Heritage Assets the Cornwall Historic Environment Projects.

4.3 Geophysical Survey:

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

A geophysical investigation of the site shall be carried out, covering approximately 2 hectares. A magnetometry survey will be undertaken using a Bartington GRAD601-2 DUAL gradiometer.

The results of the assessment and geophysical survey will be discussed with the HET, and based on this consultation may determine the positioning of any evaluative excavations. This information will be presented as part of the final report along with the results of the fieldwork.

### 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 non-technical summary of the results of the geophysical survey;

5.1.7 A statement of the impact of the proposed development on the potential archaeological resource;

5.1.8 A copy of this PD will be included as an appendix.

5.2 The full report will be submitted within three months of completion of fieldwork. The report will be supplied to the HET on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.

5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*).

### 6.0 FURTHER WORK

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

### 7.0 PERSONNEL

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

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### List of specialists

#### **Building recording**

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#### **Conservation**

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#### **Curatorial**

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#### **Bone**

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#### **Lithics**

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#### **Palaeoenvironmental/Organic**

Wood identification Dana Challinor Tel: 01869 810150 [dana.challinor@tiscali.co.uk](mailto:dana.challinor@tiscali.co.uk)

Pollen macro-fossils Julie Jones [juliedjones@blueyonder.co.uk](mailto:juliedjones@blueyonder.co.uk)

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

#### **Pottery**

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

Medieval John Allen, Exeter Archaeology, Custom House, The Quay, Exeter, EX2 4AN, Tel: 01392 665918

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## Appendix 2

### Key Heritage Assets

Iron Age & Roman marching camp, Alverdiscott  
DV1035

Cropmark of a Roman temporary camp. The greater part of the perimeter of a camp has been recorded as cropmarks to the N of Gammaton Moor, at the N end of a ridge which forms some of the highest ground on the E edge of the Torridge valley. The S half of the camp occupies the gentle E knoll of a local summit, at about 150 m above OD. The knoll is aligned from E to W and gives extensive views in all directions. The SW slope of the lower W knoll has been cut into by the triple ditches of an enclosure. These earthworks, now levelled, have consistently produced much more pronounced cropmarks than that of the camp. The relationship between the two sites is uncertain. The topography and the wholesale removal of former field boundaries have made the transcription of the cropmarks particularly difficult. Nevertheless, it seems that the camp enclosed an area of about 1.6 ha within its ditch. The excavation of a drainage trench in 1978 across the S and W sides suggested that the ditch was about 1.3 m wide; however, the upcast material had been completely levelled and below the plough-soil the ditch only survived to a depth of 0.5 m. The layout of the camp is rather unusual in relation to the topography. The W side was set out so as to cut across the slight saddle between the knolls, immediately outside the triple-ditched enclosure. The S defences, positioned down the hillside, would not have been intervisible with the rest of the perimeter or with most of the interior. These cropmarks are extremely faint and consequently no SE corner has been transcribed. A simple gate is visible close to the centre of the N side, which itself seems to have been realigned slightly at this point; the recorded line of the S ditch may suggest a similar arrangement there. An apparent gap in the cropmark of the W ditch may perhaps also indicate the presence of a gate; on the E side, however a former field boundary crossed the defences, obscuring the cropmarks.

Lenwood bowl barrow 50m SE of Lenwood Cottage, Northam  
UID: 30315

Lenwood bowl barrow survives comparatively well and contains archaeological and environmental information relating to the monument and its surrounding landscape. The monument includes a Bronze Age bowl barrow situated in an elevated position with commanding views over Bideford. The barrow survives as a 24m diameter circular mound standing up to 1.2m high. On the summit of the mound a circular bank has been constructed which has an internal diameter of 7.6m and measures up to 3.2m wide by 0.7m high externally and 0.3m high internally. It is possible that the bank was constructed to support a stand of conifers. The ditch which surrounds the mound from which material for its construction was derived is preserved as a 2m wide buried feature. On the southern side a flattened area up to 2.9m wide confirms the presence of the ditch. A small electricity pylon which cuts into the edge of the surrounding ditch is excluded from the scheduling, although the ground beneath is included. National Grid Reference: SS 44115 28137

Frithelstock Priory, Frithelstock  
UID: 24842

The rural location of Frithelstock has meant that the layout of the priory has been preserved and that its essential design can be determined from the existing structures and earthworks. The close proximity of the priory and parish churches is an unusual feature. The buried remains appear to be extensive and relatively unharmed by subsequent activity. Frithelstock is the only monastic site in north Devon to retain parts of its standing structure. The priory is situated on the north side of the village of Frithelstock, some 2km to the west of the town of Great Torrington. It is set in agricultural land on the upper north facing slope of a wide valley that drains eastward into the River Torridge. The monument includes the known extent of the upstanding and buried remains of a priory of Augustinian canons in occupation from the early 13th century until 1536. The visible remains exist in the form of a number of ruined and adapted stone structures terraced into the natural slope and laid out in the traditional monastic plan in which a church and three ranges of buildings of two stories were grouped around the central square open court of the cloister. They include the substantial remains of the priory church, which abuts the parish church, and the remains of the cloister ranges incorporated into the buildings of Cloister Hall Farm. Fields adjacent to the farm contain a series of low earthworks. The walls are constructed of random-rubble utilising local slate, with carved details in a coarse red sandstone and oolitic limestone. The principal upstanding remains are those of the 13th century priory church, aligned east-west, and of 39.6m by 14.1m overall size. It consists of a simple in-line arrangement, 8.95m in width, of nave, choir, presbytery and Lady Chapel, with a single square tower abutting the western end of the nave. The west gable-end of the nave survives to 13.2m, almost its full original height, and is of symmetrical, austere and dramatic design, having three tall lancet windows above a small central doorway. Most of the north wall of the church survives to a considerable height, as do the buttressed north east and south east corners of the presbytery, and the south wall of the nave. Despite the apparent simplicity of the design, details of the fabric of the church indicate a complex structural history. The western end of the south wall of the nave has a high pointed arch supported on its eastern side by a 1m square pier with chamfered ashlar edges on three corners. The presence of this pier indicates that the church was originally designed with a south aisle, but that this was abandoned, the arch blocked and the south wall of the church constructed in line with the proposed arcade. The north and south walls of the church are not, however, symmetrical in terms of the number, size and location of the windows. The north wall has a tall lancet window to the nave and four high windows to the choir and presbytery; the south wall has a tall lancet to the nave and presbytery with, from the evidence of an 18th century engraving, four high windows placed between them. The Lady Chapel and tower were added in the 14th century. By the middle of the 15th century, rebuilding in the parish church resulted in its north east corner being structurally bonded to the south west corner of the tower of the priory church. The south wall of the priory church is terraced into the hillside by some 1.5m and the difference in level between the two churches is some 2.6m. The cloister is on the north side of the priory church, lying about 1m lower, and with sides of about 20m square. This area is now mostly gravelled and contains flower beds forming the garden of the farm. The west range of the cloister abutted only the north west corner of the church. The range is for the most part incorporated into the western half of the present farmhouse; the rooms at the north end are of 16th-17th century date and form its earliest part. Traditionally the west range would have included the apartments of the prior. Abutting the north end of the eastern half of the farmhouse is a large storage building of some 9.1m width that occupies the position of the north range of the cloister. The south wall of this building includes medieval fabric. Traditionally this range would have contained the refectory (dining hall), with the area between the north and west ranges occupied by the kitchens. The east range of the cloister is less well defined in terms of the current structures. The north face of the north wall of the presbytery has part of the toothing for an external, east wall, and two corbels beneath the high windows, which together indicate that the east range abutted the presbytery, and was some 9m in width. The east range extended northwards into the area now occupied by the stables. Traditionally this range would have contained the sacristy (vestry) and chapter house, with the canons' dorter (dormitory) at first floor level. The late 15th century granite doorway forming the main entrance to the farmhouse would appear to be a reused part of the priory structure. In 1976 a well was uncovered in the north west corner of the cloister. It consisted of a vaulted passage, large enough to walk in, some 2.5m below the present ground level and some 5m in length, leading south from the north range of the cloister. At the south end of the passage there was a

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

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. National Grid Reference: SS 46398 19516

### Bowl barrow at Cadden Beacon

UID: 30306

The Cadden Beacon bowl barrow survives comparatively well and contains archaeological and environmental information relating to the monument and the surrounding landscape. This barrow is a prominent feature in the landscape, which is reflected in its use as a memorial. The monument includes a Bronze Age bowl barrow with a later, 20th century, memorial. It is situated on a high upland ridge with commanding views across the valley of the River Taw and is highly visible from the north and south. Views from the barrow extend to Dartmoor, Exmoor and to the sea beyond Barnstaple. The monument survives as a 17.4m diameter circular mound standing up to 1.6m high. The surrounding ditch from which material to construct the mound was derived measures from 2.9m wide on the western side to 3.4m wide on the northern side, and is between 0.1m and 0.2m deep. The ditch has been cut on the southern side by the construction of a 2.5m wide, 1m deep ditch with a stone built ha-ha. The top of the mound was partly cut to facilitate the construction of a stone memorial. A circular paved plinth lies on top of the mound and this is 6.3m in diameter. Above is a stone pillar dedicated to Caroline Thorpe, late wife of the Right Honourable Jeremy Thorpe MP, and a tablet indicates its dedication by the Archbishop of Canterbury and Bishop of Crediton in 1971. The pillar itself is 3.5m high. On the western side of the mound a memorial stone bench was inserted which has cut the mound slightly on this side. There is also a paved area in front of the seat. This was erected in the 1970s and is dedicated to Stanley J H Verney R.A.F.V.R. 1918-1943. The bench, paved plinth and paved area are excluded from the scheduling although the ground beneath these features is included. National Grid Reference: SS 58238 29563

### Two bowl barrows S of Haycroft, Huntshaw

UID: 10501

These two barrows have considerable potential for the preservation of environmental evidence both of a contemporary kind as well as of the pre-barrow surface. The ploughed area which lies between the barrows is very likely to be able to provide further significant information about their stratigraphic relationship. The monument consists of two adjacent bowl barrows, and of the ground lying between them. These barrows lie on the north of Darracott Moor, 370m south of Haycroft Farm, Huntshaw. The barrow to the west is 23m in diameter and 1.6m high, and the eastern barrow is 24m in diameter and 1.3m high. Both barrows are probably broader and lower than originally constructed as they have been affected by ploughing which also may have obscured any ditch around each barrow. The mounds were built mainly from clay and when partially excavated last century were found to contain charcoal, cremated remains and grave goods, and in particular the barrow to the east contained a bronze ogival dagger. National Grid Reference: SS 52029 21590

### Church of St Michael, Horwood

English Heritage Building ID: 98758, GV I

Parish church. C13 fabric to chancel and probably to nave, remodelled in C15 when the tower and north aisle were added. Restored c.1889 by Hayward. Stone rubble with ashlar dressings. Slate roof with crested ridge tiles, coped parapet to chancel-end with apex cross. Comprising: west tower, nave, chancel and north aisle. Unbuttressed west tower of 2 stages. Embattled parapet with corner pinnacles. Stair turret or north side with large stone gargoyle in the angle of the projection. Single ogee-headed bell opening to each side with louvres. Single straight headed light window to north side with chamfered surround to top of 1st stage and a semi-circular headed single light window on south side with louvres. 3 undecorated shields to south side. Perpendicular 4-light pointed arched west window with label hoodmould above virtually round-arched

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

doorway with moulded surround and hoodmould with label stops. Old, weathered plank door with elbow struts to the arch and moulded central rib. Nave south window to left of porch has pointed arch and 2 ogee lights with quatrefoil tracery and hoodmould. Unmoulded pointed arch to south porch doorway with cusped headed niche above containing carved figure. 2 old timber benches to each side of porch. Pointed arched inner doorway with chamfered surround and old 5 plank framed and ledged studded door with wrought iron strap hinges and small wooden shield bearing initials of churchwarden and dated 1669. 2 late Perpendicular straight-headed nave south windows to right of porch each with three 4-centred arched lights with foliated label stops to the hoodmould. 4-centred arched priest's doorway with moulded surround and foliated label stops to the hoodmould. 2 Perpendicular pointed arched windows of 3 lights to east end of chancel and north aisle with hoodmoulds. North aisle has 3 straight-headed later Perpendicular north windows of 3 cusped-headed lights with hoodmoulds. 3-light Perpendicular window at west end of north aisle. Interior: tall unmoulded semi-circular headed tower arch. North arcade of 5 continuous bays with Pevsner 'B' type piers and foliated capitals, the second pier from east end with shields to the top of the shafts with mythical beasts and angels to the capitals, and the third from east end with human heads flanking shields. Unceiled C15 waggon roofs throughout, with much of the timber renewed to nave roof. Moulded ridge member to chancel. North aisle roof has every fourth rib moulded with variously carved bosses at the intersections and richly carved wall plate. Carved lintels, possibly sections of reset wall plates to nave windows and to wide niches behind the pulpit. Horn-shaped piscina to chancel and ogee-headed piscina to north aisle. C19 tiled alter step with considerable number of C17 Barnstaple tiles to chancel and east end of north aisle. C17 communion rail with thick turned balusters and moulded handrail to chancel chapel. Polygonal pulpit with semi-circular headed blind panels, dated 1635 with initials HF, HB, CM inside the lozenges to the frieze. Reused dado panels, 2 panels high to front pew on south side. Set of 5 early C16 carved bench ends to north side of nave with moulded top rails to the pews. The front bench also acts as coffers with 2 iron locks and 8 foliated panels. Low north aisle pews, late C16 or early C17 with undecorated bench ends with moulded surrounds. The third bench from east end has part of probably reused carved wall plate to book rail. Square Norman font with scalloped base on round stem and marble bowl. Demi-bell-wheel dated 1664 hangs on north aisle north wall and old clapper on west wall. C17 carved table to north aisle, 3 panels to front with old locks. North aisle contains a number of late C16/early C17 stone and slate memorial stones including 2 to Pollard family, and 2 with incised crosses. Mid C15 recumbent effigy to a lady with horned headdress and small figures of children under cloak. Early C17 wall monument to Arthur Pollard and wife in splay of north aisle window with shield above strapwork frieze supported on fluted columns. Slate tablet on north chancel wall to Robert Brian, d.1634. C15 stained glass to tracery of north aisle east window. C19 stained glass to west window, 1889 to Downing family and to chancel south window by Mayer and Co to Richard Dene, d.1863. 2 of the north aisle windows contain glass by A L Moore. Listing NGR: SS5022027688

### Church of St Augustine, Heanton Punchardon

English Heritage Building ID: 98435, GV I

Parish Church. C13 and later. Tower and aisle of coursed dressed stone with some laced stone in 2nd tower stage. Nave, chancel, south and north porches of random rubble. Slate roofs with C19 crested ridge tiles. Nave and chancel probably incorporate earlier fabric but both heavily remodelled in late C15/early C16 when west tower and north aisle were added. Windows in north aisle suggest possibly early C17 refenestration and 1675 datestone below east window may indicate rebuilding of gable end wall of chancel. North aisle arcade rebuilt and piers remodelled in C18 or early C19. Nave and chancel refenestrated in C19. West tower of 3 stages with setback buttresses. Embattled parapet with crocketed corner pinnacles. Internal stair turret on north side with 7 openings all slits except third from ground which is a quatrefoil panel. Blind quatrefoil panels in first stage of tower on north, south and west walls, those to west and south contain shields. Large pointed-arched bell-openings on all sides of 3 lights with cusped and traceried heads with hoodmoulds. Single light bell-opening with ferrimontor and flat hoodmould in second stage of east wall, 3-light traceried west window with hollow-chamfered surround above Tudor-arched west doorway with triple hollow chamfered surround and hoodmould. North porch doorway with plain pointed arch. Tudor-arched north doorway with moulded surround. Four 3-light cavetto-mullion windows to north aisle with depressed arches and hoodmoulds with label stops. 2-light transomed vestry window with hoodmould. 3-light east window, partially recut and inserted in former larger opening. Small datestone WM 1675 below. C19 fenestration on south side, pointed arches to the nave, square-headed to chancel. Priests door with large dressed jamb stones and alternating stone and brick voussoirs. Plain rubble south porch doorway with slate sundial over dated 1795 by Jn and Thos Berry. Undecorated barrel ceiling. Double chamfered south doorway, probably C13 with ancient pointed arch ledged plank door. Interior: Late C18/early C19. Arcade of 5 bays with depressed arches supported on wave-moulded piers with thin cornices unusually set square rather than diagonally. Tall, double, hollow chamfered west tower arch with quatrefoil panel inset in wall to right. Aisle and nave have fine ceiled waggon roofs, aisle roof of smaller panels, each roof with variously carved bosses in the intersections of the ribs and longitudinal members. 4-centred arch vestry door with moulded surround and ancient door inserted in larger pointed arch opening with large rough keystone. Many walls and reveals subjected to C20 replastering. Perp-screen to chancel with small angels carrying shields in the uprights of Pevsner 'A' type tracery, heavily restored in late C19, the coving almost entirely replaced. C20 screen to north aisle. Octagonal stone font with faceted base to bowl supported on squat central column and 4 corner colonettes on square base. Fittings include 2 late C16 or early C17 chairs in sanctuary with carved backs and C20 pews. Monuments: Very fine early C16 table top tomb to Richard Coffin (died 1523) in north chancel wall. Ornate Tudor arch to canopy of floriated pendants and intermediate pierced trefoils supported on stopped and chamfered jambs, the attached shafts cut down at top. Initials of R.C. in each of the foliated spandrels surmounted by demi-angel bearing shield in centre of foliated frieze with short fleur-de-lis bars to headrail. Base of 2 tiers of 6 quatrefoil panels with square linen-fold centres to the upper tier and floriated centres below. Above tomb 2 wall monuments to members of Ballyman family, both with ancient colour decoration. That to left dated 1695 with scalloped base above winged and wreathed skull. Cherubs heads to each side of oval medallion and 2 above in draped and palmette surround. That to right has oval medallion with cherubs heads over and putti each side reclining on plinth with winged cherubs bust between the console. Painted Royal Arms of George III over south door. 4 good marble wall monuments to Bassets of Heanton Court in family chapel in north aisle, all with some ancient colour decoration. Elizabeth Basset (died 1635). Praying female figure, kneeling, in high relief under shoulder-headed arch with flanking Ionic colonnettes with shields above and inscription below: "Should monuments Goe by merit, then Surely Thine with Pretious Stone and Orient Pearls should shine. But since thy world of worthy world doth know this marble stone may serve thy name to show." John Basset (died 1660) Ionic colonnettes supporting scrolled pediment. Arthur Basset (died 1672) Corinthian Colonettes with broken pediment and cherubs flanking Classical urn. Trophied surround to oval medallion supported on cherub-headed consoles. John Basset (died 1686). Cherubs heads in foliated surround to oval medallion with segmental pediment with central shield and reclining putti to each side. Skull and flanking cherubs in base. Belfry not inspected. Listing NGR: SS5021735584

### Church of St Brannock, Braunton

English Heritage Building ID: 98312 GV I

Parish Church, C13 fabric to chancel with 3 lancets on north wall and C14 doorway cut out of walling beneath middle lancet. Unmoulded pointed arch to north transept and similar but much deeper arch to south transeptal tower. Cruciform plan. 2 lancets at east end of nave flanking double-chamfered chancel arch possibly indicate former aisles but C15 rebuild removed them to make impressively wide buttressed nave with single waggon roof chancel chapel also added C15. Mostly C19 refenestration and south, north and west porches all probably rebuilt



## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

in C19. Chancel restored 1887. Rubble throughout mainly uncoursed but some roughly squared masonry in south wall of south chancel chapel and dressed stone quoins to chancel. Slate roofs with coped ashlar gables and stone crosses at the apexes. Broach spire and tower of 2 stages with angle buttresses and large central buttresses all with offsets. Single narrow slit openings in north and west wall of bottom stage. To south is square-headed window with mouchette tracery and head mould with returned ends over buttress with hollow-chamfered lancet to right. Plain pointed arch opening above in second stage. Lead clad broach spire has four gabled 2-light lucarnes between the broaches. Stair turret sits in north-east angle of tower with three slit openings on east side. The nave has symmetrical disposition of window openings with single 3-light Perpendicular style windows, all partially recut to each side of north and south porches. Both porches have plain pointed arches and doorways with plain chamfers, the base of the jambs recut on south doorway. Ancient pointed arch plank door to south with square framing and ledging and old pointed arch door to north. To right of south porch entrance is reset wall tablet with weathered inscription and stopped hood mould. Large external buttresses with off-sets towards west end and smaller ashlar buttresses bonded in at corners. West porch has un moulded pointed arch and C19 ceiled waggon roof. Double chamfered pointed west doorway with plain hood mould. Double-leaved ancient door. Wooden charity board on north wall and stocks used as bench on south wall. Large C19 west window in Perpendicular style with corbelled hood mould. Between north transept and north porch is a low slated lean-to roof to outshut with external stone steps in front leading to organ gallery door in transept west wall. Its north wall has 2-light C19 window and to east is reset C13 pointed arch window with Y bars. The vestry has C19 cusped 2-light window to north and small square window above 2 light window with shouldered jambs to east. Elaborate Perpendicular style chancel window with corbelled hood mould, tracery recut but architrave mostly intact. Slightly smaller chancel chapel east window has recut long and short jambs and mouchette tracery. Hood mould has stopped ends but also weathered label stops outside these indicating large opening formerly extending up to empty niche near the gable apex. 2 rainwater heads at east end dated 1872. Chancel chapel to south has 2-light Dec. style window and single-light Dec. style opening each side of 4-centred arch doorway with hollow chamfer, floriated stops to the hood moulds and plank door. Interior: Unaisled nave spanned by massive unceiled waggon roof with ornately carved bosses in the intersections of ribs and longitudinal members. Ceiled waggon roof to south chancel chapel and plank ceiled waggon roof to chancel with similar arrangement of bosses: chancel also has angel busts spaced along the wall plates. 2 bay arcade of 'B'-Type Pevsner piers with lipped capitals. Fine C17 turned communion rails and altar table. Panelled reredos resembling C17 chimneypiece dated 1653 with 5 angels busts in the central projecting bay. Chancel screen, 4-light sections with Perp. tracery, ogee-arched to centre and original headrail to rear. South chancel chapel has C20 dado panelling. Small pointed head piscina near base of east wall of tower. Anglo-Saxon (?) burial stone forms lintel of slit windows. North transept contains carved panelling to organ gallery dated 1619. Lectern reuses portion of one of the turned pedestals of existing C17 panelled pulpit which now has its tester as a base. Font near north door has square bowl on squat column, probably late C13/early with base of column and corner colonettes being replacements. Bowl carved with human heads at each corner and ox and human face on east and north sides enriched with Dec. style traceried surround. Nave has 3 brass Flemish chandeliers. Excellent complete set of 23 pairs of C16 variously carved bench ends complete with benches and moulded rails. Single C16 bench end in south chancel chapel, pew front carved 1887 but reusing C17 panelling. 2 further bench ends with new pews in tower chapel. Armada Box in south chancel chapel with male and female figures in Portuguese costume c.1560 with initials and inscription and C16 chest in nave. Wall monuments. On south chancel chapel wall is hinged brass palimpsest 'reinstated 1908' originally from chapel floor. Nave south wall from east. Early classical style wall monument to Peter Shepherd of Fulbrook and his son died 1558 and 1591. Also monument to Nicholas Hooper Wood also in classical Ionic style. Large late C17 wall monument to Robert Inledon (died 1558) and other members of family. Large entablature with semi-circular arched head and angel figures over trophies outside classical colonettes supported on cherubs heads. These flank principal tablet with skull below with painted decoration. Small wall monument to Peter Calverley 'Chyrurgeon' (died 1799). Oval medallion with fern surround, skull and armorial bearings above, cherubs below. Early C19 marble wall tablet above South Doorway to Webber Family 1807-1822. Fluted pilasters flank inscription with Classical Urn above. Marble wall monument to Frances Baker (nee Webber: died 1782). Scrolled surround to carved tablet with tapering crown surmounted by Classical urns. Cluster of 3 cherub heads at base flanked by urns and brackets. Wall monument extreme west end of south wall of panels containing shields flanked by three superimposed orders of fluted Ionic columns to the lower 2 tiers with heads in the capitals of the upper tier and pilastered single tier above. North wall from east. Marble wall tablet. Anthemiom acroteria above inscription to Henry Webber 1823 and 1833. To left of organ gallery, Doric columns each side of 1758 tablet with classical urn over. Reset stone wall tablet dated 1622 wall tablet to right of north door to Margaret Allyn died 1709. Cherubs heads over tablet with wreathed surround to skulls head below. Over north door wall tablet to husband and wife died 1839 and 1870. Pilaster to each side of marble wall tablet with shield over. To left of north door, marble wall monument by T Jewell of Barnstaple to Hale family c.1737. Doric pilasters and classical urn. One stained glass east chancel end lancet has window by Percy Bacon 'Artist of most of the stained glass in this Church'. East window of South Chancel chapel by W F Dixon Pinx 18 University St. London. Listing NGR: SS4892237072

Church of St George, Monkleigh (borderline)

English Heritage Building ID: 91458, GV I

Church. Early C15; late C15 south aisle; restored 1862-3. Coursed sandstone rubble; restored in late C19 with squared and coursed sandstone; 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-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

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

side of south chapel. South door of chapel has late C15 architrave with finely-carved foliate decoration. C15 carved bench ends in chapel include some C15 trade emblems. Memorials: C17/18 ledger stones set in floors. Chancel has stele-type wall tablet to Augustus Saltren Willet, d. 1854; memorial to John Saltren, d. 1794, has stele-type tablet set on obelisk-shaped mount; female in classical dress weeping over draped urn placed above. Late C16 brass of kneeling man, set amongst twisted columns, heraldic shields and other decorative plasterwork from a former monument, is set above north chancel door. North transept has inscribed slate plate to Jane Coffin, d. 1646, and her baby son: they are depicted as a reclining mother holding her son; inscribed slate plate set in shouldered marble architrave to Henry Hurdinge, d. 1627, shows Hurdinge, his 2 wives and children kneeling at prayer. Also in north transept is monument with epitaph to William Gaye, d. 1631; heraldic achievement with broken pediment; black marble pilasters flank two demi-figures both with their heads supported by their hands. Nave has stele-type wall tablet to James Lewis, d. 1847. South east chapel, also known as Annery Chapel, has late C19 and C20 wall tablets; C18 wall memorial has slate inscription panel set in architectural frame with heraldic shields. This chapel also has fine monument to Sir William Hankford, Chief Justice of the King's bench, d. 1422: vine-leaf frieze with angel holding shield is set above recess, which has crocketed canopy to depressed pointed arch and quatrefoils to intrados of arch; tomb chest with slate top and ogee-headed and crocketed panels is placed within recess; two C15 brasses set into slate ledger stones in front of tomb. Stained glass: fine east window of the 1890s; C15 glass and C16 Flemish glass reset at heads of south chapel windows; early C20 west window; 1863 south west window. Hoskins has suggested that the parclose screen may date from 1537, when Dame Anne St. Ledger founded a chantry in the Annery chapel. Listing NGR: SS4575820718

Eastleigh Barton inc' garden walls & 2 bee boles

English Heritage Building ID: 98827, GII\*

Barton farmhouse. Probably early C16, remodelled in late C16 and extended in C17. Rendered stone rubble. Slate roofs with gable ends. Tall stone rubble front lateral hall stack with tapered cap. Rendered stack to right end and small dressed stone stack set off the ridge to left of 2 storey porch. Stone rubble stack with tapered cap, heightened in brick to gable end of rear range. Complex plan development. Overall 3-sided rear courtyard plan, the front range with large hall heated by front lateral stack, through-passage with gabled 2 storey porch and lower end with lower ridge, the right angled range abutting rear left-hand side of hall is probably a C17 parlour wing. The service wing to rear attached at right angles to this parlour wing and running parallel to the main range, completes the 3-sided rear courtyard plan. 2 storeys. Front range has 12-paned sash over tripartite 12-paned sash with 4-paned sidelights to left of stack. 2 storey porch has 12-paned sash over cambered arch doorway. Exceptionally fine inner doorway with moulded 4-centred arched surround with foliated decoration to the spandrels complete with original door which has linen-fold panelling. C19 2-light casement, 6 panes per light above 4 over 8 paned sash. One single light 4-centred arched stone window survives to rear upper storey of front range. Two 12-paned sashes with blind oculus above, to projecting left side of front gable end of right-angled rear wing. Single 12-paned sash to its west face. Rear wing parallel to main range has a 3 over 6 paned sash above a C19 3-light casement at its west end. Length of cob wall with tiled capping extending to left has 2 bee-bole niches at left end. Interior: not accessible at time of survey 1985, but brief inspection of through-passage and hall suggested high quality C17 interior features survive, including tall plank and muntin through-passage hall screen, unusual handmade brick floor to hall and 4-centred arched doorway with foliated spandrels to lower end. Listing NGR: SS4887127907

Eastleigh Manor House inc' ha-ha

English Heritage Building ID: 98828, GV II\*

Manor house. Late C15 or early C16 remodelled in late C16 or early C17 and again c.1800. Stone rubble with ashlar dressings. Bitumenised scantle slate roof to rear, slate roof to front, hipped at left end. Lateral rear hall stack with tapered cap, stone weatherings and brick shaft, axial stone rubble stack with tapered cap and drip, and brick ridge stack to rear left-hand wing. Complex plan development with later remodellings, the lack of access to main roofspace impeding a full assessment. The original late C15 or early C16 core probably consists of hall and present entrance hall. In late C16 or early C17 a wing was added to rear of hall and the front range extended to left and again to rear by the addition of a further wing forming an overall 3-sided rear courtyard plan, the front range now with single large rooms to each side of wide entrance hall. c.1800 the house was refashioned with gothic fenestration and features to create more symmetrical east and south facades, and in C19 an additional central rear wing was built, infilling part of the courtyard. 2 storeys. 5-window range, the 2 openings to left and one to right infilled and painted to resemble intersecting glazing bars. Remaining fenestration all with original gothic style sashes with intersecting glazing bars. Central Tuscan porch with timber columns and pilasters and 2 panelled door, the upper part glazed in similar style. The 2 windows on each floor to right, however, retain original late C15/C16 stone reveals, with elaborate hollow-ogee-casement moulded surrounds and dressed stone relieving arches. 2 fine C16 stone mullion windows at right gable end, 3 lights above, ground floor of 4 lights with similarly moulded surrounds and cusped ogee headed arches to the lights with quatrefoil and mouchette decoration in the spandrels. South side has 6-window range of gothic sashes with intersecting glazing bars and stone voussoirs, except at left end which is blind. 4 similar ground floor sashes with pointed arched door to left with cover strips, and 2 blind windows to left. Extending from left end of south side and to front right end of east side are courtyard walls with castellated parapets, that to the south side with 3 tall pointed arched plastered niches and gothic pointed arched door, similar door to east side flanked by niches. Interior: features survive from each successive remodelling. The hall retains hollow-moulded granite fireplace surround. Trabeated ceiling with elaborate roll flanked by hollow-ogee hollow moulded ceiling beams forming 6 fields. Late medieval stained glass to the gable end mullion window, the diamond leaded comes to the upper part each pane decorated with various scenes from the hunt, fleur-de-lis, etc., above 4 roundels containing heraldic shields with small painted arms below bearing Berry/Lambert crest. Wide chamfered ceiling beams to the rear wings with doorway to rear courtyard with sunk chamfer and scroll-stopped surround and original 3 plank door. Much of the remaining joinery of c.1800 remodelling intact with 2- and 6-panelled doors. Massive kitchen fireplace lintel to left-hand rear service wing (the stack demolished), heavily smoke-blackened and extending the entire width of the wing. Upper floor to rear right-hand wing has 4-centred arched doorway with hollow moulded surround and 3 plank door and cover strips at the gable end suggesting this wing formerly extended eastwards. The roof structure over this rear wing consists of 2 arch braced trusses with short curved feet with 2 tiers of trencled purlins, chamfers to the soffit of the arch bracing to the morticed and tenoned collars and a lower tier of curved wind bracing surviving to 3 bays on south side and to 2 bays on north side. No access to roof space to front range, but the structure over the hall is certainly late medieval with the elaborately moulded feet of the principals supported on moulded timber corbels. This is an exceptionally fine house with high quality features surviving from each successive remodelling. Listing NGR: SS4881628003

Granary

English Heritage Building ID: 98830 GV II

Granary. Early C19. Rendered timber framing with stone rubble and some brick infilling and stone rubble staddle piers. Hipped scantle slate roof. Rectangular on plan, built into bank and supported on 4 tall circular stone piers with slate caps on each side. Plank door to rear end. Plastered internal walls. Single king-post truss. Listing NGR: SS4877828031

Range of shippons with lofts over including front courtyard walls approximately 70 metres north of Eastleigh Manor House

South West Archaeology Ltd.

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

English Heritage Building ID: 988323, GV II

Range of shippens with lofts over and front courtyard walls. Circa 1860-70. Stone rubble with brick dressings. Slate roof with gabled ends. L-shaped on plan with the 2 front walls enclosing the courtyard to front. 2 storeys. 3 window range above 4 segmental arched openings with rubbed brick dressings to each face. Gatepiers with rubbed brick quoins and pyramid caps to south wall enclosing courtyard. Feeding passages, racks and common rafter roof intact. Listing NGR: SS4884028129

Barn with attached round-house and covered cartway approximately 10 metres north-west of Eastleigh Manor House

English Heritage Building ID: 98829, GV II

Barn with attached round-house and covered cartway. Barn C17, round-house and covered cartway adjoining added in C19, the latter in 1860 by datestone. Stone rubble. Slate roof, replaced to rear of barn with asbestos slate. Large barn, rectangular on plan with round-house and covered cartway attached at right-angles to front left end. Barn has 2 large buttresses with plank stable door with brick cambered arch to right end, double plank doors to left with large boarded overlight above. Chamfered timber lintel with run-out stops. C17 chamfered door surround to rear with double plank doors and slate pentice roof flanked by buttresses. 4 bee-boles in left gable end wall with plastered niches. Double plank doors to round-house, stone voussoirs to cart entrance archway at left end with keystone dated 1860. Barn has fine C17 roof of 6 trusses with heavy principals with short curved feet, slightly cranked morticed and tenoned collars, 2 removed, and 3 tiers of threaded purlins and ridge purlin. 4 C19 king-post trusses to round-house. Listing NGR: SS4879328016

Length of kitchen garden wall

English Heritage Building ID: 98831, GV II

Length of kitchen garden wall. Probably early C19. Stone rubble with rough stone coping. Extends length of west side of kitchen garden to south side of Eastleigh Manor House. Listing NGR: SS4879027967

Rock Cottage, Eastleigh

English Heritage Building ID: 98826, GV II

Cottage. C17 or earlier. Rendered cob and stone. Slate roof. Small brick stack at left end. Tall front lateral hall stack with tapered cap. Hall and through-passage plan, the lower end possibly demolished when house adjoining to left was built. C20 extension to rear. 2 storeys. 2 window-range. C19/C20 2-light casements, 6 panes per light above 6 paned fixed light to left end and 2-light casement, 6 panes per light to right of stack. Plank stable door to through-passage doorway at left end. Interior not inspected. Listing NGR: SS4874527878

The Pines, Eastleigh

English Heritage Building ID: 98824 GV II

Former farmhouse, now private hotel. Circa 1840. Painted stone and cob. Slate roof with gable end, moulded wooden eaves and bargeboards. Rendered stacks over gable ends. Symmetrical double-fronted central hall and staircase plan with twin gable ended rear service wing and former granary, now forming part of dwelling attached at left gable end. 2 storeys. 3-window range. 16-paned hornless sashes to each side of 12-paned sash over replaced C20 2-light casements, 2 panes per light. Horizontal sliding louvered timber shutters. Porch canopy with entablature supported on slender Tuscan-style timber columns and pilasters. Semi-circular arched doorway with 6 panelled door and fanlight with radiating glazing bars. Slate pentice roof to doorway to granary to left. Listing NGR: SS4862427816

Barn 20m E of The Pines

English Heritage Building ID: 98825, GV II

Barn with round-house attached, now used as exhibition centre. Early C19. Stone rubble and some cob. Corrugated iron roof, half-hipped, conceals thatch roof in-situ. Polygonal round-house with concrete tiled roof attached to rear left side. Central opposing cart entrances with double plank doors to front. 5 roughly hewn trusses with pegged collars. Included for group value. Listing NGR: SS4864427829

Horwood:

Hoopers Cottage

English Heritage Building ID: 98762 GV II\*

House, c.1600, extended c.1935 and again c.1972. Unrendered stone rubble with cob to the upper storey. Thatch roof hipped at left end, gable end to right. Tall front lateral hall stack of stone rubble with drip and tapered cap. C20 stone rubble stack in C17 style with tapered cap set just off the ridge towards left end. Interesting and unusual plan to the original range at right end which is of 2 rooms with a lobby entry. The hall has a front lateral stack to right with integral stair turret beside it to the left. To the lower left end of the front of the hall is the entrance into a lobby, an axial screen creating a small second room to the rear of the lobby, with entry to this room being via the hall. The earlier C20 extension added 2 rooms and a further staircase to the left lower end of the original range with a further short bay added at the left end c.1972, all in a similar style to the original range. 2 storeys. 5-window range, the left-hand front corner splayed. C20 range has 2- and 3-light casements, 8 panes per light. The older core has a small C17 square timber window with central glazing bar, and pintles surviving for internal shutter, above a tiled canopy to chamfered Tudor-arched door surround with old framed and ledged 3-plank door with old lock. To its right, the stair turret breaks forward in line with the stack and has a small timber mullion window of 2 ogee-headed lights behind single glass pane. Timber cavetto mullion window of 4 lights (similar to the blocked window to the Church House opposite q.v) to right of stack above a 3-light timber mullion window with diamond leaded panes. Interior: rich survival of original features to the older range. The hall has an axial hollow step stopped chamfered beam and bressumer to front wall above a cavetto moulded fireplace lintel. 2 adjoining low oblong recesses in the west wall with timber cupboard door surrounds are thought to be possibly bible cupboards. 3 Tudor-arched door surrounds giving access to stair turret, with old plank door, to lobby and small room off the hall, the latter now blocked off. Plank and muntin screen facing the lobby entrance, 5 panels wide with chamfered muntins and top rail. The lobby retains its flagstone floor. The winder stair retains its original wooden treads with cased in original door surround with pintles to principal chamber at its head. Partition with wide timber studs between the 2 chambers, a remarkable survival being the double garderobe in a small integral projection to the rear, with timber 2-seater formerly with access from both chambers by doorways to each side of the partition, that to left with old ledged plank door with its original hinges, that to right is now blocked off. Principal chamber is heated by hall stack, but lintel is C20 replacement. The roof structure shows that the left end of the C17 range was also originally hipped, with good quality carpentry of 2 trusses with short curved feet, carrying 2 tiers of threaded purlins and ridge purlin with cranked collars morticed and tenoned into the soffits of the blades. The truss over the dividing wall between the 2 chambers is closed to collar height. There is no sign of smoke blackening in the roof. In spite of the later additions this is a most important single phase house which is otherwise remarkably intact with its very complete internal features. Its unusual plan is of exceptional interest. Listing NGR: SS5020127625

The Courtledge

English Heritage Building ID: 98760 GV II

South West Archaeology Ltd.

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

House. Probably C17. Painted rendered stone and cob. Thatch roof with stone rubble stacks at each gable end with drips and tapered caps, heightened in brick, that to left end with rounded bread oven projection. Brick shaft to stack backing onto through-passage in 3 room through-passage plan, the hall section breaking forward slightly. 2 storeys. 4-window range. C20 fenestration with diamond leaded casements of 3 lights. Weathered C17 chamfered door surround to through passage doorway with old 3 plank door and thatched porch roof. Small 3-light timber splayed mullion window to projecting stair turret to rear of hall. Dairy outshut to rear of lower end rebuilt in C20. Interior not inspected; house unoccupied at time of survey. Listing NGR: SS5019327686

### Church Farm Cottage

English Heritage Building ID: 98763, GV II

House. C17 with C20 alterations. Painted rendered stone and cob. Asbestos slate roof hipped at left end. Rendered stack at left end and stone rubble stack with tapered cap heightened in brick at right end. Single heated rooms to each side of central passage with projecting stair turret to rear. 2 storeys. 4-window range. C20 casements, 6 panes per light. Buttressing at left end flanking ground floor left-hand window. Gabled slate roof to porch with C20 door. Infilled timber cavetto mullion window of 4 lights (c.f. Hoopers Cottage) to rear of right-hand room. 2 storey outshut to rear left end. Interior: chamfered ceiling beam and fireplace lintel supported on dressed stone jambs to room to right. Listing NGR: SS5023027666

### Horwood House

English Heritage Building ID: 98764, GVII

House. C17 with some evidence of earlier origins, remodelled and extended in early C18 and again extended at rear in early C19, and restored c.1960. Painted stone and cob. Hipped slate roof with crested ridge tiles. Brick stack at right end and to rear of lower end, enclosed by rear wing. Originally a 3-room and through-passage plan, formerly with a lateral rear stack heating the hall, now removed. In the C18, a storied porch was added and 5 short extensions with hipped roofs in line to rear, with 2 stair turrets flanking a small central room to rear of hall, a kitchen at rear of upper end, and a principal south-facing room, which is slightly deeper than the other 4 extensions, to the rear of the lower end. In C19, a large storeroom with gable ends was added to the rear of this last extension, parallel with the principal range. In the 1960 remodelling, the through-passage was widened by taking in part of lower end, removing the hall/inner room partition and enlarging the south stair hall by taking in the small rear central room. 2 storeys. 6-window range, including storied porch. 3 timber transomed 2-light windows at right end, with square leaded glazing pattern to the casements, and much of the original glazing surviving, one of the panes to the right end window etched "Jane Dene 1754". The decorative wrought iron catches also intact. Otherwise mainly 16-paned sashes without horns to upper storey, and to ground floor window to right of porch. The ground floor sash at right end is of 20 panes. The upper storey window to right of porch has 18 panes, as does that to the porch itself, the sash box flush with the wall. The gabled storied porch is supported on chamfered timber posts set in rebuilt stone bases. 6 panelled door with small shield above, reset from inside the passage. South facade at lower end of 3 bays, 16-paned sashes to upper storey, 8 over 12 panes to ground floor sashes with blocked central doorway. Interior: following a period of dereliction, the ground floor was largely remodelled in c.1960, the partition between hall and inner room removed, an Adam style fireplace added to lower end, which retains a C18 moulded plasterwork cornice and marble chimneypiece to upper end. Principal staircase rebuilt in style of the surviving early C18 secondary dog-leg staircase which has reeded balusters, moulded handrails and capped newels of square section with recessed panels to each facet. Some early joinery survives to the integral cupboards at the base of these stairs and to the 3-panelled doors to the principal chambers. The room over the porch retains good early C18 panelling to all 4 walls, 2 panels high, with integral window seat. Roof structure principally C18 with 5 trusses over the main range with 2 tiers of threaded purlins and ridge purlins, but the south truss over the lower end is C17 with an Alcock Type F1 apex, the collar removed. Truss over rear extension at upper end also has a short saddle. The purlins over this wing and one of the purlins over the lower end are smoke-blackened suggesting this may have once been an open hall house of some stature. It was formerly the seat of the Pollard and Dene families. The geometrical plasterwork ceiling has not survived. Listing NGR: SS5033927589

### Gatepiers & flanking walls to Horwood House

English Heritage Building ID: 98765, GV II

Gatepiers and flanking walls. Probably late C18. Painted rendered stone. Gatepiers of square section with moulded caps tapering up to ball finials, to each end of low curved walls, with C20 wooden railings terminating in C20 wooden inner gate-piers. Situated at drive entrance to Horwood House (q.v.). Listing NGR: SS5036827646

### West Barton Farmhouse

English Heritage Building ID: 98766, GV II

Farmhouse, now private dwelling. Early C17 with C18 alterations and C19 remodelling. Rendered stone and cob. Slate roof with gable end brick stacks with 2 tapered clay pots at right end. Tall lateral front hall stack with offsets, drip, tapered cap and brick shaft. Brick stack to gable end of rear wing. 3 room cross-passage plan with dairy wing to rear of hall and cross-passage forming overall T-shape plan. 2 storeys. 5 window range, C19/C20 fenestration. Small 4-paned single light window to left and above horned sash with margin glazing bars to left of 2 over 4 paned horned sash above C20 lighting stairhall. Tall Gothic pointed arched window introduced in early C20 doorway. 12 paned horned sash over gabled slate roof to porch. C20 plank door with cover strips. 16-paned horned sash at right end above C20 canted bay window. Interior: some C18 and C19 joinery survives, including cupboards to hall, 4 panelled door between cross-passage and hall. C17 chamfered lintel to fireplace with C19 mantel shelf. C18 dog-leg staircase to cross-passage with moulded and wreathed handrail ramped up to slender newels with stick balusters. Dairy fittings intact. C17 chamfered door surround to chamber over hall with scroll-stopped durns. Old plank doors to most of the bedrooms. The roof structure over the hall intact and of high quality C17 carpentry with 4 trusses with short curved feet. 2 tiers of threaded purlins and ridge purlin, morticed and tenoned collars with chamfers to each arris to the soffits of the principals. Solid wall partitions rise to the apex of the roof between hall/inner room and cross passage/lower end with the roof structures over each end being C20 replacements. To each end of the hall, therefore, there have been successive remodellings, the lower end and cross-passage altered in C18 and again in C20, the inner room end rebuilt and extended to form a kitchen and servants wing in the C19. Listing NGR: SS5042527442

### Granary NE of West Barton

English Heritage Building ID: 98767, GV II

Small granary. C19. Stone rubble. Slate roof with gable ends. Rectangular on plan, built across bank with opposing plank doors to front and rear, and storage space below to front with low doorway flanked by ventilation slits. Internal walls plastered. Listing NGR: SS5044327458

### The Old Parsonage

English Heritage Building ID: 98768, GV II

South West Archaeology Ltd.

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

Former rectory, now private dwelling. Late C18 with C19 alterations. Stone rubble, rendered facade, with brick dressings. Slate roof hipped at right end. Brick stacks to each end and to rear wing. Symmetrical central hall and staircase plan with principal room to each side, kitchen/servant wing to rear right side, forming L-shape, and single storey workshop, formerly washhouse and coal-sheds completing 4-sided rear courtyard plan. 2 storeys. 3-window range, symmetrical. C19/C20 2-light casements, 6-panes per light with slightly cambered brick arches. Single 16-paned horned sash with rendered slightly cambered brick arch flanking stone rubble porch with slate lean-to roof. C20 inner door. Interior: some early joinery survives including 4-panelled fielded panelled doors to the principal rooms with original hinges, integral cupboards to each side of the principal fireplace in the east principal room, old ledged plank doors to the bedrooms. Dairy/cellar fittings partly intact. Late C18 roof structure of 4 trusses to front range and single truss to rear wing with side-pegged collars. Listing NGR: SS5012027429

Southcott Barton, Westleigh

English Heritage Building ID: 98833, GV II\*

Barton, now residential home. c.1600. Rendered stone rubble and cob. Slate roofs with gable ends. Axial stone rubble stack with tapered cap. Rear lateral hall stack with off-sets and tapered cap. Stack at right gable end of main range with tapered cap, off-sets and projecting bread oven. Basically E-shaped on plan, the left-hand parlour wing extending also to rear housing principal staircase. Centre range with hall to left of through passage with 2-storey porch, service end to right, the front wing formerly used as apple loft above dairy, the latter now a kitchen with bedrooms over. 2 storeys with garret to parlour wing. 6-window range including wings and porch. 20-paned sash on each floor to gable end of left-hand wing. Inner faces has 20-paned sash over canted bay with French windows and margin glazing bars, surmounted by gabled dove-cote. Main range has two 20-paned sashes over 2 tripartite sashes, 12 panes to centre with 8-paned sidelight sashes to left of porch and a 2-light casement, 6 panes per light on each floor to right. Porch has 20-paned sash over straight-headed doorway with dressed stone jambs. Small windows to each side of porch with deep splayed reveals, the windows containing stained glass inserted in C20 by the Fulford family depicting St Ambrose to left over initials AFC and 2 badges to right over date 1927 - 1971. Impressively massive C17 inner porch doorway, straight-headed with double ovolo moulded surround and ornate stops to the base of the jambs consisting of triple flutes above bar over bulbous motif terminating in a scroll to the base. Massive original framed and ledged door with moulded cover strips forming 20 panels, old lock and latches. Gable end of service wing to right has 12-paned sashes on each floor. 3 small lean-tos to rear and a single storey gable ended dairy extension enclosing hall stack, the lean-to to rear of through-passage has ovolo-with-hollow moulded surround to reset straight-headed doorway with 4 flutes above bar and keel-stopped durns. Original plank doors with cover strips forming 12 panels, the upper 3 panels glazed. Interior: very fine C17 features survive to the majority of rooms. Impressive plank and muntin screen between hall and through-passage, 10 planks wide, the muntins ovolo-moulded with bulbous stops to the base on each side. Each plank is carved with lozenge and scallop pattern at the top. Doorway has been reset from the centre towards the left side of the screen. Ovolo-moulded door surround with triangular prism stops to reset doorway to the returned wall of the lean-to added to rest of the through-passage. Reused lintel to hall fireplace with dressed stone jambs. Fragment of plasterwork frieze decorated with running scrolled stems with fruit and foliage on front wall of hall. Ovolo-moulded door surround with scratched bar, bulb and scroll-stops to front parlour wing which has fireplace with dressed stone jambs, slates set on end to each side of the hearth and ovolo-moulded lintel with run out stops. Thin moulded plasterwork cornice to inner room, now divided into bedrooms. C17 dog-leg staircase with original treads, moulded handrail and turned balusters and newels, the latter with acorn finials. Geometrical plasterwork ceiling to stair hall, with 4 heart-shapes around central pendant, with inner lozenges tipped with angle sprays to the intersections at the head of each heart-shape. All the doorways to the upstairs rooms have original doors with cover strips and door surrounds all differently moulded, that to small chamber to right at head of stairs has bar-ogee-scroll stop identical to Southcott House front doorway (q.v.). This chamber has plaster ceiling with 3 small foliated roundels (the 4th not surviving) around central slightly larger roundel. C17 staircase to garret with splat baluster and moulded handrail. The 2 principal chambers over the hall both have spectacular ornamental coved plasterwork ceilings enriched with double ribbed geometrical designs around central pendants. The smaller chamber has 2 large sprays at each end, frieze and fireplace overmantle with strapwork cartouche and anthropomorphic sun-head to the centre. Larger chamber has geometrical designs to each end with heads above and below and inside each lozenge to either side. Fireplace overmantle with strapwork cartouche and central roundel depicting mythical 2-headed bird and lions head. Ovolo-moulded lintel with scratched star shape and scroll stops. Small room over porch also has coved plasterwork ceiling decorated with central roundel encircled by 3 paterae, the 4th not surviving. Part of the plasterwork frieze to one of the chambers over the lower end with running scrolled foliage and fruit design. Ovolo-moulded fireplace lintel with scroll stops to the other chamber. Lower end kitchen fireplace with chamfered lintel with run-out stops has niche to right, probably originally a smoking chamber. C17 ledged door with cover strips to rear outshut. No access to roofspace over principal chambers, but 2 trusses over lower end and 3 over rear parlour wing respectively have typical C17 lap-jointed collars and threaded purlins and ridge purlin. Despite the loss of plasterwork ceilings to the hall and parlour wing, this is an excellently preserved example of an early C17 barton with an outstanding array of period detail surviving. Listing NGR: SS4690427574

Tapeley Park, Westleigh (GII\*)

English Heritage Building ID: 98835, GVII\*

Country house. C18 origins, entirely remodelled in the 1880's and again 1898 - 1916 by John Belcher. Brick with ashlar dressings. Hipped slate roof with brick stacks with moulded ashlar caps largely concealed by parapet. Overall 4-sided rear courtyard plan with C20 courtyard infilling. The principal symmetrical garden (south) front contains wide entrance hall with staircase to rear, with single room to each side. Adjoining at right-hand end is the east wing orientated north/south and containing dining room with library over, with service rooms to rear at the north end. The west side contains the principal ground floor room with further service rooms enclosing the courtyard on the north side. Classical style. South facade: 3 storeys. 7 bays, symmetrical, with giant stone pilasters, the lower part of which are rusticated, the central pilasters with composite capitals. Entablature with pediment that breaks forward over 3 central bays. In the pediment there is a cartouche and blind panels to parapet. String course above ground floor. Large ashlar portico with entablature which breaks forward slightly over 2 pairs of Tuscan columns in antis and corner piers. Wreaths with ribbons in the frieze and balustrade above. Ground floor windows have keystones. First 2 storeys all 12-paned sashes with cambered rubbed brick arches. Second floor windows are small square 6 paned sashes. Lower 2 storey 2 bay wing set back slightly with stone entablature with dentilled cornice. 2 first floor 12-paned sashes in moulded stone architraves, over large stone square bay window with tripartite sashes and balustrade above. West side: 1:1:1:4 bays. Flat pilasters and entablature with parapet urns. Second bay from left breaks forward with ground floor Venetian window and tripartite window above. Stone colonnade of paired Tuscan columns to right. East side: 3:4 bays, left-hand bays project. First floor windows have moulded architraves, the left-hand window is a niche. Ground floor is colonnaded with pairs of fluted columns. Right-hand windows to first floor have broken pediments containing shields. 4 dormers above with semi-circular pediments. Memorial stone at right end to John Belcher "who restored and adorned the House of the Cleveland 1898 - 1916." Interior: principally late C19 rich decorative scheme intact including 6-panelled doors and doorcases, marble chimneypieces including massive chimneypiece to principal room in west wing with giant Ionic pilasters, dog-leg staircase with moulded handrail supported on alternating turned and iron twist balusters and plasterwork ceilings in late C17 and C18 styles to the principal ground floor rooms and bedrooms. The upper storey

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

retains some C18 3-panelled doors and dog-leg staircase with moulded handrail, turned balusters and newels with acorn finials. In spite of the later remodellings, the house retains its basic C18 form. Listing NGR: SS4777829084

### Dairy range

English Heritage Building ID: 98836, GV II

Dairy range. C18. Brick, Flemish bond. Hipped slate roof. Formerly 2 rooms to either side of carriage way, partition to east side now removed. 2 storeys. 5 bays. Centre breaks forward with pedimental gable with wooden bellcote surmounted by weather vane. Brick plat-band at first floor sill level. Ground and first floor windows are in round-headed recesses. Tripartite ground floor windows with leaded panes and flat brick arches. First floor windows are Diocletian with blind sidelights and 2-light casements, 6 panes per light. Carriage way to centre with cambered brick arch. Interior: dairy slate slabs and blue glazed tiles to right-hand room. Listing NGR: SS4780329112

### Icehouse

English Heritage Building ID: 98842, GV II

Icehouse. Early C19. Brick. Domed brick lined well with arched tunnel passage- way extending north with tapered walls to low flat-arched entrance. Listing NGR: SS4787629066

### Gatepiers

English Heritage Building ID: 98840, GV II

Gatepiers. Early C19. Stuccoed stone rubble, ashlar joint-lined. Piers of square section with moulded caps and ball finials. Listing NGR: SS4777229156

### Granary

English Heritage Building ID: 98839, GV II

Granary. Early C19. Rendered timber-framing with brick infill. Stone rubble staddle piers. Slate roof with gable ends. Rectangular on plan. 3 circular piers to each side with slate caps act as tall staddles. External steps at east gable end to plank door. Louvre at west gable end. Listing NGR: SS4778329139

### Stable range, including smoking room and stick room approximately 10 metres north-east of Tapeley Park House

English Heritage Building ID: 98837, GV II

Stable range, including smoking room and stick room. Early C19. Brick Flemish bond with burnt headers. Slate roof, hipped at right end, left end abutting dairy range. Rectangular on plan with a series of rooms used as storerooms. 2 storeys. Irregular front. 5 doorways, 3 of which have flat brick arches and plank doors, 2 towards right are wider with rectangular overlights and timber lintels. First floor has 2 light mullioned transomed window to left of 2 light loft opening and loading door to right with plank door. Smoking room fittings intact. Stable range is sited on west side of patterned cobbled courtyard to rear of dairy range (q.v.). Listing NGR: SS4779629121

### Dog Kennels with Stable Shelter to Rear Approximately 170 Metres East of Tapeley Park House

English Heritage Building ID: 98844, GV II

Dog kennels with stable shelter to rear. Late C19. Stone rubble with brick dressings. Slate roof with crested ridge tiles and gable ends. Small brick stack at right end. Rectangular on plan with axial partition wall with 3 kennels and dog runs to front, stable shelter to rear. Each kennel has small rectangular window opening to left of plank door. Enclosing walls to each run with stone coping and tall iron railings. Window openings flanking doorway to stable shelter on rear side. Listing NGR: SS4791529099

### Shell House

English Heritage Building ID: 98843, GV II

Shell house. Probably early C19. Stone rubble with brick dressings. Monopitch slate roof. Circular on plan with straight rear wall. 2 pointed arched doorways with brick arches flanking 2 diamond shaped windows with brick surrounds. Interior: lined with calcified limestone and shells with stalactite features on the ceiling tipped with conches. Patterned pitched stone floor. Benches around the side. Listing NGR: SS4792429057

### Garden Structures Including Terraces, Summer House, Tool House, Gates and Gatepiers, Sundial and statuary furniture to front garden to Tapeley Park House

English Heritage Building ID: 98841, GV II

Garden structures including terraces, summer house, tool house, gates and gatepiers, sundial and statuary furniture. Early C20, forming part of John Belcher's scheme for re-design of house and garden. 3 terraces. Stone rubble with brick coping and projecting buttresses at intervals with moulded stone coping and at the centre of each terrace a flight of brick steps with stone flank walls with moulded coping.

Summer house on west side including steps and piers. Summer house, stone rubble with scantle slate ogee hipped roof with ball finial and projecting timber modillion eaves. Small rectangular building with tripartite open front and central arch supported on columns with moulded capitals. In front, flight of steps with flanking walls surmounted by oriental mythical beasts. Tall monolithic granite columns in front with dragons entwined around the columns. Gatepiers and gates to south side. Gatepiers of stone rubble. Square section, surmounted by ball finials. Wrought iron gates with ornate cresting with leaves and scrolls. Sundial to centre of lower terrace by J Bird of London. Spiral fluted baluster with Corinthian capital, bronze sundial on top. Tool shed on upper terrace, east side, of brick and stone rubble and patterned slate roof. Dutch gable with niches containing busts. Stone arched gateways to north and east sides. Listing NGR: SS4779028989

### Church of All Saints, Alscott Barton, Alverdiscott

English Heritage Building ID: 91344, GV II \*

Anglican parish church. 15th century; north aisle built 1579; restored 1863. Squared and coursed slatestone; gabled stone-coped slate roof. Plan: Chancel, nave with north aisle, west tower. Perpendicular-style fenestration of 1863 to chancel and south wall of nave. Chancel has 3-light east window, and 2-light square-headed windows with trefoiled lights flanking south door of 1863. South wall of nave, which has offset buttress of 1863, has two 2 and 3-light windows flanking porch of 1863: porch, which has round-arched doorway, leads to Norman-style round-arched doorway of 1863 with chamfered impost. North aisle of 1579, has label moulds with block stops over 3 Perpendicular 3-light windows, which have trefoiled and ogee-headed lights with Mouchettes to spandrels and quatrefoil heads. C15 three-stage tower with string courses: C15 three-light Perpendicular window above 3-centred arched moulded west doorway with mid C19 door; one-light cinquefoiled windows; projecting stair-turret to south with slit lights; crenellated parapet with crocketed pinnacles. Interior: chancel interior of 1863 has Decorated-style tracery to reredos, flanked by The Ten Commandments set in crocketed and cinquefoiled canopies; waggon roof with blue-painted panels

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and gilt detailing; chancel arch has moulded inner order set on corbels of angels holding shields. Nave has 3-bay arcade and roof of 1863, which has chamfered granite pillars with cushion capitals supporting heavy timber arcade plate and arch-braced roof. South aisle: late C13 pointed-arched doorway with convex moulding and bar stops to vestry; fine waggon roof with moulded ribs and carved bosses, built 1579 for Richard Beller. West tower has medieval inlaid floor tiles, and pointed-arched doorway with convex moulding to stair turret. Porch has medieval inlaid floor tiles and late C16 arch-braced roof with bosses carved on collar purlin. Fittings: vine-leaf decoration to cornice, set on mid C19 base; late C12 cushion-type font, with relief-carved rosettes to sides and fleur-de-lys to soffits, with mid C19 base and coves, mid C19 (probably 1863) choir stalls, communion rail and pews. Monuments in south aisle: Baroque wall monument to Gilbert Hody (d. 1705), has heraldic cartouche set in broken scrolled pediment with angels set above oval cartouche framed by Tuscan columns with richly carved rosettes and sways. Very fine life-size effigy of Thomas Welshe, d. 1639, on tomb chest: the subject's "Van Dyke" (Pevsner) dress is finely detailed and he is shown holding a prayer book: he is carved in sentimental fashion. Listing NGR: S55195025257

Alscott Barton, Alverdiscott (GII)

English Heritage Building ID: 91341, GV II

Farmhouse. Late C17, with earlier C17 or late C16 origins to rear wing; early/mid C19 extensions to sides; C20 alterations. Colourwashed render over cob and stone to C17 house, and coursed slatestone rubble to C18 extensions; gabled slate roofs; brick ridge and end stacks. C17 house has 2-unit plan range to front with earlier wing at right angles to rear; C19 extensions flank front. Central taller C17 wing of 2-storey, 3-window range. Central mid C19 half-glazed door with trellised porch, flanked by C20 canted bay windows. First floor has, from left, early C19 sixteen-pane sash, late C19 horned 12-pane sash and mid C18 twelve-pane sash with thick glazing bars. Rear wing has taller ridge to roof. Early/mid C19 two-storey, 2-window range to right, with C20 ground-floor windows, late C19 horned plate-glass sash and mid C19 nine-pane sash; C20 door to rear. Early/mid C19 extension of one-storey and attic, 2-window range to left with C20 ground-floor windows and late C19 twelve-pane sashes set in gabled half-dormers; tall C19 outbuilding attached to left. Interior: mid C19 panelled doors; C19 plank door to rear left. Late C17 chamfered beams on ground floor; chamfered beams in earlier rear wing are of heavier scantling. Included for group value. Listing NGR: S55200325226

Church of St Mary, Bideford

English Heritage Building ID: 375791, GV II\*

Parish Church. Probably C15; all but the tower rebuilt by Edward Ashworth in 1862-5. Fittings and monuments retained from old church. Stone rubble, with limestone details. Slate roof. Nave, N and S aisles with attached chapel on N, chancel, N and S chancel chapels, N and S porches, W tower. Both medieval and C19 parts in Perpendicular style. 3-stage tower with angle-buttresses at NW and SW corners; set-back buttresses at east end of north and south faces. 5-sided stair-turret on N face. Pointed-arched W doorway with double-ogee mouldings; C19 ribbed door with ornamental strap-hinges. Above it a 4-light traceried window with pointed arch (restored). Second stage has single-light windows with cinquefoil arches in N and S faces (both restored); that to S has square-headed slit window above it. 2-light apertures in each face, that to east apparently reduced in height to insert a clock; the other 3 openings have pointed arches, each light beneath having itself a plain pointed arch. Stair-turret has pointed-arched doorway (probably C19) with plank door having ornamental strap-hinges; 5 original slit windows. Tower finished with battlemented parapet. C19 body of church has traceried windows, mostly of 3, 4, or 5 lights; pointed arches, except for 4-centred ones on N and S sides of chancel chapels; hood-moulds have dramatic high-relief male and female heads as terminals. INTERIOR: nave has 6-bay aisle-arcades with 4-centred arches; similar 2-bay arcades in chancel. nave and S aisle have false hammerbeam roofs; arch-braced roofs over N aisle and chancel; wagon roofs over chancel chapels. Fittings: Norman stone font with scalloped bowl having carved panels and cable-mouldings. Doors in tower arch made up of early C16 carved bench-ends. C19 pulpit; white marble veined with orange; green and red marble attached columns; attached figure of Christ. Glass screen between the N aisle and chapel engraved by Peter Tysoe, 1982. Several stained glass windows, including east window by A Gibbs, 1865, and north window by Dix. Monuments: traceried stone screen between chancel and south chapel incorporating tomb of Sir Thomas Graynild (d.1514); chest with quatrefoil panels carrying recumbent figure in armour; south aisle has wall monument with high-relief bust of John Strange, merchant (d.1646), four times mayor of Bideford; inscription recording his work during the plague, of which he died. Listing NGR: S54538626423

74 & 74A, High Street, Bideford

English Heritage Building ID: 375844, GV II\*

Large house, now shops with flats above and at rear. Early C17, or possibly earlier; considerably remodelled, and probably enlarged, in C18 and early or mid C19. Solid rendered front. Hipped tiled roof to front range. Base of rendered chimney on right side-wall; other chimneys at rear. Plan: front range double-fronted and double-depth with central through-passage. Upper storeys 3 rooms wide, the front and back rooms separated from each other by a thick wall containing the chimneys; this is probably the original back wall, the range having been doubled in depth in C18 and C19. At the back is a courtyard (largely infilled by a late C20 single-storied building) with left and rear ranges possibly of C18 or before; also short projection which may be the rear end of a former right-hand range. 3 storeys; 3-window range. Ground storey has two C20 shop fronts, but small sections of early or mid C19 render with horizontal channelling remain at left-hand end and to left of house-door; also one end of a raised band above the channelling. House-door of similar date to the render: 6-panelled, the 2 lowest panels flush, the top 2 now glazed. Deep panelled reveals; moulded architrave. Upper-storey windows have barred sashes, except for late C19 bay window at right-hand end of second storey. Outer windows wider with 2 pairs of sashes; all are 6-paned, apart from 3-paned upper sashes in third storey. The 2 left-hand second-storey windows have raised cement voussoirs and keyblocks with bevelled edges. Bay window is of 3 lights with sashes, the outer ones curved, the middle one with margin-panes; entablature at the top with panelled frieze; bracketed eaves cornice. Rear wall and courtyard ranges have windows with barred sashes; one in rear range flush-framed. INTERIOR: shops wholly altered, but through-passage has door with 6 ovolo-moulded panels. To left of it, between the shop and the back room, a C19 wooden dog-leg stair with turned newels and balusters. Second-storey rooms in front range have C19 panelled doors; one C18 with 6 ovolo-moulded panels having raised, shaped centres. Right-hand front room has a high-quality moulded early C17 ceiling with broad enriched ribs and flowers in the panels. Third-storey rooms have two C18 2-panelled ovolo-moulded doors with strap-hinges; another 6-panelled door with shaped raised centres to the panels. No 73 (front left-hand side of building) not inspected, but rear range (part of No 74) has old roof with collars halved and pegged to the principal rafters. Other early features, at present concealed under plaster, could survive in any part of this building complex. Listing NGR: S54532826609

31, Bridgeland Street, Bideford

English Heritage Building ID: 375759, GV II\*

Centre part of a large house, originally including Nos 30 and 32 (qv); now divided into shops, offices and flat. 1692, front remodelled early C19, minor C19 and C20 additions at rear. Solid rendered walls (probably of brick underneath). Slate roof. chimney on each side-wall: red brick to right, rendered to left. Double-fronted, double-depth plan: 2 rooms at front with central entrance passage to staircase compartment in centre

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of rear part. 3 storeys; 3-window range. Top storey is an early C19 heightening, concealing original garret (right-hand side of rear wall has not been heightened). Front is entirely early C19, with giant reeded pilaster-strip at left-hand end; a matching pilaster-strip has probably been removed at the right-hand end, since the eaves-cornice breaks forward at that point. Centre doorway with wooden doorcase; attached columns supporting entablature with modillioned cornice. Round-arched doorway with moulded archivolt springing from moulded impost; panelled reveals. 6-panelled door, the 4 upper panels raised and fielded, the 2 lowest panels flush; rear plate of old knocker, the striker itself missing. Flanking the doorway a pair of projecting, mirrored shop fronts, probably late C19 or early C20. Each has a canted display window with shop door adjoining the house-door. Left-hand shop has panelled and fluted pilaster-strips at either side of shop-door and at left-hand end of display window with cornice across whole front; original half-glazed shop door; right-hand shop altered, but shop door still has 2 fluted pilaster-strips. Upper storeys have sash windows, the older ones with recessed box-frames; all have small panes, except for the lower sashes in the second storey. Outer second-storey windows have been enlarged (probably in early C19) and have 8-paned sashes. Other windows have 6-paned sashes. Moulded eaves-cornice. INTERIOR: has 3 ceilings with shaped panels formed by plaster bolection-mouldings. Entrance-passage has ceiling with oblong panels; moulded cornice. Several boarded-in doors with moulded architraves. Main staircase (rising to third storey) is a wooden dog-leg with heavily-moulded closed strings and square newels, heavy turned balusters (boarded in; between ground and second storeys) broad flat handrail sweeping up to the newels at the landings; oblong bolection-moulded panels on underside of the flights. At rear of second-storey landing an early C19 six-panelled door. Shop to left of ground storey has in front room raised-and-fielded, 1-fillet ovolo-moulded panelling (probably early C18) with box-cornice. Later doorway cut through rear wall. 6-panelled door (probably C18 or early C19) to entrance-passage. Display window has early C19 reeded surround with carved flower in top right-hand corner. 2 round-headed, semi-circular niches flanking chimneybreast to left. Rear room has moulded cornice. Right-hand shop has in front room a foliated cornice; early C19 6-panelled door to entrance-passage. Rear room not inspected. Second storey sub-divided by late C20 partitions, but original arrangement easily distinguishable. Right-hand front room has ceiling with shaped panels and coved foliated cornice; foliated boss in centre panel. Mid or late C19 chimneypiece (now painted) to right; mantelshelf with carved brackets; Rear room has remains of moulded cornice. Back stairs plain, without balustrade. Left-hand front room has moulded cornice. Rear room has ceiling with shaped panels and box-cornice; in left side-wall a wooden chimneypiece (probably early C18) with panelled pilasters and entablature; to left of chimneybreast is an original cupboard with panelled bolection-moulded doors having shaped H-hinges; inside, old wooden coat-pegs. Third storey has 3 original 2-panelled, bolection-moulded doors leading to left-hand front room and middle and right-hand rear rooms. 2 early C18 doors with 6 raised-and-fielded panels; a third, plainer 6-panelled door to rear closet, possibly remodelled. Front right-hand room has, to left of chimneybreast, an early C18 round-headed cupboard with moulded architrave; double plank doors underneath with H-hinges. This was part of a larger Bideford Bridge Trust property originally comprising Nos 30-32. The first lease of 1692 was to Thomas Power of Bideford, merchant; the site was then 92ft wide with a little lane (now Queen Street) on the east. It appears to have been a U-shaped house; the remains of the rear wings now lie behind Nos 30 and 32 (qv). (Bideford Bridge Trust leases). Listing NGR: SS4546026796

28 & 28A, Bridgeland Street, inc' pump & milestone in yard to rear  
English Heritage Building ID: 375756, GV II\*

Large house, the left-hand side, rear range and front garret now in use as flats and offices. Dated 1692 and 1693; some late C19 rebuilding at rear, with date 1891. Dull-red brick tinged with yellowish brown, laid in Flemish bond; plinths of squared stone rubble at rear, the front plinth rendered. Slate roofs; those on right side of courtyard and at rear of front range are mansards (probably late C19). Rear range and added corridor behind front range have flat roofs. Old red-brick chimney on each end-wall of front range. Chimneys at rear all seem to be late C19 red brick, including 2 at rear of front range which heated the middle rooms. Plan: built around 4 sides of a courtyard; corridor added behind front range in early or mid C18. Front range is 1 room deep with 4 ground-storey rooms and a central through-passage. Side entrance-passage (possibly original) at left-hand end. Range to right of courtyard has original staircase at the front with former kitchen behind; present kitchen (perhaps the former pantry) to rear of it. Range to left (now offices) believed to have contained stores and workshop originally. Rear range, converted to flat, believed to have been the dairy. 2 storeys with garret, except for left range (2 storeys only) and rear range (single-storied). Front of 8-window range. Windows segmental-headed in ground storey, flat-headed above; all (except for that above the front door) have 6-paned sashes in flush frames. Raised band above ground storey. Prominent modillioned eaves cornice. Front door (in 4th bay from left) remodelled in early C19 and a flat-fronted bow window built out above it: 3-panelled double-doors with cobweb fanlight over; panelled reveals; wooden Doric flanking columns supporting entablature. At some earlier date a raised band has been cut away and the butt-end of a timber is visible on the right-hand side. Bow window is of 3 lights with mullions designed as half-round reeded pilasters supporting an entablature; lights have sashes 8-paned in the centre, 6-paned at the sides. 8-panelled door (to No 28A) at left-hand end of frontage. Flanking the 3 middle windows is a pair of original lead rainwater pipes. The heads have shields each carrying a castle and surmounted by a knight's helmet on which is a 4-legged creature. Flanking the shields are floral pendants and lions, these in turn flanked (to the left) by sprays of foliage or (to the right) by more lions. At the base of each rainwater-head is a winged cherub-head flanked by pendants; below the left-hand cherub is a cartouche with date 1692 flanked by lions. Both pipes have decorated clamps: 1 to left with initials IHE and 2 winged cherub-heads, 2 to right, the upper with cartouches, date 1693 and initials IHE, the lower with 2 lions. 4 dormer windows; 2 in centre of 2 lights with prominent triangular gables, 2 on the outsides of 4 lights with top cornice developing into a segmental pediment over the 2 centre lights. All the lights have 6-paned wood casements. Courtyard at rear retains much original detail, despite late C19 alterations; brickwork has not been painted or rendered. Front of right-hand range largely original with raised band above ground storey; openings in ground storey segmental-headed, those above flat-headed. 2 ground-storey windows with a third inserted between them, all with 2-light mullioned-and-transomed wood casements. Similar group of windows above in second storey; outer windows have 6-paned sashes. To left of this is a further window with 2-light mullioned-and-transomed wood frame, the 2 lower lights converted to 4-paned sashes. Wooden eaves cornice and dormer window, the latter matching those at the front; probably late C19 replicas. Left-hand range is original in the ground storey but rebuilt in late C19 red brick above the raised band: 3 ground-storey windows with 3-light wood casements (probably late C19 or C20); that to left with rebuilt jambs and lintel, the others with original segmental arches. The right-hand window has been converted from a doorway. Upper storey has 3 windows with 3-light wood casements; tops cut through the moulded eaves-cornice and are finished with triangular pediments. Front range (the added corridor) is of old red brick in ground storey, late C19 brick above, including raised band. Centre doorway is late C19 with double-doors, cobweb fanlight and triangular pediment. Above it a Sun fire-insurance plaque without the number. At either side a segmental-headed window with 3-light mullioned wood frame; original mullions in left-hand (west) window. Each window extended by one light on the outside. Upper-storey windows have late C19 coloured glass. Shaped parapet with 3 cement urns. 2 rainwater heads dated 1891. Wall of rear range original, including segmental-headed windows and raised band. Late C19 shaped red-brick parapet with 3 cement urns. Courtyard has old cobble surface with date 1693 in white pebbles. In centre an iron pump, believed to be late C19 Evans type. Against wall of right-hand range a red sandstone milestone with rounded top; inscribed in C18 or early C19 letters 7 MILES TO NEW YORK FERRY, and with the number 17 in bottom left-hand corner. INTERIOR: through-passage has 6-panelled door at either side, that to left recessed within a round arch; blank panel above door-head with plain archivolt, panelled impost and keyblock. At rear, in added corridor, 2 doors with 2 bolection-moulded panels; above right-hand door the top of a 2-light wood-mullioned window. Stair compartment has in ground storey 3 similar doors with a fourth leading to the cupboard under the stairs; door to room



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adjoining through-passage has been heightened by a third panel. Stair is a wooden dog-leg rising to the garret; heavily-moulded closed strings, square newels with flat moulded caps, turned balusters and flat handrail. On stair landing is an oil painting with bolection-moulded frame, removed from chimneybreast in garret; coastal scene with forts and classical temple. Adjoining window has late C19 coloured glass. Ground-storey room to right of through-passage has detail probably of mid C18: plain dado with moulded rail and base, box-cornice, panelled shutters; wooden chimneypiece with panelled pilasters supporting entablature, the frieze with middle panel. Rooms adjoining and across passage have panelled shutters and C19 chimneypieces; latter room has Georgian-style panelling, probably of late C19. Former kitchen has large original dresser, fixed to the wall and rising to the ceiling; lower part has bolection-moulded doors with H-hinges. Room above has original wooden bolection-moulded chimneypiece; ceiling has box-cornice and coffering, the latter possibly a late C19 addition. Second-storey stair landing has C19 six-panelled doors; C19 chimneypiece in right-hand front room. Owner says many of the fireplaces (including those in garret) have C19 cast-iron grates, now boarded in. Flats and offices not inspected, except that No 28A has late C19 or early C20 entrance-hall with coloured floor-tiles, half-glazed inner door with margin-panes, and wooden staircase with carved balusters and newels. Garden walls mostly of undatable stone rubble, but that to left, in the section adjoining the house, is of original red and yellow brick. The site was leased to Jonathan Hooper of Bideford, merchant, on 20.8.1692 by the Feoffees of Bideford Long Bridge; he was to 'erect and build a good and sufficient dwellinghouse'. The initials on the rainwater pipes are presumably those of Jonathan and his wife Elizabeth. This is externally the best-preserved of the original houses in Bridgeland Street, itself a rare and remarkable piece of late C17 urban development. The courtyard plan is a surprisingly late example of its type. Listing NGR: SS4541826785

The Red House, Bridgeland Street

English Heritage Building ID: 375754, GV II

Large house, the ground storey converted to a shop. Probably 1692 or 1693, the front remodelled in about 1900. Rear wing added early or mid C19; minor C20 additions to rear of main range. Solid walls (probably of brick), the front clad with mathematical tiles, the rear wall rendered. Roofs covered with c1900 tiles. Chimney at each end of ridge: old red brick with rebuilt top to left, late C20 red brick to right. Plan of 3 rooms wide and 2 rooms deep with central through-passage in ground storey (rear blocked by a later addition); middle room on upper floors simply a closet with 1 window. Staircase in place of rear left-hand room; small room behind it (against party-wall), that in second storey altered to provide access to rear wing. Right-hand front and back rooms combined into one on all 3 floors; some of the dividing wall remains in ground storey. 2 storeys with attic; 5-window range. Ground storey has wide central doorway with late C18 or early C19 wooden doorcase: reeded half-column at either side supporting frieze with raised-and-fielded, 2-fillet ovolo-moulded panels; flat moulded hood on scrolled brackets; this has been strengthened top and bottom by scrolled iron brackets; reveals and soffit of doorcase panelled; 6-panelled door (bottom 2 panels flush, top 2 now glazed) with fixed, matching 3-panelled leaf to left of it. To right of it a single-storied canted bay window of similar date; 3 pairs of sashes, the upper sashes 6-paned, the lower ones 2-paned. The other ground and second-storey windows have similar sashes, but probably early C18 with box-frames, the 6-paned sashes with thick ovolo-moulded glazing bars; some contain old glass. Raised cement band at sill-level in ground storey, possibly disguising an original brick band. Heavy wooden eaves-cornice, late C17 in style but with the lower part cut to a double ogee over each window. Roof-line broken by a continuous line of c1900 flat-topped dormers faced with mathematical tiles, the roof-tiles swept down over them; 5 wood casement windows of 2 lights each. Rear walls considerably altered. Main range has an upper-storey sash-window with margin-panes; 2 dormers with 2-light wood casements, each light of 2 panes. Rear wing has 6-paned sash window in upper storey. INTERIOR contains a good proportion of the original fittings, with alterations in early C18 or early C19; some of this later work possibly moved from its original position. In ground storey the front section of passage has late C18 or early C19 tall panelled dado; doors to front rooms of similar date with 2 raised-and-fielded ovolo-moulded panels. Late C19 half-glazed screen with coloured glass. Right-hand front room has on left and rear walls a panelled dado (possibly re-set) like that in passage; right wall has early C18 raised-and-fielded ovolo-moulded panelling. Right-hand rear room has panelling with a raised moulding (probably late C17) around chimneybreast, including cupboard with shaped H-hinges; wide fireplace, probably for original kitchen; moulded cornice and 2-panelled door with strap-hinges and raised mouldings leading to passage. Left-hand front room has raised bolection-moulded panelling with box-cornice. To right of chimneybreast an early C18 cupboard with moulded architrave, panelled doors and base, this last with a panelled pilaster at each end; matching window-shutters. Wooden dog-leg staircase rising to garret. Closed moulded strings, square newels with flat moulded caps, turned balusters, broad handrail with chamfered top. In second storey the right-hand front room has on right wall early C18 panelling matching that in room below; simple Art Nouveau wooden chimneypiece with yellow tiles and cast-iron grate. Rear room has coved cornice, raised bolection-moulded panelling on right wall; matching wooden chimneypiece, the overmantle-panel with oil painting (probably original). Left-hand front room has moulded cornice; early or mid C19 reeded stone chimneypiece (now painted) with Gothic cast-iron grate; 2-panelled door with raised mouldings. Both main front rooms have panelled shutters. Stair landing has small C18 wall cupboard with panelled door on H-hinges. Plank door with tall ovolo-moulded panel leading to middle front room. In garret, right-hand rear room has small early C18 chimneypiece with ogee-moulded surround, the arch segmental with fluted keystone; C19 cast-iron grate. On landing an early C18 cupboard (possibly re-set) matching that in ground storey. Plank door with tall ovolo-moulded centre panel leading to left-hand front room; old wooden coat-pegs on the inside. 2-panelled, ovolo-moulded door with shaped H-hinges leading to left-hand rear room; latter has cupboard with similar doors. Plain plank door to right-hand rear room. This was Bideford Bridge Trust property first leased to John Courtis of Bideford, carpenter. He is mentioned as the lessee in a lease of the neighbouring house, No 24, dated 29.12.1692, and in a lease of No 27 on the other side it is said that he built Nos 25-26. The first surviving lease of the latter, however, is to Richard Wadland, mariner, on 6.2.1700. A later lease, of 20.7.1864 says it has been converted into 2 houses. On 24.9.1899 the lease was granted to the architect, G Malam Wilson, who advertised it for sale in June 1901. It was then described as 'a double-fronted family residence ... recently reconstructed, and occupied by G Malam Wilson, Esq. (Architect)'. The rooms were listed and also certain fittings, including, on the ground floor, 'a screen with leaded lights' in the entrance-hall and 'Dining Room divided by folded screen'. Listing NGR: SS4540026790

4 & 4A Bridgeland Street, Bideford

English Heritage Building ID: 375738, GV II\*

Large house, now offices and shop. 1692, remodelled externally and in part of interior in early and mid C19; C20 addition at rear. Solid rendered walls; rear wing has a small patch of old brickwork (now painted) in ground storey. Slate roof. 2 panelled red brick chimneys (rebuilt in C20): one on right-hand end of ridge, the other off-centre to left. 3-rooms wide and 2-rooms deep; rear wing to left, almost certainly original; ground storey has 2 shops at front with entrance-passage between them, leading to staircase in rear left-hand corner of main range. 2 storeys with garret. 6-window front, the upper storey covered with rusticated render; window-heads marked to resemble voussoirs. Ground storey has early or mid C19 doorcase in third bay from left, with matching shop front (inserted after 1924) at either side. Wooden doorcase having attached columns and entablature with modillioned cornice; panelled reveals. Door has 4 raised panels; cobweb fanlight over. Shop fronts flanked by Doric pilasters supporting entablature with modillioned cornice. Upper-storey windows have 8-paned sashes with thick glazing-bars, set in slightly recessed box-frames. Modillioned eaves-cornice. Shaped rainwater-head, possibly original, under eaves in centre. 3 dormers with hipped slate roofs; 2-light wood casements, each light with 6 panes and pointed head. Rear slope of roof has 2 dormers matching those at the front. Rear wing has modillioned eaves-cornice similar to that at the front. INTERIOR: shop to right has early C19 moulded cornice and 2 reeded

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doorframes with flowers carved in top corners. Shop to left has moulded cornice, possibly original. Room in rear wing has panelled shutters. Entrance-passage has panelled dado and moulded cornice. Round arch at rear, and another leading into stair compartment, both with moulded imposts. Open-well wooden staircase rising to garret has close strings with pulvinated moulding, twisted balusters, square newels with flat moulded caps; flat handrail ramped up to them at the landings. Plain oval skylight. Second-storey middle front room has coved foliated cornice. Ceiling with deep moulded ribs; quatrefoil in centre with shaped panel in each corner. 2-panelled bolection-moulded door (re-set). Room to right has ogee-moulded box-cornice. Windows have panelled shutters; below each one an ovolo-moulded panel, and between the windows a raised, bolection-moulded dado-panel. Left-hand front room has box-cornice; 2-panelled bolection-moulded door with shaped H-hinges; it is entered from staircase by a small lobby with moulded cornice; fixed cupboard with bolection-moulded panelled doors and (inside) old wooden coat-pegs. All 3 front rooms have carved wooden chimneypieces, probably early C20. Room in rear wing refurbished mid C19. Enriched cornice and ceiling-boss. Panelled shutters. White marble chimneypiece with iron grate; coloured patterned tiles on jambs and hearth. Roofs of both main range and wing have heavy, boxed-in principal rafters. For a photograph of the front before the insertion of shops, see Richardson and Gill, (bib). The ground storey was then rusticated and the windows had 8-paned sashes, as in the upper storey. This was a Bideford Bridge Trust property, first leased in 1692 to Christopher Pollard, merchant. The lease changed hands in 1704, 1714 and 1727. Listing NGR: SS4545426832

### Masonic Hall, Caretakers House & garden walls

English Heritage Building ID: 375744, GV II\*

Part of a large house originally including No 11 (qv); now Masonic hall with caretaker's house at rear. 1692; front refaced and rear wing widened in C19. Solid rendered walls (probably brick underneath). Slate roofs; crested red ridge-tiles on front range. Rendered chimney at left end of ridge on front range; 2 more at rear. Plan: front range has through-passage at right-hand side; to left of it the staircase with a room beyond that; one room in rear wing with a range behind it, parallel to the street. There must have been at least 2 more rooms fronting the street (on the site of No 11) and it is quite possible that the house had a full courtyard plan like that at Nos 28 and 28A (qv); the rear range is not certainly original, but must date from at least the early or mid C18. 2 storeys, with garret at rear. 4-window front covered with rusticated render; raised band above ground storey. Moulded wooden eaves-cornice. Windows segmental-headed with moulded flush frames containing 6-paned sashes; sills supported by a small bracket at each end, the ground-storey sills with low decorated iron guards on top. Wide doorway flanked by plain-shafted Ionic columns supporting entablature with pulvinated frieze and modillioned cornice. Doorway itself is segmental-headed, but fitted into it is a square-headed moulded architrave and an 8-panelled door. In front of latter a low wooden dog- or child-gate with turned balusters; to left of doorcase an iron hook and ring, presumably for tying up dogs or horses. Rear wall of rear range (visible from Ropewalk) has segmental-headed, flush-framed windows containing 6 or 8-paned sashes; one in ground storey has early, thick, glazing-bars; modillioned eaves cornice. Left-hand garden wall, adjoining Lavington Chapel, is of old (probably late C17) red and yellow brick; rear wall fronting Ropewalk is similar, built on a high stone-rubble plinth. INTERIOR: at rear of through-passage a round arch with moulded imposts. Beyond it, to left, door to staircase; half-glazed with coloured glass, fanlight with Gothic glazing-bars. Open-well wooden staircase rising to second storey has closed, pulvino-moulded strings, stout turned balusters, square newels with flat moulded caps carrying ball-finials (the latter probably a later addition), broad flat moulded handrail. Ornate moulded ceiling with thick moulded ribs; round centre panel with guilloche decoration, flanked by 2 shaped panels, the whole enclosed in an oblong. Foliated boss in centre, modillioned cornice enriched with egg-and-dart round the wall-tops. Front and wing rooms in ground storey combined into a single dining-room. Front part has raised bolection-moulded panelling and foliated cornice; early C19 reeded door-frame with carved flowers in top corners. Second-storey rooms above similarly combined to form an imposing masonic temple with painted coved ceiling and columns. Rear section (in wing) has raised bolection-moulded architrave and moulded cornice. Front section has raised-and-fielded ovolo-moulded panelling in early or mid C18 style. Front room over through-passage has part of a box-cornice, apparently cut off when the house was divided. Some of the panelling in the house is clearly C19 or early C20 imitation, but the bulk of the bolection-moulded panelling is almost certainly original. Rear range not inspected, but ground-storey window has early or mid C18 shutters with raised-and-fielded ovolo-moulded panels. This is Bideford Bridge Trust property, built under a lease of 21.9.1693 to John Smith, merchant. A second lease of 20.5.1698 describes it as the house 'wherein the said John Smith now dwelleth and heretofore lately built by him'; it had a frontage of 80ft. By 1784, when it was called the Great House, it had already been divided into two houses, and by 1792 the eastern house (No 11) had been rebuilt. The freemasons have had their hall at No 12 since at least 1895. Listing NGR: SS4539126851

### Lavington United Reformed Church

English Heritage Building ID: 375761, GV II\*

Chapel. 1856-9 by EM White of Bideford. Coursed stone rubble with details in limestone (possibly Beer stone). Slate roof. A simple oblong plan with vestibule at south (entrance) end and small square apse (now containing the organ) on the north; main body of chapel galleried, with rostrum at north end. Exotic design in Gothic style. Front has 3-window gabled centre with low gabled entrance-porch below the middle window. At either side a square, projecting tower with octagonal steeple, each corner of the tower carrying a tall octagonal finial. Entrance-porch has pointed-arched doorway with multiple mouldings springing from paired shafts; double-doors with traceried panels and ornate strap-hinges. Porch buttressed at either side; gable has kneelers and carved finial, the latter surmounted by a cross. Behind it, 3 very tall windows with pointed arches, the centre window with 3 transomed lights, those at either side with 2; all have head-tracery, including the lower lights of the centre window. All 3 windows have coloured leaded glass. In the gable a small traceried light with pointed head; carved stone cross on the apex above it. Towers each have a 2-light window, a plainer version of those in the centre; above it a round stone panel enclosing a quatrefoil. On the inner face of each tower is a doorway with 4-centred arch; plank door with ornate iron strap-hinges. Towers finished with heavily-moulded cornices having at each front corner and the 2 outer rear corners (the others not visible) a large gargoyle in the form of male and female heads; above the cornices open traceried balustrades with crenellated tops. Finials are plain, consisting of a base with moulded cornice, from which rises an obelisk. Spires divided into 6 stages by moulded stringcourses, the lowest stage with 4 lucarnes; carved finials at the top, that to right carrying an elaborate iron cross. On the base of the left tower is a stone plaque inscribed THE GREAT MEETING-HOUSE WAS BUILT A.D. 1696. In a similar position on the right tower is a plaque inscribed THIS PLACE OF WORSHIP WAS ERECTED A.D. 1856. E. M. W. ARCH. Rear elevation, visible from the Ropewalk, has a large 3-light traceried window in the apse and a round traceried window at either side. INTERIOR: pew-ends, gallery and rostrum-fronts with wood Gothic panelling; gallery carried on triple-shafted cast-iron columns. Organ has elaborate wooden Gothic case. Roof of main body of chapel low-pitched with moulded beams; that of apse has arch-traced trusses with open Gothic tracery in the spandrels. For a brief description of the interior soon after it was built, see The Bideford Weekly Gazette, 24.12.1861, p4. The chapel is said to contain a clock which is a relic of the 'Great Meeting'. White was both the architect and the builder. The chapel, which was originally called the Lavington Chapel (after Samuel Lavington, pastor of the Bideford 'Great Meeting', 1753-1807), replaced the Independent Chapel of 1696 on the same site; together with the adjacent schoolroom it was estimated to have cost about £2000. Alterations, mainly a new heating system and an enlargement of the organ gallery, were made by RT Hookway of Bideford in 1884. Listing NGR: SS4535126826

### Northdown Hall (Part of Stella Maris School)

English Heritage Building ID: 375909, GV II\*

South West Archaeology Ltd.

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

Large house, now part of school. Early C19. Solid rendered walls. Hipped slate roof. Rendered chimneys. Double-depth plan, 3 rooms wide, with rear right service wing. On upper floor the front range has 4 rooms with a further room in the rear range to left of the staircase. 2 storeys with cellar; 4-window front facing north-east, the 2 middle windows set in a slight projection. Windows have barred sashes: 6 over 9 panes in ground storey, 6 over 6 panes above. Small top entablature with parapet. Matching sashes in upper-storey window of left gable-wall. Several others in rear wall, including the back stairs window with 12 over 12 panes. INTERIOR: well-preserved. Geometrical main stair with scrolled wrought-iron balusters on both sides. Mahogany handrails, voluted at the foot and surmounted by short iron lamp standards. Moulded nosings to treads; carved step-ends. Compartment has 6-panelled doors with panelled reveals in reeded architraves. Enriched cornices and ceiling-bands on both floors, the upper floor with a centre oval decorated with medallions and having a leaved chandelier boss. The 3 ground-floor front rooms have panelled shutters and reeded architraves to the windows. The middle and left-hand rooms have enriched cornices and ceiling-bands; also leaved chandelier bosses. Both have good white marble chimneypieces; that to left has vine tendrils and centre plaque with figures on the lintel, which is supported by caryatids; that in the middle has a surround carved with flowers and scrolls. The right-hand room is plainer, with only a moulded cornice. Upper-storey rooms have moulded cornices, panelled shutters and simple marble chimneypieces. Wooden back staircase has narrow open well, cut strings, thin square balusters, and handrail ramped up over column-newels. Charles Kingsley is believed to have written 'Westward Ho!' while he was tenant of Northdown Hall in 1854-5. Listing NGR: SS4511826980

### Old Ford

English Heritage Building ID: 375902, GV II\*

Formerly known as: Ford Farm. Detached house: probably a gentleman's house converted to a farmhouse in C19. Late medieval, possibly C14, with added medieval cross-wing; extended in late C16; cross-wing remodelled and further extended in late C17 or very early C18. Stone rubble. Slate roof, the cross-wing hipped at the front. Old red-brick chimneys on left gable-wall of hall, and on both gable-walls of cross-wing. C16 stone-rubble chimney with tapered cap on right gable-wall. Plan: single-storied late-medieval hall (now lofted) with through-passage at right-hand end. To right, separated by a thick wall, a late-medieval cross-wing projecting front and back; contains C17/C18 staircase with contemporary parlour in front and service-room behind; addition at rear, probably a C17/C18 kitchen. On right-hand side, at right-angles to cross-wing, a late C16 parlour-range, converted to salting-house probably in C19. To left of hall, beyond rebuilt gable-wall, a converted barn of C16 or C17. Hall single-storied with loft; remainder 2-storeyed with semi-basement below front of cross-wing. Hall has doorway to right with 2-panelled C18 door. Sash-window to left set in a partly-blocked opening; 12 over 8 panes. Above doorway a gabled dormer with plain bargeboards; 2-light wood casement with 2 panes per light. Buttress at left-hand end. Converted barn to left has 2 windows per storey; all with segmental stone arches and fixed 4-pane wood sashes. Cross-wing has buttress at each side of gable; blocked window in each storey; plank door in basement with plain wood frame. Sash-windows in both side-walls and in front of C16 addition, the wider ones with margin-panes; upper-storey windows rise slightly above eaves-level and have pent-roofs. In rear wall of hall a 4-light limestone window with flat-splay mullions (2 missing) and straight hood-mould; probably partly restored in C19. Rear wall of cross-wing has 2-light wood-mullioned window: ogee mullions, later 9-paned wood casements. In gable a stone plaque inscribed WC 1733. Flanking chimneybreast in gable-wall of C16 addition are 2 second-storey slit windows, the sharply-pointed openings cut from single pieces of wood. INTERIOR: hall has late medieval smoke-blackened roof with 2 raised-cruck trusses on wooden pads; chamfered arch-braces, cranked collars, butt-purlins, square-set ridge, windbraces; left truss has blades with tops scarfed above the collar. At passage-end a stud-and-panel screen, the studs chamfered and with diagonal-cut stops. Above it a chamber projecting into the hall where it has a late C16 or early C17 ovolo-moulded bressumer with step-stops. In rear wall a fireplace with cambered chamfered wood lintel. In left gable-wall a large, later segmental-headed fireplace. Through-passage has rear doorway with boxed segmental-headed arch. In right wall an unglazed borrowed light into service-room: 2-light ovolo-moulded wood frame with original lattice-work. In cross-wing C17/C18 wood stair leads off passage: single flight branching off left and right at the top; closed strings, turned balusters, moulded handrail, square newels with flat moulded caps; against wall at top a moulded skirting with ogee-moulded profile to match each tread. Ground-floor front room of cross-wing has complete C17/C18 panelled room; raised bolection-moulded panels; wood bolection-moulded chimneypiece with C19 enriched iron grate; 2 round-headed cupboards with shaped shelves; shutters with ovolo-moulded raised-and-fielded shutters; coved cornice. Rear ground-floor room has only a plain unchamfered ceiling-beam. Cross-wing roof is a lighter version of that over hall, also with 2 trusses; no smoke-blackening; angled ridge; bird's mouthed collars forming intermediate trusses. C16 addition has chamfered beams with scroll-stops; remains of dado with moulded rail and skirting; solid granite trough, probably for salting meat or fish with 2 compartments. Room above has late C16 stone chimneypiece: Tudor-arched with ogee, hollow and half-round mouldings and urn-stops; frieze of roundels and lozenges filled with flowers and fleurs-de-lis. Original roof-trusses with straight feet. The house also contains several early doors, either with raised-and-fielded ovolo-moulded panels or simple vertical planks. Converted barn (which probably had a domestic function originally) has chamfered beams with step-stops and chamfered joists with run-out stops. Old roof-timbers include one blade of a raised cruck with threaded purlins. Old Ford is remarkable as a well-preserved medieval hall-and-cross-wing house, a type very rare in Devon, particularly at vernacular level. It is believed to have adjoined an early fording-place on the River Torridge, and has been suggested as the former Manor-house of the Grenville family. The Bideford Community Archive has floor-plans and sections (not entirely accurate). Listing NGR: SS4531025908

### Orchard Hill House, Northam

English Heritage Building ID: 419424, GV II\*

Late C18 or early C19. Rebuilt 1832, 2 storey stucco house in large garden. 3 1st floor sash windows with glazing bars. Wood cornice. Parapet. Tuscan porch with fluted columns. Tall sash windows to ground floor. Interior: 6-panel doors, panelled shutters, oval lantern. 2 storey former stables around courtyard. Listing NGR: SS4532527644

### Porthill, Northam

English Heritage Building ID: 90579, GV II\*

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. Listing NGR: SS4480428400

### Church of St Helen, Abbotsham

English Heritage Building ID: 91324, GV II \*

Anglican parish church. Early C13, with tower of c.1300; restored 1870. Coursed slatestone rubble with ashlar dressings; gabled slate roof with C19 coping and kneelers. Cruciform plan: early C13 nave and chancel; tower of c.1300 to north east and early C14 south chapel. Mid/late C19 east window of 3 graduated lancets; early C13 two-light chamfered round-arched window to north with C19 mullion and sill; C13 chamfered lancet window to south. Late C19 vestry to south has hoodmould over pointed chamfered doorway and lateral stack flanked by trefoiled lancets. South transept: early C14 quatrefoil light to east; hood mould over early C14 two-light south window with curvilinear tracery and C20 mullions; mid/late C19 four-light west window and two 2-light Y-tracery windows set in square-headed architraves. Three-stage north-east tower of

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c.1300 has offset corner buttresses to lower-stage; c. 1300 Y-tracery 2-light window above blocked door to north; similar C19 window to east; C13 lancet window beneath string course of belfry stage, which has Y-tracery 2-light windows of c.1300; string course beneath crenellated parapet. Rood-stair projection in north-east corner of nave. In east gable of nave are label moulds over two C17 two-light mullioned windows, and a C14 trefoiled light. The nave has much C19 restoration, including the offset buttresses, hammer-dressed quoining to south west and fenestration. Mid C19 two-light Decorated-style window and Y-tracery window to south; to north side of nave is mid C19 two-light Decorated-style window and C13 lancet window flanking mid C19 porch with pointed-arched doorways and studded door. Mid C19 three-light Decorated-style west window. Interior: rendered walls. Beautifully-carved reredos, with figures of angels and central nativity scene set in crocketed canopies, in memory of Rev. E.M.W. Sealy (d. 1914) and his son (d. 1915). Piscina restored with marble basin at same time. C19 chancel arch. C15 waggon roofs with moulded ribs and foliate-carved bosses to chancel (with some C19 restoration), nave and south transept: nave roof has carved figures holding shields which have emblems of various trade guilds, including fuller's tucker (a pair of scissors), carpenter's square, hammer and axe, and anchor, spade and mason's trowel; one shield has arms of Tavistock Abbey, which was the rector of the church. Pointed chamfered arches to transepts. Fittings: chancel has late C19 choir tiles, encaustic sanctuary tiles laid by Henrietta Josepha Hatherly in memory of her sister, d.1847, and marble floor laid in memory of Rev. R.W. Sealy, d. 1914. Nave has late C19 chair and eagle lectern, and Gothic-style pulpit erected 1896. C12 font has fluted bowl set on cable-moulded stem. C15 and C16 bench ends, carved with tracery, foliate decoration and Renaissance emblems as well as Christ bearing the Cross and emblems of the Passion and the initials J.W. and the woolstapler's mark: John Willett was responsible for the plasterwork dated 1616 at Coombe House (q.v). Traceried bench front next to west door is mostly C19 but includes some C15 fragments and a vine-trail moulding. The pews, built in 1724, have brass plates fixed to them, recording names of farms in the parish and which originated in a dispute about seating: the plates mark the seats allotted by a commission appointed in 1723 by the Bishop of Exeter. Monuments: chancel has tablets to Anthony Hony, d. 1639 (with epitaph), Rev. William Walter, d. 1846, and John Walker, d. 1807, and sons; mid C19 Gothic-style tablet to Fortescues and family; heraldic achievement set above memorial to Margaretta Burges, d. 1721/2. Memorial tablets in nave dated 1835, 1916 and 1917; also in nave is memorial to John Willett of Combe, d. 1736, which has heraldic achievement set in broken segmental pediment flanked by angels set above oval panel inscription panel surrounded by drapery swags flanked by scrolls and Corinthian columns. Mid C19 and C20 brasses and tablets in north transept. Listing NGR: SS4245926415

Richmond Dock, Appledore

English Heritage Building ID: 352081

Dry-dock. 1856. Dressed stone rubble revetment walls with a pronounced concave batter, stepped out at 2 stages at the top. The inner end is rounded on plan and there are C20 lock gates at the seaward end. At intervals on the sides and at the inner end there are integral flights of steps. The floor of the dock is now concrete and there is a C20 gantry above. Timber was imported from North America in the early C19 when sources of supply from the Baltic ports were affected by the Napoleonic Wars. This trade gradually developed into shipbuilding by James Yeo whereby ships were constructed on Prince Edward Island and sailed over to the Torridge estuary for fitting out. About 55 ships from Prince Edward Island were finished here in 1843 to 1853, but these ships were actually fitted out on the fare-shore. In 1849-50 James Yeo's son William decided to build a dry-dock at Richmond Yard, then a small creek and the dock was built in 1856. It is said to have been the largest dry-dock in the Bristol Channel at the time. Listing NGR: SS4647130324

Dockton House, Appledore

English Heritage Building ID: 90643, GVII\*

House, part used as store which is now disused. Circa late C16 or early C17 with C19 and C20 alterations to the rear wing. Local stone rubble, left hand end and rear wing are rendered. Slate roof with gabled ends and black glazed ridge tiles. The lateral stack at the rear has a tall stone rubble shaft with a moulded cap. 2 stone rubble axial stacks over rear wing. Plan: Overall L-shaped plan. Long 2-storey front range, its ground floor has 2 unheated rooms comprising a small room at the left hand end separated by a thick stone partition from the large unpartitioned room taking up the remainder of the ground floor with a central entrance. The staircase at the right hand end is probably a later arrangement; it rises from a ground floor doorway at the front to a doorway on the first floor at the back where the ground is at this level. There is also a doorway at the bottom and top of the stairs into the ground and first floors respectively. The ground floor appears to have been a cellar or store but the first floor must have been a great chamber with a moulded plaster ceiling and 2 lateral fireplaces at the back. Like the ground floor there is a smaller chamber at the left end which extends into a short rear wing adjoining the main rear wing. This is heated from a large axial stack with an enormous fireplace (now blocked) and a small unheated room behind at the end of the wing. The ground floor of the rear wing is at the same level as the first floor of the main range. Exterior: 2 storeys. Long almost symmetrical 5-window range. Circa early C19 2-light 12-pane sashes on the first floor, the left hand first floor window is a late C19 or early C20 2-light sash without glazing bars and the right hand window is a large C18 or early C19 3-light casement. On the ground floor there is a granite bead-moulded Tudor arch doorway at the centre and a similar doorway at the right of the front, the latter possibly reused because the lintel is wider than the opening. Between the 2 doorways a later C19 or C20 doorway and to the left of centre a small 2-light hollow-chamfered window. High up over the central doorway the Docton arms, a finely carved stone in relief. The right hand doorway leads into a passage with stairs up to a doorway at the back at first floor level where the external ground is at first floor level. Inside the passage there is a plank partition with a chamfered doorframe into the ground floor room and another doorway into the first floor at the top of the stairs. The rear elevation has a slightly projecting stack to the left of centre with a weathered set off and a tall stone rubble shaft with a moulded stone cap. A partly blocked 3-light chamfered stone mullion window to the right of centre with a small chamfered window at ground level to the cellar below and a blocked moulded doorway immediately to the right with a basket arch. The doorway at the left hand end has a plain granite lintel. The rear wing appears to have been raised in the late C19 and has 2 small gables with finials; a chamfered granite Tudor arch doorway to the left almost in the angle with the front range with a late C19 slated canopy above; the windows at the left of the rear wing are late C19 sashes and those to the right are late C20 casements. A chamfered Tudor arch doorway on the outer west side of the rear wing. Interior: The large ground floor room has chamfered cross-beads with hollow step stops. The small ground floor room at the left end has unchamfered joists. There are no fireplaces on the ground floor. The large first floor room has 2 moulded granite fireplaces in the back wall with simple roll moulding and back of herring-bone pattern slates; now partly blocked. At the left end of the first floor there are 2 ovolo and fillet moulded doorframes with bar and diabolo stops with unrefined and another ovolo-moulded doorframe reused in a later partition, dividing the large room. At the left end of the large first floor room remains of an early C17 moulded plaster ceiling with a strapwork frieze. Most of the plaster ceiling on the first floor has collapsed exposing the roof structure which is complete and has straight principals resting on the wall plate, notched or dovetail lap jointed straight collars, threaded purlins and threaded ridge piece. Stored in the house and belonging to it were some early C17 panelled and studded doors, one door has 12 panels. 2.Late C16 or early C17 altered and added to. L-shaped block consisting of workshop and house. The former which is at road level is a long 2 storey rubble range. 1st floor has sash and other windows. Ground floor has 2 granite doorways with beaded chamfered mouldings. One has a cambered lintel, the other a head of 2 granite blocks forming a 4-centred arch. Over the latter is a relief carving of arms (Docton). Originally this range had 2 fine first floor rooms with coved enriched plaster ceilings. These were taken down about 75 years ago and only friezes remain in poor repair. The date appears late C16 or early C17. The present Docton House is a wing at higher level behind the workshop. It contains various features probably

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late C16 but has been much altered. A walled-in space about 10 ft deep would appear to contain a vast fireplace and chimney. Originally the front of the building extended across the road, with an arch over the footway. There are various legends about this house, one of which is that Prince Charles stayed here on his flight to Cornwall. All the listed buildings in Myrtle Street form a group. Listing NGR: SS4643730350

### Church of St Mary Magdalene, Huntshaw

English Heritage Building ID: 91426, GV. II \*

Anglican parish church. Early C14; nave rebuilt and west tower built c. 1499; restored 1862. Coursed slatestone rubble with ashlar dressings; rendered nave and chancel walls; gabled slate roof. Plan of aisled nave and chancel, with north-east vestry, north chapel and north aisle. Chancel has mid C19 Decorated-style 3-light east window; early C14 Decorated 2-light south window, with cinquefoiled lights; north vestry has label mould with C15 and C19 stops over reset C15 square-headed cinquefoiled window and plain mid C19 pointed-arched north door. North aisle has mid C19 offset buttresses and 2 mid C19 two-light Decorated-style windows. South side of nave has similar mid C19 two and 3-light windows; the latter with some C14 mouldings. Mid C19 south porch has pointed-arched doorways and early C19 two-panelled inner door. Three-stage west tower, with offset diagonal buttresses and string courses; early C14 three-light rectilinear window above late C15 two-centred moulded doorway; label moulds over 2-light belfry windows with chamfered depressed arches. Interior: chancel has reset medieval inlaid floor tiles; mid C19 painted wagon roof with scrolled borders to blue panels; mid C19 wall painting around early C14 hollow-chamfered rear arch. Early C14 pointed moulded north arch set on moulded column with enriched leaf and figure carving to capital and image niche. Nave has late C15 two-bay north arcade which has three-centred arches set on similar capitals and columns with crocketed image niches. South aisle has C16 wagon roof with moulded ribs, carved bosses and vine-leaf carving to arcade plate. Tall round arch to west tower, which has early C14 hollow-chamfered pointed-arched doorway to stairs. Fittings: mid C19 brass candelabra; carved mid C19 benches in choir; mid C19 pews; mid C19 octagonal font. Monuments in north aisle: Baroque wall monument to Thomas Saltren, d. 1700, has inscription set in garlanded cartouche with floral and leaf swags, palm fronds at base and angel heads at top. Baroque wall monument to Mary Townsend, d. 1704, has broken pediment of swags set above Corinthian columns of black marble, enriched floral carving and brackets flanking black marble inscription surrounded by ballflower ornament with 3 skulls at base. C17 and C18 slate ledger stone in aisle and nave include one dated 1641 with inscribed skull, hourglass and poetic inscription. In 1499 Bishop Lacy "granted an indulgence in aid of the rebuilding of the fabric". Listing NGR: SS5067122892

### Parish Church of St Andrew, Yarnscombe

English Heritage Building ID: 91891, GV II\*

Parish church. Probably C13 in origin, C15 south aisle and porch; restoration of 1846, including the addition of the vestry, refurbishment of 1884, long-term restoration and repair programme in the 1970s and 1980s. Rough-squared. Stone rubble with a slate roof and granite volcanic and freestone dressings. Plan: The position of the transeptal north tower is unusual in the county: nave, chancel, 4-bay granite south arcade, north-east vestry, south porch. C13 features survive in the chancel and tower, the latter also said to have some traces of earlier work. The south aisle and porch were added in the C15. Exterior: The chancel has a probably C13 3-light Early English east window with intersecting tracery, medieval masonry surviving on the exterior, the splayed internal jambs probably a C19 rebuilding; 2-light square-headed cusped windows to the north and south sides. The lean-to vestry on the north side is said to be 1846 (church guide) but re-uses a 2-light square-headed cusped medieval east window. The nave has a 3-light Perpendicular west window and a 2-light freestone Perpendicular north window. 2 stage C13 transeptal north tower with diagonal buttresses, battlements and corner pinnacles; round-headed window on the east side, cusped belfry openings on north, west and east sides; polygonal stair turret on the west side. The south aisle has 3-light Perpendicular east windows, three 3-light Perpendicular granite windows, a rectangular rood loft stair turret and a doorway into the south chancel chapel with a depressed segmental head. 3-light Perpendicular east window. The south porch has a moulded granite outer doorframe with moulded capitals below a late C18 slate sundial, the gnomon at an angle to take account of the alignment of the church. The inner doorframe is also moulded granite; C19 floor tiles and door, medieval ceiled wagon roof. There is a blocked west door to the nave. Interior: Plastered walls; chancel arch formed from the junction of the nave and lower chancel roof with an asymmetrical arch supported on a large timber corbel on the south side; plain pointed arch into the tower; 4-bay granite south arcade with diagonally-set shafts to the piers, moulded capitals and shallow-moulded Tudor arches. The western respond abuts a short section of plain wall that divides the nave and aisle at the west end. Ceiled wagon roofs throughout, probably late medieval, except the easternmost section in the nave which appears to be a C20 replacement. The rather odd black and white colour scheme, presumably C20 but rather C17 in character, has obscured much of the carved detail on the roof. Both doorways to the roof loft stair turret survive, the upper doorway plainer. The chancel has a probable 1840s reredos with texts in stone frames; late C19 tiling and a late C19 Communion rail with iron standards decorated with leaves. On the north side a tomb recess (possibly an Easter Sepulchre) with carved spandrels and blind tracery on the back, the arch decorated with fleurons. The remains of a medieval figure survives on the back under a crocketed ogee arch - the figure may be God the Father holding a miniature figure of the crucified Christ. A Purbeck marble slab has been introduced into the recess, commemorating a member of the Cockworthy family. Late C19 choir stalls with shaped ends and pierced tracery backs. The nave has a good 1848 stone drum pulpit on a stem, the sides with tracery panels and a text in carved Gothic script below the cornice, which is decorated with fleurons. C15 font, unusually well-preserved and unaltered with an octagonal bowl, the faces carved alternately with trefoil-headed panels and quatrefoil, with an old lead lining. Tomb recess in south wall of the aisle with carved spandrels and fleurons decorating the arch. Numerous C16 and C17 ledger stones pave the nave and aisle with C19 tiled borders. In the east end of the aisle late medieval Barnstaple tiles survive with a variety of motifs. C19 nave and aisle benches with shaped ends. A probable C13 oak chest with iron banding survives in the nave. The tower has a probably C13 2-centred chamfered stone doorframe into the stair turret. Royal Arms of George IV. Monuments: The chancel has a white marble wall monument with a brattished frame commemorating Ann Loveband, died 1827. Late C17 wall monument to John Pollard, died 1667, with a Latin inscription and 2 busts in medallions. In the nave a wall monument on the north wall commemorates John Loveband, died 1818. The monument looks much earlier: black marble with reeded pilasters and an oval inscription tablet and an urn above. In one of the roof panels above this monument a painted text has a decorated plaster frame, the text reads "Let me die the death of the righteous (sic) and let my last end be like his (Numbers 23c 10v)". A white marble wall plaque commemorates Anthony Loveband of Northchurch, died 1826. Other early C19 white plaques in the aisle commemorate other members of the Loveband family. At the east end of the south aisle a slate ledger stone below the window with a Latin inscription. Glass: Clayton and Bell east window with a memorial date of 1867. In the east window of the aisle fragment of C15 medieval stained glass include armorial bearings and a winged figure. Listing NGR: SS5616323600.

### Cross House, Torrington

English Heritage Building ID: 91734, GV II\*

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 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

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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. Listing NGR: SS4873617532

### Church of St Mary & St Benedict, Buckland Brewer

English Heritage Building ID: 91384, 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; imposts carved with interlaced round arches, and volute capitals to engaged columns. Three-stage C15 west tower has full-height offset angle buttresses, and string courses: hood mould over plain granite 3-light C15 Perpendicular window with panel tracery above hood mould over pointed-arched doorway set in square-headed architrave; label moulds over round-arched light and cinquefoiled image niche to south; 3-light shallow-arched and square-headed belfry windows with crenellated louvres; crenellated parapet with C19 crocketed pinnacles. Interior: 2 late C19 piscinae, one with part of C14 cusped head. Late C19 panelled reredos. Late C19 boarded waggon roof to chancel and arch-braced roofs to nave and south aisle. C14 two-bay arcade, of double-chamfered arches and central octagonal pier with chamfered impost. Late C19 chancel arch. C15 five-bay arcade, with pointed moulded arches set on round piers with bell capitals. South-east door of south aisle has moulded stone architrave carved with decoration of leaves, branches and shields. Fittings: late C19 choir stalls, benches, pulpit, lectern, and tower screen. Early C18 gadrooned and urn-shaped pulpit. Monuments: south aisle has tablet to William Radford Caddy, midshipman d. 1823, and John Caddy, d. 1822. Nave has monument to Edward Lee of Orleigh, d. 1819, by Richards of Exeter with weeping woman and urn set on pyramid-shaped mount, swag-shaped tablet to Peter Pasmore, d. 1808, and brass to the bellfounder John William Taylor, d. 1906. North chapel has group of fine monuments: memorial to Anthony Dennis, d. 1643, has 3 heraldic cartouches and nowy-headed pediment above kneeling figures flanked by Ionic columns, and informal group of children below. Monument to Philip Venning, d. 1658 at age of six, of coloured marble with black slate inscriptions: obelisk set in broken scrolled pediment above keyed roundel which frames demi-figure. Fine Baroque monument to John and Mary Davie (d. 1710 and 1709): angels and flaming urns surmounted 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. Listing NGR: SS4189020915

### Hall House, Bishops Tawton (borderline)

English Heritage Building ID: 98515, GV II\*

Country house. c.1846-1850 by Philip Hardwick and rear range by R.D. Gould. Ashlar stonework and dressings. Slate roofs with coped gable ends, ball finial to right end. Chimneystacks with groups of tall octagonal shafts with moulded caps. Plain moulded cornice and continuous drip mould above ground and first floor windows. Irregular double pile plan with principal rooms flanking wide entrance hall. Banqueting hall adjoins at right angles at left end, extending back into rear left side range from which a twin gabled section extends to rear right side, parallel and adjoining to main range. Jacobethan style. 2 storeys and attic storey. The main range: 2 storeys and attic, 1:3:1 bays, right and left projecting rectangular 2 storey and attic bays with attic windows in shaped Flemish gables with ball finials. Smaller central attic gable with obelisk finial. Large central tetrastyle Doric Renaissance portico with ball finials above each column. Semi circular headed entrances to centre and to each side, that to centre flanked by round-arched openings. Round-arched sidelights with fluted keystones to each side of doorway with fanlight and door with lozenge panels. 3-light window above flanked by single light windows and 3-light attic window above that. In flanking bays. 5-light windows to ground and first storeys and 3-light attic windows. All stone mullion windows and except for attic all with transoms. To left-gabled slightly recessed single bay, linking main range to banqueting hall which forms projecting gabled cross-wing to far left with apex gablet, corbel table and bell turret with pyramidal roof and finial, shouldered-arched openings to front and rear. Impressive 4-light pointed arched window to gable end with Decorated geometric tracery. Hoodmould with human head corbels and blind quatrefoil stone inset above, and flanking buttresses. Three 2-light windows to right side with trefoil, quatrefoil and cinquefoil traceried heads in sequence from left to right, each with different hoodmould and a buttress to its left with offsets. 2-light casement below left side window. Length of walling extending from left side incorporates C17 doorway with eared architrave and basket arch with cherubs heads above flanking Chichester family crest. 2-light Perpendicular style windows between massive lateral stack with offsets and stair turret with segmental pointed arched cellar doorway in the base to left side of banqueting hall. Various dated decorated lead rainwater heads. Interior: details appear largely intact including plaster ceilings to principal rooms, large dog-leg staircase with thick turned balusters and stair light window with stained glass by Pole Brothers. Reused early C16 bench ends in panelling to rear right side entrance hall. Banqueting hall has 5 arch-braced trusses, minstrels gallery, massive open fireplace and painted Royal Arms said to come from Shirwell Church. Listing NGR: SS5855727168

### Rosehill, Bishop Tawton

English Heritage Building ID: 98527, GV II\*

House, one time Marist Convent, presently unoccupied (December 1984). c.1835. Stucco-faced with scantle slate roofs. Central courtyard plan with 2-storey bows to full height with conical roofs and deep eaves at each corner and additional projecting bow forming centre north side. Gable-end extension to left side. 2 storeys with basement to north range. 3 bay central range to west side of C19 2-light casements with margin glazing bars, 4 panes per light. The 2-storey bows with sashes on each floor 6 over 6 panes with original glass. Slated veranda roof across centre with crenellated wall plate supported on timber posts, the 2 central ones of square section, those at each end circular in section and with arched spandrels. The veranda encloses a 2-light casement 6 panes per light with margin

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glazing bars to left and ½-glazed panelled door to right with margin glazing bars both set in wider reveals with slightly cambered arches and fluted keystones. Bows have plat-bands running out to quoins and wrought iron railings to ground floor sill height with spear shafts. Symmetrical north side has round ends (right-hand end is bow to front) and has central bow. 4 over 4 paned sash on each floor to central bow, and a single sash 6 over 6 panes to left and right side bows, other openings being blocked. 3 similar sashes to south side above 2 French windows with margin glazing bars. Garden boundary wall of stone rubble with brick capping extends south from front right side with pointed arched Gothick doorway with quatrefoil window to left. Internal joinery and fittings virtually intact including marble chimneypieces, panelled doors and shutters, geometrical staircase with stick balusters and wreathed handrail. Moulded plasterwork ceiling roundels and enriched floriated plasterwork cornices to principal room. This is a remarkably complete Regency style house, certainly inspired by Nash's Cronkhill. Listing NGR: SS5709631439

### Church of St Peter, Ashford

English Heritage Building ID: 98262, GV II\*

Parish Church, incorporating mediaeval furnishings and fabric to base of tower, but tower rebuilt 1798 according to plaque on north wall with inscription. "This Tower was Built at the Expense of the Parish in the year 1798". Remainder entirely rebuilt 1854 with chancel and south porch completed in late 1850s/early 1860s. Stone rubble, the tower, south wall of nave and south porch being variously roughly coursed. Slate roofs with coped gable ends with apex gablets. Crocketed ridge tiles to nave, chancel and north aisle, all partly damaged. Nave with south porch, chancel, north aisle and adjoining transeptal tower of 2 stages with C19 broach spire slated with 2 bands of fish scales. 2 figured bell openings with louvres in second stage to east and west only. Pointed arched doorway on east side reached by external dog-leg stone steps. C19 Decorated style fenestration except window openings on south side which are square-headed and have label moulds with returned ends, that to right of porch having grotesque heads as stops. Vestry has 2 single-light windows with shouldered heads in north wall, doorway with shouldered head in east wall, and tall slender stack in ashlar with gablet hood. Plain unmounded pointed arch to south porch and ambitious south doorway in Moorish style with shaped wooden surround and matching plank door. Short angle buttress to south west corner of nave. Interior Arcade of 2 bays with plain pointed arches. Lower pointed arches to west and south sides of tower. Nave roof has C19 arched collars and windbraces. Tiled reredos dado with commandment communion table. Bishops chair to right also uses C17 carved panels. Ornately carved dado panelling to 3 sides of vestry and part of frieze on north wall. Reset boss carved in shape of human head also on north wall and small cusped stone panel with mutilated figure of St John in relief probably C14 on fireplace mantel. Reused C16 bench panels in pulpit. Ornately carved bench ends and pews in nave and north aisle transept variously incorporating C16, C17 and C19 timber. 2 possibly reset 'poppy heads' on octagonal posts: In north transept there is also a single box pew and dado panelling of C16 and C17 with C19 insertions. Diamond leaded panes with fleur-de-lis and other foliated devices in each pane and marginal glazing bars in all the windows except the plainer 3-light window. Chancel window and east window have C19 stained glass. Undecorated lead-lined font of a square bowl with chamfered corners on round column and square base, probably late Norman. Listing NGR: SS5335035357

### Town Farm inc' wall & railings, Braunton

English Heritage Building ID: 98344, GV II\*

Farmhouse, now farm store. C15 or early C16. Partially roughcast rendered stone and cob. Corrugated asbestos roof hipped at upper end gable end to street. Rubble stack extended in brick at upper end. Offset brick stack to rear and large lateral hall stack at front with slated offsets, tapered cap and small rounded bread oven in the angle. 2-storeys basic 3-cell cross passage plan but upper end has slightly projecting gabled 'cross-wing' forming truncated L-shape plan. Cross-passage also widened to form extra middle room. 1½ storey outshut added to rear in the angle of the L-shape. At a later stage, probably C19, the upper end was boarded off and a staircase added to rear to form separate single cell dwelling. Courtyard facade has 3 window range of horizontal sliding sash 8 panes over 8 panes to left then 3 light window with glazing bars and 2-light window (6 panes each) to right of stack inserted in former large opening. Below is sash 8 panes over 8 panes at upper end to left of 6-panelled door. Tall 4-light hall window with ovolo mullions, formerly with leaded lights, now glazing bars. Cross-passage door to right of stack has 4 panels in the upper part, planked in lower 2 panels. Rear side has 3-light window with ovolo-moulded mullions in the gable-ended "cross-wing" over a 2-light window with timber surround. Rest of range has small oblong opening to left of 3 square openings with timber lintels. 2-light casement over. Street gable end has 2 sashes 8 panes over 8 panes. Much of the internal joinery is intact including fleur-de-lis hinges to the doors. Wooden newel staircase to rear of hall with moulded handrail. Raised cruck truss over lower end of hall with chamfered arch-braces to slightly cambered collar. Further truss over lower end with lighter straight principals. Both trusses, two tiers of purlins threaded through the cruck truss, trenched in the lower truss, rafters mostly intact and hipped construction at lower end are all smoke-blackened. Roof structure over hall entirely replaced in C20. At upper end, one main truss in the cross-wing with threaded purlins survives, no evidence of smoke-blackening. Including section of wall to road adjoining south-east and enclosing east side of farmyard. Whitewashed stone rubble with tiled capping and iron railings at east end of house, wrought iron with spear headed shafts. Town farmhouse and its range of farm buildings (q.v.) is the Village Farmstead in Braunton. It is a remarkable survival of a townfarm in a nucleated settlement which still has its open field system, the West Field. Listing NGR: SS4852536657

### Weach Barton Farm, Westleigh

English Heritage Building ID: 98822, GV II

Barton farmhouse. Probably early C16 origins, extended in C17 and remodelled in C19 with C20 alterations. Painted rendered stone and cob. Slate roof, part asbestos slate, part bituminized with gable ends. Hipped slate roof to rear left wing. Axial rendered stack with tapered cap and brick stack at right end. Stone rubble stack to right-hand rear parlour wing. 3-sided rear courtyard plan. Front range: original plan obscured by loss of part of earlier range at left end and by C19 remodelling at right end. Axial stack heating possible former hall backs onto a through-passage with smaller rooms to left and beyond the hall to right, the latter containing staircase. Further wide entrance hall with staircase and room to right in the C19 remodelled range at right end. Rear parlour wing to right, lofted outbuilding, possibly originally cider house to rear left side, both at right angles to the front range with length of cob and stone rubble wall enclosing the rear courtyard. 2 storeys. 5-window range. Fenestration altered in late C20 except at right end which has tripartite sash of 12 panes with 4 paned sidelight. C19 porch canopy to left supported on moulded timber brackets. Panelled door, the upper half glazed with 4 panes. C20 porch and lean-to at left end. Rear wall continuing the former line of the front range to left and forming the gable end wall of the rear outbuilding contains a 3-light timber mullion window probably early C16 with semi-circular arched heads to the lights and decorative spandrels. Interior: thin chamfered and scroll-stopped fireplace lintel to axial stack. Rear parlour wing has fine C17 ceiling beam and bressumers with hollow - flanked-by-roll mouldings with run-out stops. One side of a C17 plaster ceiling survives to small chamber at head of stairs decorated with 5 small cartouches at spaced intervals. Roof structure principally C19 with pegged collars, but one probably early C17 roof truss survives over suggested hall with trenched purlins and thin cranked morticed and tenoned collar. No sign of smoke blackening. Although many of the windows on the front elevation are C20, the window

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

openings have not been altered and, therefore, the house still has much of its C19 character. The rear, however, has been virtually unaltered since the C19. Listing NGR: SS4805826869

### Pillhead House, Bideford

English Heritage Building ID: 375913, GV II

Large house. Early C19. Solid rendered walls. Hipped slate roof. Old red-brick chimneys. Double-depth plan with rear right wing. 2 storeys; 3-window range. Centre doorway with attached Doric columns and entablature with fluted frieze; 4-panelled door, the top 2 panels round-headed; matching panelled reveals. Ground-storey windows have triple sashes: 6 over 6 panes flanked by 1 over 1 panes. Upper storey windows have sashes with 6 over 6 panes. Boxed, fluted eaves cornice. Similar windows in side elevations. INTERIOR not inspected. Listing NGR: SS4753027025

### Milestone 220m NE of entrance to Pillhead Ho.

English Heritage Building ID: 375914, GV II

Milestone. Probably early C19. Short, round-headed block of granite with incised inscription: 7 BARUM 1 ¼ BIDEFORD. The stone also carries a benchmark. Listing NGR: SS4745627115

### Bradavin Farmhouse inc' adjoining outbuilding

English Heritage Building ID: 98816, GV II

Farmhouse including attached lofted outbuilding. Early C16 remodelled probably in C17 and again in C19. Rendered stone and cob. Left gable end rebuilt in brick. Slate roof, gable end to left hipped to front right wing. Axial rendered brick stack, tall lateral front hall stack, heightened in brick. 2 lateral stacks to rear, that heating lower end with tapered cap and off-sets, that to inner room with brick shaft. 3-room and through-passage former open hall house, the rear through-passage door now blocked. Slightly projecting stair turret to rear of hall. Following insertion of floors and stack probably in C17, the interior was again heavily remodelled in C19, when the front right-hand wing of lofted outbuildings, possibly originally a cider-millhouse, was added creating an overall L-shaped plan. 2 storeys. 5-window range. Two 2-light casements, 6 panes per light to left of stack above C20 porch with lean-to asbestos slate roof to left of 2-light casement, 8 panes per light. To right of stack are three 16-paned hornless sashes above 2 similar sashes to each side of porch with slate canopy. Semi-circular headed door surround with 6 panelled door and fanlight. Front wing of outbuildings has window to left of plank door on inner face, and a 2-light casement, 6 panes per light to front end. Tall loft plank door on outer face. Gable-ended dairy outshut to rear left end of main range. Interior: most C19 joinery intact including integral cupboards to room to right of through-passage and bench to hall. Said to be concealed stone chimneypiece to hall fireplace. Roof structure largely replaced in C19 with kingpost trusses, but one smoke blackened C16 truss survives over hall, with a morticed and tenoned cranked collar and formerly with trenched purlins and ridge purlin. The change in first floor levels suggests a possible phased insertion of floors in the C17. Listing NGR: SS4800027825

### White Lodge, Westleigh

English Heritage Building ID: 98823, GV II

Former rectory, now private house. C17 core to rear, 1837 main front range. Rendered stone and some cob. Hipped low-pitched slate roof with deep bracketed eaves to front range, with rendered stacks to left end and 2 ridge stacks with blind recessed panels to each facet. Gable-ended slate roofs to rear range with moulded bargeboards; 2 ridge stacks and stone rubble stack at rear gable end. Symmetrical plan to front range, 3 rooms in line with entrance from left side to rear passage. C17 range extends to rear with 3 short gable-ended wings projecting at right angles to left side. Symmetrical garden front. Central canted bay window rising to 2 storeys with 2 blind window openings to sides flanking sash with margin glazing bars. Similar sash to right, blind window opening to left, above two 12-paned sashes flanking French windows to each facet of the canted bay with margin glazing bars. Entrance side on left-hand return: 2 windows, left-hand advanced slightly with semi-circular arched doorway with reeded arch. Vaulted inner porch roof. 6-panelled inner door with fanlight. Gable ends of rear wings to left principally with C19 2-light horizontal sliding sashes. Interior: C19 joinery and fittings intact to front range. Some 2 panelled doors survive to rear range and a fragment of C17 decorative plasterwork cornice with the base of a fleur-de-lis motif above at head of secondary stairs. Roof structure entirely C19 with king post trusses. In the garden is an upright section of a granite pier, possibly from Westleigh Church, once used as a sundial. Listing NGR: SS4773828345

### Treyhill Farmhouse, Westleigh

English Heritage Building ID: 98821, GV II

Farmhouse. Probably late C18 extended in late C19, but may incorporate earlier fabric. Rendered stone and rubble. Slate roof. Brick stacks to each end. Originally appears to have been 3-rooms and through-passage, the hall/inner partition now removed, winder staircase to rear of hall and with an integral 2 storey outshut to rear. It is possible, as there is no exposed fabric to suggest otherwise, that the main range though of 3 storeys is a single phase house built on the traditional Devon farmhouse plan. Dairy block added at right end and extra bay added at left end in late C19. 3 storeys. 3-window range. 4 over 8 paned sashes to upper storey, with a blind window opening at right end. 2 lower storeys have 16 paned horned sashes with slightly cambered heads to the openings. Slated gabled porch with moulded bargeboards to off centre doorway. Bay addition at left end has a single sash over 2 sashes, all 12-paned and a half-hipped slate roof. Late C18 and C19 joinery intact including several 2-panelled doors with original hinges. Listing NGR: SS4883328774

### Little Pillhead Farmhouse, Alverdiscott

English Heritage Building ID: 98820, GV II

Farmhouse, now used for holiday accommodation. C17 or earlier. Rendered stone and cob. Thatch roof with gable end and brick stacks. Front lateral hall stack with slated off-sets and tall brick shaft. 3-room through-passage plan. 2 storeys. 3-window range. 2-light casements, 6 panes per light. Ground floor has all 2 light casements, 6 panes per light except hall window which has 3 panes per light. Slate pentice roof to porch with 6-panelled door to through-passage doorway. Continuous stone rubble outshut to rear, part slate roof, part corrugated iron. Interior not inspected. Listing NGR: SS4931026374

### Barn 50m E of West Webbery

English Heritage Building ID: 91350, GV II

Barn. C17. Coursed slatestone rubble; half-hipped thatch roof; 6-bay plan with central threshing floor. Thatched pentice over cheeks flanking central double doors; timber lintel over C19 plank winnowing doors to rear. Interior: C17 six-bay A-frame roof, each truss having tie beams, collars pegged over principal rafters, and notched and lapped apex. Listing NGR: SS4938226306



## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

### Webbery Barton, Alverdiscot

English Heritage Building ID: 91348, GV II

Farmhouse. c. 1700-20; wing to left of front rebuilt in early/mid C19. Coursed slatestone rubble; colourwashed render to front and rear of C18 block. Range to left has hipped slate roof and C19 brick end stacks, set externally to left; range to right has gabled slate roof with quarter hip to front, and C19 brick end and ridge stacks. Early/mid C19 range to left forms L-plan with rear left wing; c.1700-20 two-unit range forms cross wing to right, with gabled front. 2 storeys. Early/mid C19 symmetrical 2-storey, 3- window range to left has brick segmental arches over horned late C19 twelve-pane sashes, and flat brick arches over C20 three-light casements on first floor. Early C18 two-storey gable end to right of front of symmetrical 3-window range: keyed segmental arches and moulded sills frame horned late C19 twelve-pane sashes and C20 inserted door to left; raised storey band; pedimented gable with blind lunette set in tympanum. Right side wall has blocked windows set-in similar early C18 architraves. Left side wall has C20 porch and mid C19 cart shed to rear; mid C19 outshut to rear and mid C19 bay to rear right. Interior of early C18 range to right: room to front has fine early C18 bolelection - moulded panelling, shutters and doors; keyed and raised architraves to windows, with entwined monograms on key to front; mid C19 cupboard doors to blocked windows on right; early C18 fireplace with scrolled brackets to mantel. Early C19 quarter-turn staircase with landing to left; mid C18 two-panelled doors with brass handles. C19 range to left not fully inspected. On site of Domesday Manor. Listing NGR: SS4982525929

### Little Webbery

English Heritage Building ID: 91349, GV II

House. c. 1830. Stucco over slatestone rubble; hipped Welsh slate roof; rendered brick end stacks. Double-depth plan. 2 storeys; symmetrical 3-window range. Flat rendered arches over C20 French windows flanked by C20 sashes, and over early C19 twelve-pane first-floor sashes. Similar early C19 sashes to 3-bay side walls. Raised storey bands and pilasters to front and side walls. Similar sashes and early C19 pedimented doorcase reset to rear. Interior: early C19 moulded cornices and panelled doors; fireplace of c. 1830 with roundels in rear right room; dog-leg staircase with winders, stick balusters and wreathed handrail (has C20 joinery). Listing NGR: SS4958626051

### Bulworthy Farmhouse, Alverdiscot

English Heritage Building ID: 91343, GV II

Farmhouse. Early C17. Colourwashed roughcast over cob and stone; late C19 gabled slate roof; late C19 and C20 brick end stacks; rendered stone ridge stacks and external lateral stack of rendered stone to centre of front wall. 3-unit plan with through-passage (blocked) to left of central hall. 2 storeys; 4-window range. Late C19 half-glazed door to left of lateral stack; C20 front windows to right. Late C19 fenestration, with 2-light casements to left bay and horned 6-pane sashes. Late C19 outshut to left. C19 two-storey gabled extension to rear, flanked by outshuts. Interior: ogee-stopped chamfered beams to ground floor; chamfered lintel with half-pyramid stop over blocked doorway to centre of rear wall. Principal rafters for A-frame trusses visible on first floor. Listing NGR: SS5096126014

### East Barton inc' front garden walls & Gatepiers

English Heritage Building ID: 98754, GV II

Barton, including front garden walls and gatepiers. Some late medieval and early C17 fabric to the east wing, the main range rebuilt in late C17. White painted brick, Flemish bond, some stone rubble to east wing. Slate roofs with gable ends, Roman tiles to rear of east wing with C19 carved bargeboard at its front gable end. Axial brick stack to main range, and 2 lateral brick stacks with tall shafts to west wing, that to rear is particularly impressive with offsets. Original plan uncertain because of C17 rebuilding. The main central range was probably the hall and lower end of the medieval house, and the right-hand (east) end a cross-wing at the higher end which was possibly a parlour, but this has been partially demolished behind so that it is now only attached at the right-hand corner. The main central range was rebuilt in late C17 retaining its approximate original plan; it has a large right-hand room which was probably the position of the hall, a central stair hall, probably in the passage position, and the large left-hand room was the kitchen with an end stack, now the massive lateral stack on the left-hand side. Probably at the same time in the C17 a smaller third room was added to the front of the left-hand (west) lower room. The services were later accommodated in the C19 in a wing at the left of the lower (west end). The overall plan is U-shaped on three sides of a front courtyard with the service wing extending to the left. 2 storeys and attic storey. 5 bays including projecting gable end of west wing. Brick plat-band. Main range on each floor has 12-paned sashes to each side of blind windows to right and doorways to left, the upper doorway with no external access has door of 9 panes with 2-panelled base, that to ground floor has 6-panelled door, the upper 4 panels glazed. Canopy to porch supported on tapering octagonal timber posts. Courtyard inner face of west wing has two 12-paned sashes above 2 doorways, plank door to left, that to right with door of 9 panes over 2-panelled base, the plat-band carried over the relieving arches as a continuous hoodmould. 12-paned sashes to each side with slightly cambered heads. Inner face of east wing has pentice slate roof with plank door towards left end. Interior: fine dog-leg staircase to main range rising to attic storey with thick turned balusters, moulded handrail and square newels. 3-panelled doors off landings to principal rooms. Long chamfered lintel to west wing fireplace. Roof structure largely intact with 6 C17 raised cruck trusses to the west wing with 2 tiers of threaded purlins but no ridge purlin and morticed and tenoned straight collar. 2 further trusses to main range, plastered over but apparently of a similar type with curved feet but no collars. The structure is of an impressively wide span and of a late date for this type of construction. The east wing has a single raised cruck truss surviving with arch bracing to the morticed and tenoned collar, forming a closed partition to the north gable end of the wing with a large fragment of early C17 decorative plasterwork on its inner face forming a geometrical ribbed pattern of triple interlaced lozenges. On the east wall are some late medieval blind quatrefoil panels reset here in the late C20 alterations, and the front courtyard walls of stone rubble with centrally-placed ivy-clad gatepiers of square section contain some fragments of medieval stonework. The house was a principal seat of the Pollard family and is of considerable interest for its unusually early brickwork in this region. Listing NGR: SS5129527649

### Stable block 30m SW of East Barton

English Heritage Building ID: 98755, GV II

Stable block. Mid C19. Stone rubble with brick dressings. Slate roof with gable ends L-shaped on plan. Stables with loft over main range has symmetrical distribution of openings with loft opening accessible by external staircase above doorway with window openings to each side with cambered brick arches. Projecting gable end of wing at right end has loft door over 3 window openings. Stone crest with weathered shield mounted above loft door. Listing NGR: SS5126827614

### Old Coach House SE of East Barton Farm

English Heritage Building ID: 98756, GV II

Coach House, now used as garage and storage shed. Late C18. Stone rubble to gable ends, unrendered cob on rubble plinth to side walls. Corrugated asbestos roof. Rectangular on plan. Single storey. Stepped front gable parapet with stone cappings. Blind roundel above segmental pointed arched coach entrance with stone voussoirs. The coach-house is sited over a well at its south-west corner. Listing NGR: SS5129227552

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

Barn 70m SW of East Barton

English Heritage Building ID: 98757, GV II

Barn. Late C18. Stone rubble with brick dressings. Slate roof with gable ends. Long rectangle on plan. Single storey. Front gable has castellated parapet with central crocketed pinnacle above pitching doorway with timber lintel. Cambered brick arch to double doorway on south side. Rear gable end rebuilt with weatherboarding and breeze blocks. Listing NGR: SS5125627555

Crosspark Farmhouse

English Heritage Building ID: 98753, GV II

Tenement farmhouse. 1622. Rendered stone rubble and cob. Asbestos slate roof with gable end to main range. Roman tiled roof to single storey kitchen range at left end. Tall front lateral rendered hall stack with offsets and brick shaft. Small C20 lateral front brick stack heating lower end. Hall and lower end in 2-room plan to main range with stair turret to rear of hall. Direct entry to hall, a matchboarded partition forming cross-passage having been removed in late C20. The single storey kitchen/scullery extension beyond and to the left of the hall appears to be a C19 addition, completing the 3-room plan. 2 storeys to main range, single storey kitchen extension. 2 window range C20 2-light casements. Ground floor has slate canopies extending to left and right of hall stack, that to left continuous over hall window with C20 2-light casement, 2-panes per light and former doorway to kitchen extension now infilled and casement window inserted. That to right forms lean-to roof to stone rubble porch with semicircular-headed brick arch. C19 plank inner door. Buttress at right end, the depth of the plinth at this lower end reflecting the steepness of the slope across which the house is built. Interior: step-stopped ovolo-moulded fireplace lintel to hall is carved HL 1622. Winder staircase to rear of hall to V-shaped arrangement of 2 C17 chamfered door surrounds with old plank doors to 2 chambers over lower end and lower part of hall, with a further C17 chamfered door surround to third chamber with access via the middle chamber. Chamber over lower end has moulded plasterwork cornice to 3 walls, with small plasterwork floriated roundels above to each end. A damaged, but largely intact plasterwork ceiling also survives over the principal chamber, concealed by a protective false ceiling underneath introduced in the C20. The solid partition to the lower end of the hall rises to the apex of the roof, with no access to the roof structure over the lower end. Over the hall is a single C17 truss with lap-jointed collar, threaded purlins and ridge purlin with the majority of rafters intact. No sign of smoke-blackening. The compact size of this farmhouse, with the majority of original features intact, makes it a particularly interesting single phase survival. Small 2-room plan houses of early C17 are very uncommon in Devon. Listing NGR: SS5176027404

Kennacott Farmhouse, Newton Tracey

English Heritage Building ID: 436661, GV II

Farmhouse. C17, remodelled and extended in early C19. Rendered stone and cob. Slate roofs with gable end brick stacks to front range and gable end brick stack and lateral brick stack to west side, enclosed in continuous outshut. The C17 range probably originally 3-room plan but inner room demolished and replaced by C19 symmetrical 2-room central staircase plan at right angles to the C17 range which then became the rear service wing. 2 storeys. C19 facade has 3-window range. Early C20 2-light casements, 4 panes per light, above two 7-light casements 6 panes per light flanking flat-roofed timber porch with 4 panelled door, the upper panels glazed. Lean-to at right end. Rear wing has C19 casements of 3 lights to left and 4 lights to right on each floor of 4-panelled door with slate lean-to roof. Gothick pointed arched doorway at gable end. Interior: C17 range contains fragment of moulded plaster cornice to hall. Fine C19 integral lavatory seat with highly decorative bowl and original flushing mechanism off principal chamber. C19 range undergoing extensive interior alterations at time of survey (June 1985) but retains dog-leg staircase with moulded handrail and turned balusters, and moulded cornice to room to left of entrance hall. 4 C19 trusses to front range with pegged lap-jointed collars and 2 tiers of trencled purlins and diagonally set ridge purlin. Roof timbers to C17 range appear to have been replaced in C20. Listing NGR: SS5324726147

Stables, cart shed & cider mill

English Heritage Building ID: 436686, GV II

Stables, cart shed and cider mill House. Circa 1850. Stone rubble with stone dressings. Slate roof with gable ends. Long integral range, rectangular on plan. Stables and cider mill house with lofts over, cart shed single storey. Symmetrical arrangement of 4 units with cart shed at right end, the left end unit housing the cider mill. All openings have cambered dressed stone arches and slate sills. 2 left hand units each have 2 windows over plank door flanked by 2 smaller window openings. 2 central units have plank doors each with a small and large window opening to right. Wide cart entrance at right end with 2 small openings over. Listing NGR: SS5326926167

Granary approximately 15 metres east of Kennacott Farmhouse

English Heritage Building ID: 436687, GV II

Granary. C19. Rendered timber framed facade with stone rubble gable and rear walls. Scantle slate roof with gable ends and clay ridge tiles. Small granary, rectangular on plan, built into bank with storage space under. Opposing plank doors on each side, that to north side flanked by 2 small rectangular window openings. The granary is supported on this side by a pier of square section to centre, creating niches to each side for cart and storage space. The granary forms a good group with the stables with loft over and barn around a cobbled courtyard. Listing NGR: SS5327626129

Stables with loft over - approximately 30 metres south- east of Kennacott Farmhouse

English Heritage Building ID: 436701, GV II

Stables with loft over. Early C19. Stone rubble and some cob. Half-hipped corrugated iron roof. Rectangular on plan. 2 storeys. 2 wide openings at each end rising through both storeys, with both sets of double doors removed at left end and replaced with horizontal boarding to the upper storey, double plank doors to both storeys at right end. The stables form a good group with granary and barn around a cobbled courtyard. Included for group value. Listing NGR: SS5329226108

West Woodlands with barn, Newton Tracey

English Heritage Building ID: 436734, GV II

Farmhouse with barn attached. Farmhouse C17, barn probably late C18. Rendered stone and cob. Slate roof with gable ends. Tall rendered hall stack with tapered cap, heightened in brick. Tall rendered stack to rear heating lower end with offsets. 3-room and cross-passage plan, with right-angled rear dairy extension of 2 storeys forming overall T-shape plan to house, with barn attached at right angles to front higher left end. Farmhouse 2 storeys. 4-window range C20 fenestration, 2-light casements. 6-panelled door to cross-passage doorway, the upper 4 panels glazed, enclosed in C20 porch. Single storey extension, formerly an outbuilding, at right end. Barn has 2-light window at front gable end and opposing single plank door to each side. Interior: Largely altered in C20, but core of C17 roof structure survives with 5 trusses with lap-jointed collars and trenches for 2 sets of purlins with single heavier truss set lower over upper end with lap-jointed collar. No evidence of smoke-blackening. Listing NGR: SS5330825188

South West Archaeology Ltd.

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

### Haddacott Farmhouse, Huntshaw

English Heritage Building ID: 91429, GV II

Farmhouse. Early/mid C18; remodelled and extended to rear c. 1860. Stone and cob, with colourwashed render; mid C19 rear extension of coursed slate-stone with brick dressings; gabled slate roof; mid C19 brick left stack, and large C18 external end stack to right, of stone finished in C19 brick. L-plan with rear right wing. 2 storeys; symmetrical 3-window range. Mid C19 yellow brick porch with 6-panelled (4 glazed) door. Mid/late C19 three-light casements with glazing bars. Mid C19 dairy outshut adjoins mid C19 rear right wing. Interior: mid C19 doors and staircase. Subsidiary features: approx. 3m long slatestone rubble wall attached to C18 barn, remodelled in mid C19, which projects at right angles from front right wing. Coursed slatestone, with cob at upper level beneath eaves; hipped Welsh slate roof. C19 plank double doors with strap hinges to threshing bay, which has C19 plank door with strap hinges to rear. Wheel house adjoins threshing bay. Listing NGR: SS5086024137

### Barton Farmhouse, attached outbuildings & wall, Huntshaw

English Heritage Building ID: 91425, GV II

Farmhouse. Late C17, including earlier C17 building to right of porch; c. 1980 bay to left. Colourwashed render over cob and stone; gabled slate roof; C19 brick end and ridge stacks; C17 external stone rear lateral stack. 3-unit plan with blocked through-passage to right of central hall. 2 storeys; 5-window range. Central bay slightly projects and has early C19 porch; 6-panelled door with dolphin knocker and overlight. Flat arches over C20 three-light casements and late C19 three-light casement to left of porch; early C19 horizontal-sliding sashes on first floor, except C20 two-light casement to left of centre. Mid C19 outshut to rear. One-bay extension of c. 1980 to left. Interior: room to left has stop-chamfered bressumer over open fireplace and boxed beam; blocked open fireplace to centre. First floor has late C17 moulded plaster cornices in two rooms to left of stairs. Late C17 A-frame roof with pegged collars and ridge purlin set into notched apexes. Subsidiary features: C20 extension to left is attached to early C19 one-storey outbuilding, of slatestone with slate roof, which flanks left-hand side of front garden. An early/mid C19 L-shaped wall of slatestone, with ashlar coping, piers and iron gate, encloses the front garden and is returned to the right end of the farmhouse; at this point, the wall encloses a well. Wall thicknesses and floor levels suggest that the unit to the right of the porch is of earlier date. Listing NGR: SS5061622888

### Instow: (Borderline)

#### Orchard House

English Heritage Building ID: 98810, GV II

House. Circa 1830-40 enlarged in mid C19. Painted stucco. Slate roof, gable end to right, hipped to front extension with deep eaves. Double-fronted, 2 principal rooms deep with central hall and lateral staircase to rear of front right hand room. 2 storeys with attic storey and casement. Plat band and quoin pilaster at right end. 3-window range with curved bay at left end. Symmetrical disposition of windows. Semi-circular headed doorway with 4-panelled door fanlight. 12-paned hornless sash above, 16-paned sash to right over 8 over 12 paned sash. Blind window openings to left on each floor, but retaining their horizontal sliding louvered timber shutters along with the principal fenestration. 20-paned sashes on each floor to the curving left hand bay. Single dormer with hipped roof. Inner lobby door with 2 panelled base, the upper half glazed with 4 panes and margin bars, and 2-paned overlight with margin bars and coloured glass. Interior not inspected. The peculiarity of the plan arises from the addition of the front wing to the original facade which formerly continued the line of terraced houses to the left. Listing NGR: SS4722230330

#### The rectory

English Heritage Building ID: 98793, GV II

House, now rectory. Circa 1830 extended circa 1850. Stucco with banded rustication to ground storey and band at first floor level. Slate roof, gable end to right, hipped to front wing at left end. Axial stack and stack at right gable end. Original symmetrical double depth plan with principal room on either side of central entrance hall with partition inserted creating a lobby entrance with staircase between smaller rooms at rear. In circa 1850 extended with wing of 2 rooms deep at left end. 2 storeys with attic storey. 5-window range, the 2 bays to wing breaking forward slightly have 12-paned hornless sashes on each floor. 16-paned hornless sashes to main range. Semi-circular headed doorway with 6 panelled door and fanlight. The pattern of the stucco voussoir joints of the doorway is integrated with the ground storey rustication. Upper storey windows have horizontal sliding louvered timber shutters. Interior not inspected. Listing NGR: SS4725630362

#### Pilton Cottage

English Heritage Building ID: 98808, GV II

2 adjoining terraced houses. Circa 1830-40. Painted stucco. Slate roof, gable end to left end, with lions head guttering. Brick ridge stack and stack at left end with Peters Marland clay pots. 2 rooms deep, Pilton Cottage at end of terrace single room wide with staircase hall to right, No. 2 Victoria Terrace is double-fronted central staircase plan. 2 storeys, with attic storey to Pilton Cottage. Plat-band with Ionic pilasters at left-end of terrace and to right end of No. 2. Overall 5-window range. Pilton Cottage has sashes to left side on each floor, the glazing bars to the lower sash in each case removed. 12-paned sash to right over 6-panelled door with fanlight. No. 2 has symmetrical facade with two 16-paned sashes on each floor flanking 12-paned sash over semi-circular headed doorway with 6-panelled door and decorative ironwork fanlight. All window openings have horizontal sliding louvered timber shutters. Interior: No. 2 has round-arched lobby inner door surround and 2-panelled base to door, the upper half glazed with 4 panes and margin bars. C19 joinery entirely intact with 6 panelled doors, panelled internal window shutters etc. Central staircase with moulded handrail ramped up to slender turned newels, stick balusters and moulded string. Moulded plasterwork cornices to principal rooms and hall. Pilton Cottage interior not inspected, but said to retain similar features. The 2 houses form part of terrace with Bryher House and Orchard House (q.v.). Listing NGR: SS4722330358

#### Bryher House

English Heritage Building ID: 98809, GV II

Terraced house. Circa 1830-40. Painted stucco. Slate roof with lions head guttering. Stacks to each end. Double-fronted, 2 rooms deep, central hall with rear staircase set slightly off to the left. 2 storeys with basement. 3-window range. Symmetrical. Plat band. 16-paned sash to each side of replaced 2-paned sash above 8 over 12 paned sashes flanking central doorway with 4 panelled door and overlight. Flight of slate-capped steps to doorway with decorative wrought iron railings to each side with wreathed handrail. Principal window openings have horizontal sliding louvered timber sashes. Interior: inner lobby door with 2 panelled base, the upper half glazed with 4 panes and margin bars. C19 joinery principally intact. Moulded plasterwork cornices to hall and principal rooms. Staircase with stick balusters and wreathed handrail. Bryher House forms part of Victoria Terrace with Pilton Cottage, No. 2 Victoria Terrace and Orchard House (q.v.). Listing NGR: SS4722030350

## Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon

### Fullingcott Farmhouse, Instow

English Heritage Building ID: 98770, GV II

Farmhouse. C17 origins with C18 alterations. Rendered stone and cob. Asbestos slate roof, hipped at right end, canted at left end. 2 rendered ridge stacks. Unusual plan with 2 principal rooms on ground floor both heated by axial stack to right with staircase at lower end of left-hand room to mezzanine floor at lower end with canted end above low collar. Right angled 2 storey wing to rear right end forming overall L-shaped plan. 2 storeys. 3 window range. 8 paned window to left of two 3-light casements, 6 panes per light above. 2 horizontal sliding sash windows. 4 panes per light to right of brick panel with slated gabled roof and plank door. 3 over 6 paned sash above 12-pane sash to canted end. Interior: a number of 2- and 4-panelled doors survive, cupboard or stairway with butterfly hinges. 5 C18 trusses with threaded purlins. Listing NGR: SS4891630381

### Huish Cottages, Westleigh

English Heritage Building ID: 98818, GV II

Lodge to Tapeley Park (q.v.) divided for 2 occupations. Circa 1850-60. Unrendered stone rubble with painted quoins. Patterned slate roof with crested ridge tiles, asbestos slate roof to rear. Carved bargeboards and moulded stone kneelers. 2 ridge stacks and stack to rear gable end of east wing. Symmetrical central entrance 2-room plan cottage acting as cross wing to another cottage at rear, which has a veranda across its front in the angle, and an outshut at the rear filling the space between a short rear wing and the cross-wing Tudor Gothic style.

2 storeys. West front : symmetrical 2-window range. 2-light metal casements with polygonal leaded panes, ground floor windows with transoms, first floor windows in half dormers with ornate wavy pierced bargeboards. Deep chamfered painted stone window openings. Central doorway in similar opening but with depressed 2-centred arched head and with plank door and gabled open porch on brick piers and with pierced wavy bargeboards. On left-hand gable end a projecting stack with set offs. On right-hand gable end a first floor central oriel on moulded corbel supported on buttress with set-off flanked by single-light windows. The south front is asymmetrical, with 2 half dormers, the bargeboards partly removed from right-hand dormer, similar fenestration and doorway and a slate roof veranda, hipped at right end, abutting cross-wing on left and supported on 3 brick piers. Interior not inspected. Listing NGR: SS4852429464

### Obelisk 800m W of Tapeley Park, Westleigh

English Heritage Building ID: 98847, GV II

Obelisk. Mid C19. Squire stone rubble base with battered walls and projecting corner buttresses. Granite coping above and stepped ashlar base to former needle destroyed by lightning in 1933. Erected in memory of Archibald Cleveland killed in the Crimea on 6th November 1854. Listing NGR: SS4724329160

### The Chimneys

English Heritage Building ID: 98878, GV II

House, formerly 2 cottages, C16 extended and re-roofed probably in C18. Rendered stone and cob. Thatch roof with gable ends. 2 tall front lateral stacks, that to right with offsets, both with drips and tapered caps. The original core to right end consists of single room to right of wide entrance hall containing staircase and small front lobby room. Rear right-hand thatched wing added in C18 or early C19 with gable end stack, forming overall L-shaped plan. Left side has single large room with blocked entry at left end. 2 storeys. 5 window range. C20 fenestration, principally 2 light casements 8 panes per light. Offset doorway with C20 door. INTERIOR: Fireplace to right-hand stack has flat finely dressed stone instead of more usual lintel. Bread oven made by Fishleys of Fremington. Staircase removed from left hand rear wall. Single chamfered ceiling beam to principal room to left end, with chamfered scroll-stopped fireplace lintel. 4 roughly hewn trusses with side-pegged slightly halved collars and trenched purlins. Upstairs, a deeply splayed window opening in the internal solid cob partition dividing the two former cottages indicates the later build of the left hand range. Listing NGR: SS4716128432

### Appledore :

108 GV II listed buildings on Irsha Street, Meeting Street, Market Street, The Quay, Bude Street, Marine Parade , Myrtle Street , Odun Road

### Northam:

222 GV II listed buildings on Lenards Road, Fore Street, Castle Street, Churchill Way, Southlea, Haywood Road, Cleave Quay, Limers Lane Orchard Hill

### Bideford:

172 GV II listed buildings within the town and outskirts, on Kingsley Road, Northam Road, The Quay (north), Ropewalk , The Strand, Bridgeland Street, Queen Street, Willet Street, North Road, Pitt Lane, Coldharbour, Lower Gunstone, High Street, Grenvill Street, Buttgarden Street, Meddon, Bridge Street, Dymond Road, Slade

### Tapeley Park

UID 1695, GV II\*

An early C20 formal terraced garden designed by Sir John Belcher and mid C19 pleasure grounds and lake, set within parkland of C18 origin. HISTORIC DEVELOPMENT The estate at Tapeley is of medieval origin, having been owned by the de Tapplegh family, coming by the early C14 to the regionally powerful Giffard family. The present house and landscape were developed from the early C18 when Commodore William Cleveland acquired the estate from the Giffards in 1702. Cleveland, one of Queen Anne's naval commanders, is said to have observed an existing substantial farmhouse on the site from the Torridge estuary, which it dominates (CL 1988). William Cleveland's son, John, served as Secretary to the Admiralty from 1751 to 1763, and the C18 park appears to have been developed either at this time, or by his son, John Cleveland II, who was MP for Barnstaple in the late C18. No documentary evidence has been traced relating to the development of the C18 landscape, but a series of four paintings by William Tomkins (c 1770) shows park or pleasure grounds north-west of the house with gravel walks, scattered trees and a painted wooden seat to take advantage of fine views of Appledore, Instow, Bideford and the Torridge estuary. Augustus Cleveland inherited the property in the early C19 and was responsible for developing the lake and woodland garden in the valley north of the house in the 1840s (inscription on monument). Augustus Cleveland's son, Archibald, died aged twenty-one at Inkerman (1854), and in 1855 the estate passed to William Christie, who was married to the Cleveland heiress. In 1894 Lady Rosamond Christie commissioned Sir John Belcher to remodel the house and lay out formal terraced gardens to the south. Following the death of Augustus Christie in 1930 and Lady Rosamond in 1936, Tapeley passed to John Christie, who since 1920 also owned the Glyndebourne Estate, Sussex (qv). During the Second World War the house was used by Lady Astor to house children bombed-out in her Plymouth constituency, and from 1946 to 1955 it was used as a home for the Invalid Children's Aid Association. For two years the house was used as an hotel, before reverting to a private residence which it remains today (1998). GARDENS

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AND PLEASURE GROUNDS The formal and informal gardens lie to the north, east and south of the house, with a large lawn to the west which is separated from the park by a stone ha-ha, below which runs the service drive. Some 15m north-east of the house the C18 brick dairy (listed grade II), possibly constructed as an orangery, is a two-storey brick building under a hipped slate roof with a central carriageway leading north to a service court. South of the dairy a lawn c 30m wide extends below the east facade, with a deep herbaceous border backed by a west-facing planted wall along its east side. Above this wall a bank is planted with mixed shrubs and trees, through which a series of walks lead south-east into the shrubbery in which the late C18 icehouse (listed grade II) is situated c 100m east-south-east of the house. The late C18 or early C19 Shell House (listed grade II) stands c 150m east of the house at the eastern end of the shrubbery garden. An unusual structure of circular plan and built from rubble stone with a monopitch slate roof, two gothic-arched doors and two small diamond-shaped windows, the interior is lined with calcified limestone and shells. The building retains limited views south and south-west over falling ground to the park. Some 30m below the Shell House a semicircular stone-walled niche appears to have been built as a seat with views west down the valley. A gravel walk flanked to the south by mature pines extends west from the Shell House c 50m to a circular beech hedge-enclosed area with random stone paving and narrow semicircular beds. The circular enclosure terminates a long flight of stone steps, constructed c 1918, which descend c 50m to the formal terraces south of the house and are articulated by landings. Belcher's terraced garden of 1894 to 1916 comprises three deep terraces descending from the carriage court south of the house, linked by axial brick steps (all listed grade II) aligned on the porch. Entered from the carriage court through low wrought-iron gates between piers surmounted by low obelisks, brick steps descend to the first terrace which is largely laid to lawn, with a south-facing rockery border below the stone and brick-coped retaining wall to the north and a fuchsia hedge to the south. At the east end of the terrace the early C20 Tool House (listed grade II) by Orphoot is constructed in stone rubble and brick with a Dutch gable, below which is a seat recess. Further brick steps flanked at the bottom by Irish yews descend to the second terrace planted with a south-facing mixed border. West of the second terrace an early C20 tunnel of ilex oak descends to an intermediate brick-paved terrace on which stands The Toot (listed grade II), an early C20 summerhouse flanked by Irish yews to the west of the third terrace. This small, rectangular, rubble-stone building under an ogee hipped slate roof with ball finial has a tripartite open front with a central arch supported on columns, while the brick-floored interior has a timber bench seat and a window in the west wall allowing a view west down a wooded valley. The third terrace is enclosed to east and south by clipped beech hedges and is largely laid to lawn with perimeter mixed borders. A centrally placed early C20 stone baluster sundial (listed grade II), a pair of monolithic granite columns carved with entwined dragons (listed grade II) c 5m east of The Toot and a symmetrical arrangement of Chusan palms survive from an elaborate early C20 formal scheme. Wrought-iron gates hung from tall, square, rubble-stone piers with ball finials (listed grade II) are axially placed on the south boundary and allow views into the park beyond. The gates are flanked by a series of ten low yew topiary 'urns', while at the east end of the terrace a semicircular pool contains a lead urn on a stone pedestal (removed 1998). Behind the pool axially placed brick steps ascend to an arched gateway containing a wrought-iron gate, which leads to a small early C20 brick and timber glasshouse set into the bank at the west end of the shrubbery garden. West of the formal terraces the Wild Garden is an area of mature trees and evergreen shrubs falling south towards a stream, which has been developed in the late C20 as a children's play area. Beyond this lies the late C20 Agro-Forest Garden, developed using permaculture techniques. In a valley c 100m north of the house lie pleasure grounds laid out in the mid C19. A gravel path descends from the north-east corner of the west lawn through mature deciduous trees underplanted with evergreen shrubbery and ornamental subjects to reach the lake c 200m north of the house. Secondary walks or carriage drives run east and west along the valley through woodland, gradually descending to meet further drives at the same level as the lake, creating a circuit. A sluice feeds a pool east of the lake, which in turn feeds the lake from which it is separated by a dam carrying a drive to the north bank. On the north bank c 250m north of the house, a mid C19 statue commemorates the creation of the lake and pleasure ground, and the death of Archibald Cleveland. The north and south banks are planted with mature Thuja and other specimen trees and evergreen shrubs. PARK Lying to the east, south and west of the house, the park occupies undulating land which rises to ridges to the south and west, with a wooded valley falling south-west from the house where the park merges with mature pines and woodland north of the drive. South-east and south of the house the park remains pasture with scattered trees which merge with woodland c 400m south-west of the house, while c 500m south of the house boundary planting, including groups of mature pines, stands on the skyline. Parkland west of the house remains pasture with mature and young trees, and is separated from the west lawn by a ha-ha and service drive, while to the north and west it falls steeply to Tapeley Wood. Some 500m west-north-west of the house a rubble-stone plinth with battered walls and projecting corner buttresses (listed grade II) supported a mid C19 granite obelisk built to commemorate Archibald Cleveland (destroyed by lightning in 1933). The corner buttresses retain stone cradles formerly supporting cannons. There are wide views north-west, west and south-west from the west park and the site of the obelisk. KITCHEN GARDEN Some 150m south-east of the house, the kitchen garden is enclosed by C18 walls c 3m high, those to the north, south and west being of buttressed rubble stone with pantile coping, that to the east of brick with brick coping (listed grade II). An C18 brick and thatch tool shed (the Tool House, listed grade II) adjoins the garden at the north-east corner to which it is connected by a plank door, while an early C20 prefabricated glasshouse with curved concrete ribs rising from a brick base (listed grade II) stands against the north wall, with brick and concrete frames to the south. The garden remains (1998) in cultivation and is laid out with cruciform rolled gravel paths, kerbed beds and a central, circular, stone-edged dipping pool. Mature fruit trees survive, together with wall-trained fruits including a mature fig adjacent to the Tool House. A range of brick sheds and offices stand against the outer face of the north wall, and late C19 brick kennels and stable shelter (listed grade II) remain c 20m north-west of the kitchen garden. A further garden area south of the kitchen garden contains a late C20 swimming pool. Archival items Christie family papers including accounts and building plans (B170 add/36), (North Devon Record Office) National Grid Reference: SS 47681 28999

Youlston Park  
UID: 1697, GVII

An C18 park, with an early C19 carriage drive and pleasure grounds. HISTORIC DEVELOPMENT In 1086 land in the parish of Shinwell was held by Gilbert and Robert of Beaumont. By the early C12, Robeline de Beaumont had his chief dwelling at Youlston (Risdon 1640), and by the early C15 there was a substantial dwelling on the site of the present house. Youlston passed by marriage to John Chichester of Ralegh, Devon in 1490, and during the C16 and C17 the Chichesters consolidated their position as one of the leading families in Devon, serving as Members of Parliament and supporting the Crown in the Civil War. Another branch of the family was established at neighbouring Arlington Court (qv) in the early C16. Sir John Chichester of Youlston (d 1680) was created a baronet in 1641. Youlston remained a secondary estate until Sir Arthur Chichester, third baronet, sold Ralegh in 1690. Sir Arthur (d 1718) rebuilt much of the house at Youlston (Cherry and Pevsner 1989). Donn's Map of Devon (1765) shows that the present park around the house was established by the mid C18, perhaps as part of Sir Arthur's early C18 improvements. Sir John, fifth baronet, who succeeded in 1740, made further improvements. From his succession in 1784 the sixth baronet, a man of literary tastes, spent much time in London (CL 1961). At his death in 1808 the property passed to a cousin, and changes were made to both the house and pleasure grounds in the early C19. The park remained stocked with deer in 1822 (Lysons), and in the early C19 a picturesque carriage drive was developed through a valley to the south-west of the house. This feature is similar to the contemporary Woolley Drive at Arlington Court which joins the A39 Lynton road c 2km north of Youlston Park. Sir Arthur, the eighth baronet, succeeded in 1842 but suffered financial difficulties which led to his bankruptcy c 1870. As a result much of the park was let from 1879. Sir Arthur married Lady Rosalie Chichester, widow of his distant cousin Sir Bruce Chichester of Arlington Court, in 1883. Admiral Sir Edward Chichester succeeded as ninth baronet in 1898, and was

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followed in 1907 by his son, Captain Sir Edward Chichester. The property was sold in 1920 to J C Fanshawe-Royle, and subsequently in 1953 to Major Cavan. Youlston has passed through several hands in the mid C20, and today (1999) remains in private occupation. GARDENS AND PLEASURE GROUNDS Lying principally to the north and west of the house, the pleasure grounds are separated from the park by metal estate fencing (sale particulars), and comprise mixed ornamental planting and lawns around two lakes which lie c 300m north-west of the house. Nothing is known about the gardens associated with the medieval house, or Sir Arthur Chichester's late C17 remodelling. The lakes are of artificial construction, being retained by dams to the west, and appear to have lain at the head of a series of at least three further ponds in the valley to the west of the site. These further ponds would have been overlooked by the early C19 west carriage drive. Pleasure grounds conforming approximately to those which survive today are shown on the 1804 OS Drawing, but the Tithe map (1838) suggests that the mid C19 pleasure grounds extended further south to include Park Plantation c 150m south-west of the house. The mid C19 pleasure grounds also included a greenhouse east of the house, and kennels to the north of the house in an area of dense shrubbery. An early C19 square, timber-framed game larder (listed grade II) survives c 10m north of the house, adjacent to the site of the early C19 kennels. By the late C19 the greenhouse had been removed, and new kennels constructed c 400m north-west of the house at the edge of the pleasure grounds. The pleasure grounds today have a late C18 or early C19 character with mixed deciduous trees and C19 conifers, and areas of shrubbery to the north and north-west of the house which relate to those shown on the Tithe map (1838). PARK Lying to the east and south of the house and pleasure grounds, the park today (1999) remains pasture with scattered deciduous trees. Boundary plantations on high ground to the south and south-east screen the hamlet of Shirwell Cross. The park is shown on Donn's Map of Devon (1765) with boundaries approximating to those which survive today (1999). The 1804 OS Drawing and 1st edition 1" map (1809) show more extensive parkland planting, with plantations screening the Lynton road on the east boundary. By 1838 the Tithe map shows fenced boundary plantations to the north, east and south of the park. These were considerably reduced by 1889 (OS 1st edition 6"), with the north and north-east boundary plantations and Park Plantation south of the pleasure grounds being felled. This process may have been connected with Sir Arthur Chichester's bankruptcy c 1870. The parkland and plantations remain today (1999) substantially as shown on the late C19 OS maps. The present park appears to have replaced a detached deer park, now known as Youlston Old Park, which is situated c 2km south-east of the house, and c 0.5km south of Shirwell, beyond the site boundary. Occupying high ground to the west of the River Yeo, the Old Park was divided, with the Little Park forming a smaller, northern compartment. It is uncertain when the Old Park was disparked, but it appears as agricultural land on the Tithe map (1838). The Old Park is not included within the area here registered. KITCHEN GARDEN Lying c 190m north-north-west of the house, the walled kitchen gardens were established in their present form by 1838 (Tithe map). Surrounded by rubble-stone walls c 3m high, the kitchen gardens are divided into two compartments, with a smaller area lying to the east, and a larger garden to the west with a late C19 glasshouse against the inner face of its north wall. A further area of garden or orchard lay to the west of the kitchen gardens in the late C19, but areas of garden shown to the south of the walled gardens in 1838 (Tithe map) do not survive. National Grid Reference: SS 58712 37274

### Saunton Court

UID: 1691, GVII

An early C20 formal terraced garden and kitchen garden designed by Sir Edwin Lutyens surrounding a medieval manor house which he remodelled and extended in 1932, together with informal C20 gardens. HISTORIC DEVELOPMENT Saunton Court appears to have been built in the C15, but may have earlier origins. Owned by Sir Robert Chichester in 1545, the property passed to the Luttrell family in the C17. In the early C19 F W Stockdale noted that Saunton Court was 'an ancient mansion, very delightfully situated'. By the mid C19 Saunton formed part of the extensive estate belonging to the Christie family of Tapeley Park, Instow (qv), and the house was let as a farm to the Tucker family. An estate plan of 1896 shows the arrangement of the farm, the site of the present gardens to the south-east forming the yard which was enclosed by two ranges of farm buildings on the site of the early C20 terraces. A further yard with a granary to the north-west of the house occupied the site of the early C20 kitchen garden. Saunton Court was acquired by G Rankin c 1930, and he commissioned Lutyens to remodel the farm as a country house, creating formal terraced gardens on the site of the farmyard and buildings to the south-east, a kitchen garden to the north-west, and informal gardens in the orchard below the house to the south-east. The site has passed through several hands during the C20, and remains in private ownership today (1998). GARDENS AND PLEASURE GROUNDS The formal and informal gardens lie to the south and south-east of the house. The south front of the house overlooks a broad terrace lawn which was created by Lutyens from the earlier farmyard, and which is enclosed to the north-east and south-west by stone walls set behind herbaceous borders. A broad stone-flagged walk placed axially to the south-east facade leads c 30m south-east to a pair of stone gate piers with pyramid caps and ball finials which support a pair of wooden gates with ornamental turned bars (listed grade II\*). At the south corner of the lawn, the upper section of the gazebo formed by Lutyens from the earlier gig house is entered by convex stone steps on the north-west side, and has a clock face on its north-east facade (listed grade II\*). The lawn terrace is bounded to the north-west by a broad stone-flagged walk which leads from the entrance gate north-east below the walls of the house c 40m to a double flight of stone steps (listed grade II\*), the lower flight half convex, the upper flight half concave, which ascend to an upper lawned terrace. This upper terrace is enclosed to the north-east by a border backed by a stone wall, and a further flight of stone steps at the south end of the lawn ascends to a further narrow grass terrace which has a stone-paved semicircular recess to the north-east below mature conifers, and a pair of stone gate piers to the north-west which close a path leading to the kitchen garden to the north-west of the house. The formal gardens descend in two further terraces south-east of the terrace lawn. Stone steps descend from the stone gate piers south-east of the house to a mown grass walk flanked by stone-edged herbaceous and mixed borders. The Walk extends c 50m north-east to a pair of low stone gate piers surmounted by carved stone pineapples. Wooden gates lead to an area of informal planting, beyond which to the north lies a former paddock, now (1998) planted with young specimen trees. The south-west end of the second terrace is paved with large stone flags with steps leading down south-west to the lower storey of the gazebo, and further steps leading south-east to the lowest terrace. Enclosed to the south-east by a yew hedge c 1.5m high, the south-west end of the lower terrace is laid out as a rose garden with rectangular beds set in lawns flanking a central flagged walk which leads c 30m north-east to a flight of stone steps flanked by stone gate piers which support low wrought-iron gates. Some 15m from the south-west end of the terrace a stone-kerbed rill flows south-east across the terrace from a circular stone-edged pool which is half set within a concave semicircular recess (listed grade II\*). The pool is fed by a lead goat-mask spout which is set on the keystone of the recess arch, and the rill descends to a semicircular pool in the informal pleasure grounds below the terraces in a simple cascade. The stone steps terminating the north-east end of the lower terrace ascend to a level lawn, perhaps an early C20 bowling lawn, which is enclosed to the north-west by the low stone retaining wall of the rectangular flower garden which is laid out with a central oval pool and concrete paths separating geometric beds. Low stone retaining walls enclose the garden on the north-west, north-east and south-east sides, and to the north-east there is a timber seat constructed to a Lutyens design. Late C20 trellises supporting roses separate the flower garden from the former paddock to the north. The informal gardens in the gently sloping valley south of the terraces have been developed in the C20 from the C19 farm orchard, and several standard fruit trees remain from this earlier phase. A circular concrete-edged pond is situated c 80m south-east of the house. Some 25m in diameter with an island, this pond dominates the upper section of the informal garden and was developed from the irregular farm pond shown in this location on the 1904 OS map. It is unclear whether it formed part of Lutyens' 1932 plan, or whether it was remodelled for use as a reservoir by American troops during the Second World War (The Best of Braunton). Some 50m further south a hard tennis court has a stone pavilion on its east side with a pair of circular rubble-stone pillars supporting the slate roof. The unlisted pavilion

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appears to date from the early 1930s and may have formed part of Lutyens' scheme. The informal gardens are planted with groups of ornamental shrubs and specimen trees, many of which have been introduced in the late C20. A group of mature pines c 130m east-south-east of the house screens the garden from an early C20 house on high ground to the east of Hannaburrow Lane. A brick and timber lean-to glasshouse against the rear elevation of the garages c 80m south of the house and 30m west of the pond appears to date from the 1930s.

**KITCHEN GARDEN** Created in 1932 by Lutyens on the site of a farmyard and granary to the north of the house, the kitchen garden is enclosed to the north-west, north-east and south-west by coped walls c 2m high constructed from granite blocks. The wall to the north-east is curved to follow the line of a projecting spur of hill which adjoins the garden to the north. The garden ascends the slope north-west of the house in a series of terraces, the lowest of which forms a grass walk extending along the length of the north-west facade of the house. It is enclosed to the south-east by a hedge, and to the north-west by a stone retaining wall which supports mature espalier pears and is surmounted by a yew hedge. Stone steps terminate the north-east end of the terrace walk, ascending to the upper level of the kitchen garden and to a walk which leads to the gardens on the north side of the house. A fruit store, later used as an air-raid shelter, is built into the natural rock of the hillside which here adjoins the garden. In a recess below the terrace at the north corner of the house is a free-standing early C20 brick and timber glasshouse. A stone-flagged stepped path connects the south-west end of the terrace walk to an arched door in the north-west wall of the kitchen garden. The garden is now largely planted with standard fruit trees and soft fruit bushes, with some mature plums trained against the south- and south-east-facing walls. National Grid Reference: SS 45711 37806

Appendix 3  
Supporting Jpegs

*Walkover Survey*



View across to Treyhill farm and the extant farm turbine; from the south-west.



View over Eastleigh village to Tapeley Park beyond, showing elements of local blocking from the wooded grounds but general intervisibility to the registered park and garden; from the south-east.





View along the northern field boundary past the adjacent plantation of trees; from the west.



View down the western field boundary; from the north.



View of the gateway in the western hedgebank; from the north-west.



Views east across the potential site of the turbine, showing the even slope to the south; from the west.



View along the northern edge of the field, showing the plantation of trees and scrub, also showing one of the pylons from the line which runs to the east and south-east; from the south-west.



View directly north from the potential location of the turbine; from the south.



View to the west and south-west confirming direct intervisibility with Bideford from the potential location of the turbine; from the north-east.



View down the field, showing the natural geological undulations within the slope; from the north-west.



View south, across to the scheduled marching camp on the high ridge to the south, also showing Webbery Barton and Little Pillhead Farm, on the lower north-facing slopes; from the north.



View to Bulworthy Farm; from the north-west.



View to the east, showing the undulations on top of the peak of the ridge; from the south-east.



The green lane up which the fields can be accessed from the parish road between Eastleigh and Gammaton; from the north-west.

*Impact Survey*



Landscape view of Buckland Brewer church, showing the strong visual primacy of the tower; from the north-east.



Landscape view of Monkleigh church, showing the church and village set on a high ridge; from the south-west.



Frithelstock Priory remains, a scheduled monument, showing the wide views to the east and north-east down the valley; from the south-west.



Cross House, set amongst its wooded grounds, with wide views to the north and north-east, towards Great Torrington, from where this photo was taken; from the north-east.





Bowl barrow south of Haycroft, which can be seen to be in good condition, as an upstanding mound; from the south.



Second large bowl barrow south of Haycroft, within the same field, showing despite good condition of features they are locally blocked by the high hedge-banks which form the field boundaries; from the south-east.



Landscape view across Huntshaw, towards the proposed turbine location, showing the church and tower, Hunshaw Barton and beyond on the high ridge of ground Haddacott Farmhouse; form the south-east.



Alverdiscott church and Barton, set on a north-facing slope, showing wide views to the north-east, north and north-west; from the south-west.



East Barton, garden walls, barn, coachhouse and other buildings, showing views west across the fields, although some local blocking of the service buildings limits the views of the barton farmhouse itself; from the south-west.



West Barton Farm drive in Horwood, showing a long twisting track leading to the farm which is obscured from view; from the north-west.



The listed gatepiers and walls to the entrance of Horwood House, which is obscured beyond by extensive planting within the grounds, which it is expected will provide a definite level of local blocking between the house and turbine; from the north-east.



Hoopers Cottage in Horwood, set on the south-facing slope of the lower part of the village, but views past the house confirm there will be some views to the turbine across the fields to the south-east, although the major visual focus of the building is to the village, to the front and to the north to the church; from the east.



The Courtledge and church in Horwood, which both sit atop the ridge of ground on which the village is built with wide views to the north, more limited views to the south, but the church tower will have some views to the turbine over the roofs of the village houses; from the south-east.



Eastleigh Manor, garden walls and associated barns and buildings; from the east.



Eastleigh Barton, showing views to a high knoll of ground but likely views down the valley to the south to turbine, with the focus of the house being away from the road, towards the south; from the west.



Rock Cottage in Eastleigh, showing significant local blocking factors from the rest of the buildings in the village; from the north-east



The Pines and associated barn, to the west of Eastleigh village, with views to the high ground and valley beyond where the turbine is to be situated; from the north-west.



View from the west of Eastleigh, in the general area of the turbine, showing views between Bideford and the turbine; from the east.

Land at Eastleigh Barton, Eastleigh, Westleigh Parish, Devon



Weach Barton Farm, landscape view of the farm on a high ridge of ground, showing wide views across the fields to the east; from the north.



Southcott Barton, set on a high knoll of ground, above the Torridge river valley, wide views from the general area but showing some local blocking from service buildings and trees.





St Mary's church, Bideford medieval bridge and other listed buildings within the town, view across the river from the east side; from the north-east



The High Street in Bideford, which shows views across the river, but also elements of local blocking between the north and south sides of the street; from the south-east.



View up Bridgeland Street from the bottom end of the street, where it joins the quay; from the east.



Lavington United Reformed Church, on Bridgeland Street, at the top of the street on the north side, showing local blocking; from the south-west.



View down Bridgeland Street, looking towards the quay and showing some views out to the countryside on the eastern side of the river, from the east end of the street, but only very restricted views from the upper, west of the street; from the west.



Docton Court in Appeldore, showing local blocking factors within the town; from the south-east.



View over Richmond Dry Dock, in Appeldore, towards the turbine, showing the wooded grounds of Tapeley Park, which block direct impact on this industrial feature; from the north-west.



The southern part of the quay in Appeldore, with the listed houses which line it, showing open views across the river to the land to the east and south-east; from the west.



View of the entrance to Irsha Street, showing extensive local blocking between the cottages; from the south-east.



The view to Tapeley Park, from Appledore, showing the house sat high to the east of the river valley, set in wooded grounds and open views from the house across the estuary; from the north-west.



The village of Instow, set to the east of the estuary, with key views across to Appeldore; from the west.



View down the quay in Appeldore, showing some views south-east across the river, limited by the wooded grounds of Tapeley Park, but the possibility for some views of the top of the turbine or the blades; from the north-west.



Porthill House, within its parkland estate, on a south-facing hill in Northam; from the south-east.



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