

LAND at RIDGECOMBE FARM LIFTON DEVON

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



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Land at Ridgcombe Farm, Lifton, Devon

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For

Nick Leaney

of

Aardvark Environmental Matters

By



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Summary

This report presents the results of an archaeological evaluation and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Ridgecombe Farm Lifton, Devon in advance of the construction of a single 500kW (67m to tip) wind turbine.

The proposed turbine would be located in a field immediately north of a known prehistoric earthwork and cropmark enclosure; despite this the features identified in the geophysical survey appear to relate to removed field-boundaries, possibly from two different phases.

The archaeological evaluation revealed an undated ditch on a different alignment to the existing field system as identified on the geophysical survey. A remnant soil, cut by this ditch, which respects the gently undulating ridge described below was also identified.

In terms of the wider landscape, the site is located on a north-east facing slope, below the summit of a gently undulating east-west orientated ridge. This landscape is relatively open and exposed, and any tall vertical element will be highly visible, although local blocking will often apply.

*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**), even though only a small number would be more seriously affected (**negative/moderate**), these are; the Church of St Mary at Marystowe; Werrington Park House; Whitely, Lifton and Sydenham House, Marystowe. The Church of St Mary at Lifton will be the asset most seriously affected (**negative/moderate** to **negative/substantial**). The cumulative impact of wind turbines in this landscape should also be considered, although in this instance only the assets within the village of Lifton are likely to be impinged by a cumulative effect.*

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

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1. Introduction

Location: Ridgecombe Farm
Parish: Lifton
County: Devon
NGR: 240425.83929

1.1 Project Background

This report presents the results of a desk-based assessment, geophysical survey, walkover survey and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Ridgecombe Farm, Lifton, Devon (Figure 1). The work was commissioned by Nick Leaney of Aardvark Environmental Matters in order to identify any heritage assets in the wider area that might be affected by the installation of a single 500kW wind turbine.

1.2 Topographical and Geological Background

The location of the proposed turbine is a field c.500m south-east of Ridgecombe Farm (see Figure 1). The proposed turbine would be positioned on a south facing slope, close to the top of a ridgeline at approximately 177m AOD. The fields slope down towards the north-east with intermittent ridges and plateaux.

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). These overlie the chert bedrock of the Teign Chert Formation (BGS 2013).

1.3 Historical Background

Ridgecombe lies within the eastern portion of the parish of Lifton, which is situated about four miles from Launceston, on the western border of Devon. This parish lies in the Hundred of Lifton and Deanery of Tavistock. Ridgecombe Farm formed part of the Manor of Lifton, part of the royal demesne which was later owned by a succession of important landed families including the Hollands and the Nevilles; Earls of Westmorland, and finally resting with the Arundells of Cornwall.

The fields around Ridgecombe Farm are classified as *Medieval enclosures based on strip fields*, although the turbine itself would be located within Barton Fields enclosed between 1500 and 1800 (Devon Historic Landscape Characterisation 2014).

1.4 Archaeological Background

There is cropmark evidence for a Prehistoric enclosure just to the south of the site and 19th century placename evidence for further possible Prehistoric earthworks to the north and west of the site. There has however been very little archaeological fieldwork conducted within this area.

Land at Ridgecombe Farm, Lifton, Devon

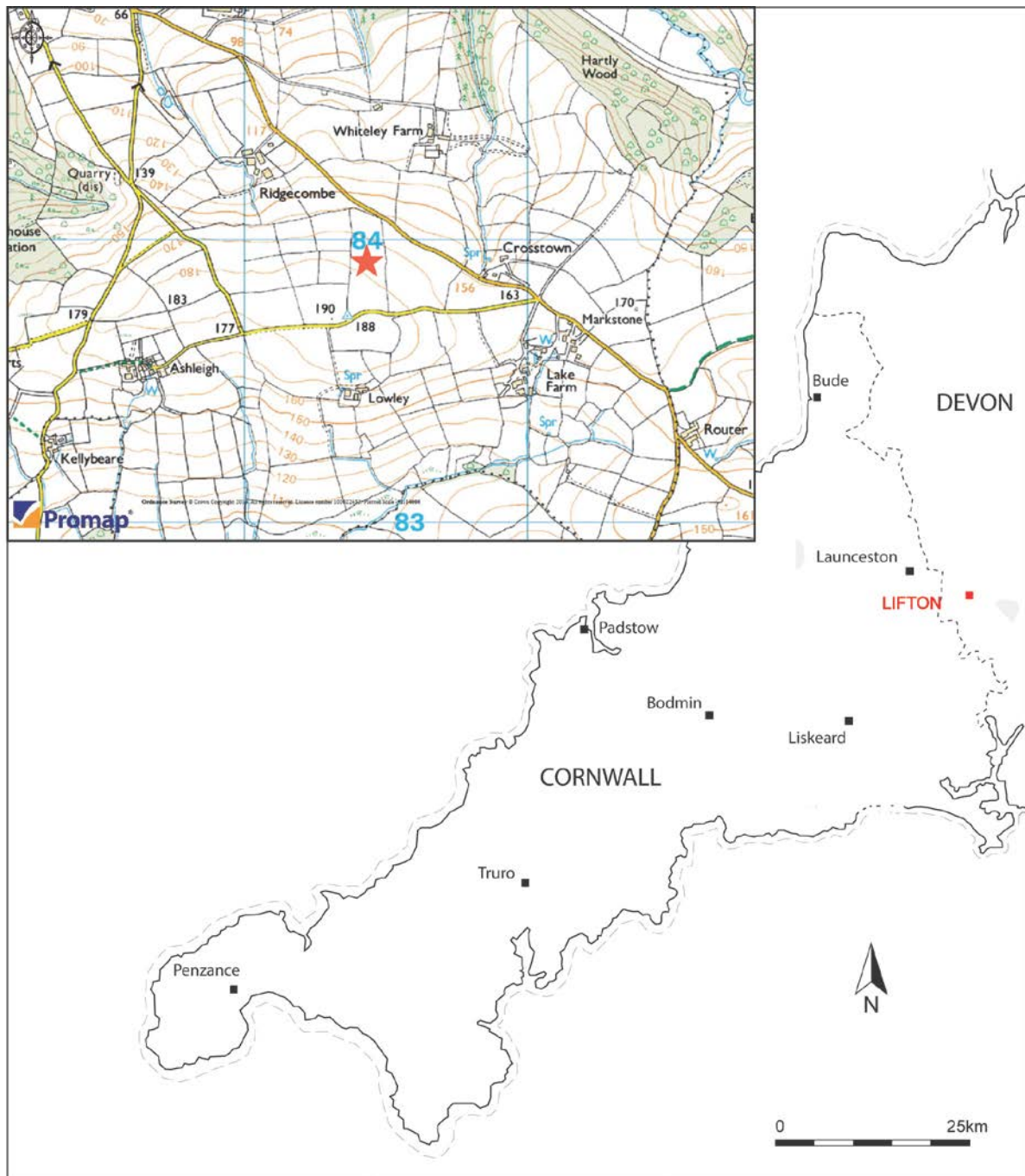


Figure 1: Site location (the location of the proposed turbine and cable run is indicated).

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 2nd edition* (Landscape Institute 2002), *The Development of Onshore Wind Turbines* (Cornwall Council 2013), *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011), *Visualisation Standards for Wind Energy Developments* (Highland Council 2010), and the *Visual Representation of Windfarms: Good Practice Guidance* (Scottish Natural Heritage 2006).

The schedule of work regarding the archaeological evaluation was conducted in accordance with a Project Design devised in consultation with Stephen Reed and Bill Horner of the Devon County Historic Environment Team (DCHET) (see Appendix 2).

The archaeological evaluation took place on the 9th of April 2014. Two evaluation trenches, each 1.6m wide and 25m in length, were excavated to the depth of the *in situ* weathered natural using a toothless grading bucket under careful archaeological supervision. Exposed archaeological deposits were then excavated by hand and recorded in accordance with the Project Design and IfA guidelines. These trenches targeted two sections of a linear geophysical anomaly; near to the proposed turbine location and in the access track and extended to investigate an indistinct geophysical anomaly north/down-slope of the targeted linear anomaly (see Figure 16).

2. Results of the Desk-based Assessment

2.1 Documentary History

Lifton is a parish and village within the hundred of the same name. It was first recorded in the 9th century as *Liwtune* in the will of King Alfred. Lifton was of considerable strategic importance being so near the River Tamar, the Cornish border, and the hypothesised historic routeway into Cornwall (closely followed by the present A30). In the 10th century this strategic importance is underlined by King Athelstan seemingly holding a *Witenagemot* (meeting) with the sub-kings of Britain. It is therefore not surprising that Lifton emerged as a hundredal centre.

Lifton remained part of the Royal demense after the Norman conquest, until King John gave the manor away in 1199, although returning to the crown during the reign of Edward I, who passed the manor to his son, Thomas de Woodstock, from whom the manor descended through the Hollands to the Nevilles, before being purchased by John Harris during the reign of Queen Elizabeth before passing to the Arundells in 1755.

Ashleigh (Assileia) which is also within the parish is listed as a separate manor in the Domesday Survey, and was held by judhel de totnes. Lysons states that the Manor of Ashleigh belonged to the Ashleigh family from the 13th century before passing to Tirell, Hals and Trelawney and eventually to the Bullers in 1730, and from them to John Trehawke of Liskeard. The manor subsequently passed to Samuel Kekewich (after Lysons 1822 and Hoskins 1992).

2.2 The 1806 Ordnance Survey Surveyor's Draft

The Surveyor's Draft Map of 1806 does not give a detailed depiction of the area, but there is enough detail to locate the site. Inhabited areas are coloured red/pink and major features such as roads and rivers are clearly marked, allowing an approximate site location to be inferred. The farms of *Cross Town* to the south-east of the site and *Whitley* to the east are named, and *Ridgecombe*, although not specifically named, is indicated as a pale red mark within a rectilinear enclosure at the western end of a lane leading off the main road to the east. A field pattern is suggested but this cannot be accepted as a reliable depiction of the actual layout of the fields at this time.



Figure 2: The 1806 Ordnance Survey surveyor's draft map (the approximate location of the site it indicated).

2.3 The 1840 Lifton Tithe Map

The Tithe map for Lifton is rather damaged but it is still complete enough to locate Ridgcombe Farm and the proposed turbine field and access track (Figure 3). The field in which the turbine is to be located is divided into two separate enclosures at this date numbered 1761 (*Lower Dennis Field*) and 1819 (*Higher Down Field*). These two enclosures were part of the Whately holding at this date, which was owned by Reverend William Rayer and leased to a William Mason. These fields formed part of the western and southern boundary to the holding at this date. With the holding of Lowley (owned by William Arundell and leased to Roger Jackman to the south and parts of Ashley (largely owned by Samuel Trehawke Kekewich) and Ridgcombe (owned by William Arundell and leased to John Hall) to the west.



Figure 3: Extract from the 1840 Lifton tithe map (the approximate location of the proposed turbine is indicated).

The tithe map seems to indicate that the road now running along the southern edge of the site, was in 1840 a droveway from the primarily large (late) enclosures which formed the holding of Lowley. This may suggest that this area was formerly a small open common, and some of the field names reflect this including –down placename elements. The field to the immediate south of the proposal area which adjoins the droveway (number 1851) *Lowley Beacon* has extremely curved boundaries suggestive of an earlier (possibly prehistoric) feature which has been respected by the subsequent field systems.

2.4 The Ordnance Survey 1st Edition Map of 1890

The Ordnance survey 1st edition map of 1890 suggests very few significant changes to the site or the immediate landscape. The proposal area still exists as two separate enclosures, and the road to the south is shown as an unmade track or footpath.

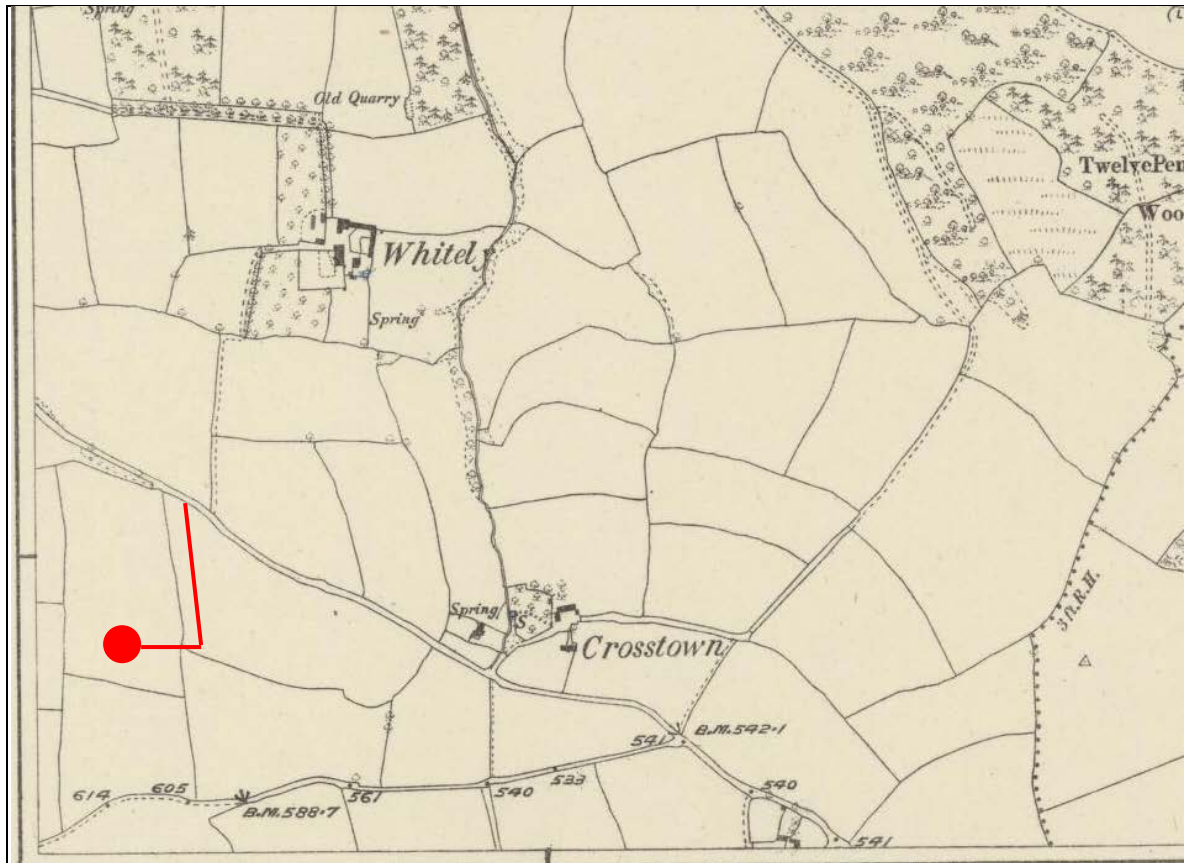


Figure 4: Extract from the Ordnance Survey 1st Edition Map of 1890.

2.5 Later Maps

The Ordnance Survey 2nd Edition Map shows no significant changes, and it is not until after 1964 that the fields within the footprint of proposal area become amalgamated into larger enclosures.

3. Site Inspection and Archaeological Background

3.1 Site Inspection

The site of the turbine was visited in February 2014 by Emily Wapshott. Observations and a photographic record of the sites boundaries, topography, viewsheds and any visible archaeological features were made.

The field in which the turbine is to be located is long and narrow, of fairly regular shape, with straight-sided boundaries to the east and west, a diagonal boundary to the north where the road slightly truncates the field, and with a curved boundary to the south. The field runs down a north-east facing slope, with the highest point in the south-west corner. The field boundaries are stone-faced banks, topped with hedges; against the roadside the boundary is overgrown with brambles and the bank appears to have become worn down and a timber fence put in place. In the north-west corner several hedgerow plants have become semi-mature shrubby trees where the hedge-bank partially survives. There is a gate from the road into the field in the north-east corner. The long field boundaries are well kept. Along the western boundary, towards the southern end, a few hedgerow trees have been allowed to grow to maturity. There is a wide entrance into the field to the east halfway up the eastern field boundary. The southern boundary respects the road, which curves sharply at this point, as do the banks of the field boundaries on the opposite side of the road. There appears to be the remains of an enclosure here, in the field on the opposite side of the road, preserved in the field boundaries, which continue to the east in a marked, sub-ovoid pattern. In the potential turbine field there is a slight increase in the angle of the slope in the south-east corner, which may be associated with this enclosure, the area now being bisected by the road and hedge-banks. The southern end of the field will not be disturbed by the construction of the turbine. The rest of the field is fairly level, as it slopes downwards to the north. There are a few undulations which are expected to be natural geological formations forming contours of the slope.

There is one slightly more significant undulation however which appears to be curving slightly across the slope, this appears to be respected by a dog-leg or small section of disturbance in the eastern hedge-bank, there is also a small kink in the hedge-bank to the west and upon investigation it appears the hedge-banks of the next field also respect this undulation. This may simply again be a ridge in the underlying bedrock, as it is indeed slight, however the fact it appears to be a feature respected by field boundaries may suggest this is a remnant field boundary. No other crop marks or archaeological features were observed in the field, which had had its winter crop cut, with sward (a grassy layer) beneath.

The adjacent field, which the access track will pass through, was planted with a crop, having been ploughed and tilled. It had more of a slope to the field, following the contour of the hill, with a north-facing slope, sweeping around to the east. The field was fairly level, the highest point being the south-west corner, where again the slope became steeper up into the corner. The southern hedge-bank here was curving, in an s-bend form; associated with the enclosure across the road, in the opposite field. The western boundary was shared with the field in which the turbine is to be situated and the eastern boundary was sharply angled, appearing to respect a ridge in the ground, which runs across the field, curving slightly against the slope. This is the same feature as in the field in which the turbine is to be situated and it appears the hedge-banks of this field also respect the feature. Again it is hard to tell if it is really an archaeological feature and not merely a geological anomaly. The northern part of the field and particularly the north-western corner which the access track will cross had a gentle level slope to a gate in the north-west corner, onto the road. The boundary with the road had a fence, overgrown with brambles, with some hedgerow trees along its length. No other features of interest were recorded.

There were wide views to the north, north-east and east, as well as more limited views around the slope of the hill to the south-east. Views to the west were more limited. Extant turbines can be seen in the landscape to the north and the north-east, in the direction of Lew Down. There were wide views across the River Lyd valley to the settlements of Lew Down, Coryton, Chillaton, Tinchay and Marystowe. There will be some intervisibility with parts of Lifton, from the turbine, when constructed, not possible to assess at ground level. Intervisibility between the top of the proposed turbine and Sydenham House gardens will occur as the turbine will be such a tall landscape feature and the house and gardens sit just to the east of the site. Intervisibility was not possible however, from ground level.

3.2 Archaeological Background

The proposed turbine site has a small number of undesignated assets within its immediate (1km) surroundings (Figure 4 and Table 1). Arguably the most interesting asset is the possible prehistoric enclosure to the south (number 1 in the table) and its associated cropmarks (number 2), which suggest high potential for late prehistoric remains. The field names of ‘Castle Park’ (number 4) and ‘Stone Burrows’ (number 5) to the north and west-north-west also hint at possible further prehistoric activity within close proximity to the turbine. The former manor of Ashleigh (numbers 7-9) to the west is listed in Domesday, and the present Grade II Listed farmhouse has surviving medieval elements.

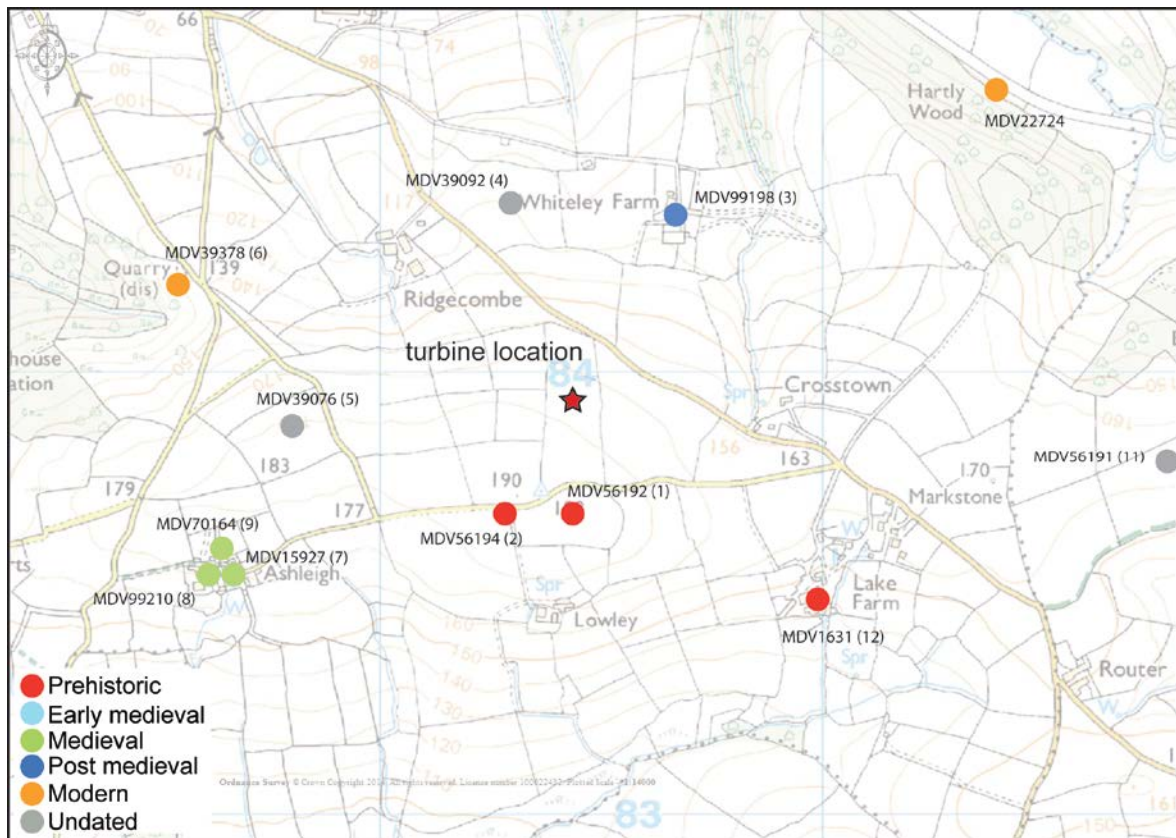


Figure 5: Map of nearby heritage assets.

	Mon ID	Site Name	Record	Notes
1	MDV56192	Lifton, enclosure	Enclosure	Prehistoric curvilinear enclosure
2	MDV56194	Lifton, linear feature	Monument	Cropmark of possible Prehistoric linear feature
3	MDV99198	Lifton, Whitely	Building	Post Medieval building
4	MDV39092	Lifton, 'Castle Park'	Earthwork	Field name, possible earthworks
5	MDV39076	Lifton, 'Stone Burrows'	Earthwork	Field name, possible earthworks
6	MDV39378	Lifton, quarry	Quarry	Modern quarry
7	MDV15927	Lifton, Ashleigh	Farmstead	Domesday manor & Medieval settlement
8	MDV99210	Lifton, Ashleigh	Building	GII Listed Medieval building
9	MDV70164	Lifton Asleigh, Chapel	Monument	Former Medieval Chapel
10	MDV22724	Lifton Railway	Building	Railway at Lifton
11	MDV56191	Lifton, enclosure	Enclosure	Enclosure of unknown date
12	MDV1631	Lifton, Lake Farm	Findspot	Neolithic stone axe

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. Results of the Geophysical Survey

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 February 2013, and the data was processed by Stratascan. What follows is a summary of the full report (see elsewhere – Stratascan Report No. J6517).

This 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*.

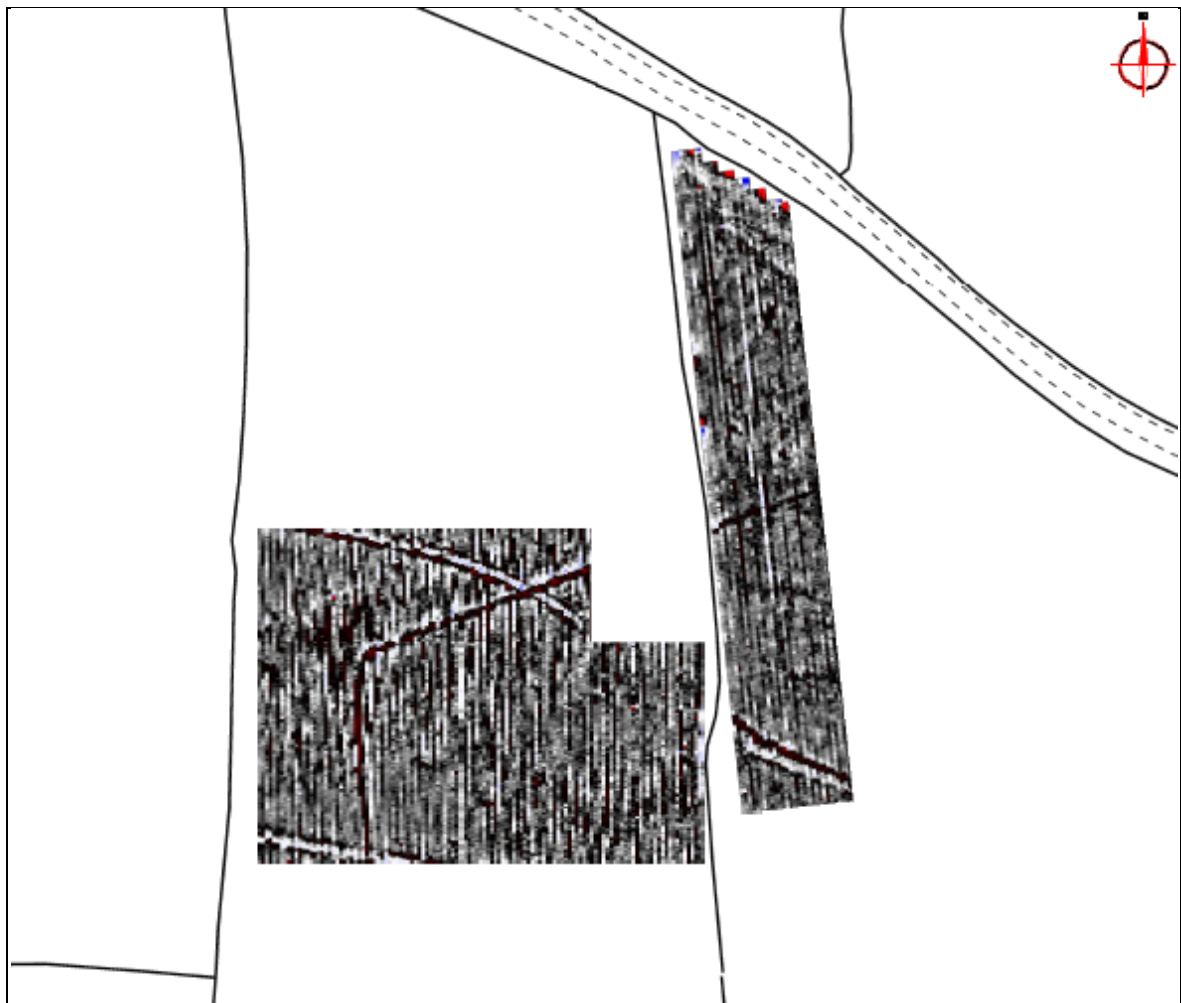


Figure 6: Colour plot of the gradiometer data (From: Stratascan Report No. J6517: Figure 3).

4.1 Interpretation

The geophysical survey has revealed a very small number of geophysical anomalies that almost certainly correspond to archaeological features (see Figure 7). Apart from along the extant field boundaries modern interference is surprisingly scarce across the site.

Feature: Description:

- 1 Strong, positive curvilinear anomalies relating to historic former field boundaries. These are not visible on available historic mapping (from 1840 onwards) so are thought to be of an earlier origin.
- 2 Closely spaced parallel linear anomalies most likely related to ploughing.
- 3 Area of magnetic disturbance as the result of nearby ferrous object/service pipe along the hedge.



Figure 7: Interpretation plot (From: Stratascan Report No. J6517: Figure 5).

4.2 Conclusion

The survey identified a small number of geophysical anomalies across the site (Figures 6-7). These appear to relate to removed field boundaries, and possibly originate from two different systems, with the east-west orientated boundaries seemingly respecting the present field system. The other example seemingly crosses several of these boundaries.

5. Results of Archaeological Evaluation

Two archaeological evaluation trenches were excavated in accordance with the Project Design and as described in the methodology above. The only significant archaeological remains from the site were the targeted geophysical anomaly; an undated ditch aligned roughly ENE-WSW that occurred in both trenches. Down-slope of this feature and in both trenches was a remnant soil layer surviving on the relative plateau within the general slope of the site (see Appendix 5 for details of all contexts).

5.1 Trench 1

<i>Trench 1: 1.6×25m, aligned North-South</i>		
<i>Stratigraphy</i>		
<i>Context</i>	<i>Thickness/Depth</i>	<i>Description</i>
(100)	0.26-0.37m	Topsoil; dark grey-brown, friable clay-silt with occasional small stone fragments.
(101)	0.14-0.28m	Subsoil; mid grey-brown, soft-friable clay-silt with occasional angular stones and root disturbance
(102)	0.26m	2 nd Subsoil; Light yellow-brown, soft silt-clay with frequent small-medium and occasional large angular stones and very occasional charcoal flecks intrusive from roots
(103)	below 0.92m deepest	Natural; light yellow, compact clay and gravelly degraded granite and chert
	below 0.50m average	

5.1.1 Description

The topsoil and subsoil from Trench 1 represent the upper and lower plough soils from the access track field (Figures 9, 10, 17). Thirteen meters from the north end of Trench 1 was Ditch [104] (Figures 8, 17), a linear feature (1.40m wide, 0.72m deep) aligned WSW-ENE, it had steep sides, a sharp break of slope and a flat base. It cut 2nd Subsoil (102). It contained two fills; (105) and (106), lower and upper respectively, neither of which produced any finds. Fill (105) was a light yellow-brown, soft silt-clay with frequent grit and medium angular stones. This fill was a combination of tumble and wash-in when the ditch was active. Fill (106) was a mid yellow-brown, soft-friable clay-silt with occasional to moderate medium and large angular stones and very occasional charcoal flecks. It represents the backfilling event of the ditch. It was overlaid by Subsoil (101). 2nd Subsoil (102) (10m wide, up to 0.26m deep) (Figures 11, 12, 17) was a layer overlaying the natural and cut by Ditch [102]. It was a light yellow-brown, soft silt-clay with frequent small to medium and occasional large angular stones and very occasional charcoal flecks along root disturbance. It occupied a dip in the relative plateau in the slope on the down-slope side of Ditch [104].



Figure 8: Ditch [104], viewed from south-west (1m scale).



Figure 9: Section, north end Trench 1, viewed from east (1m scale).

Figure 10: Section, south end Trench 1, viewed from west (1m scale).



Figure 11: Section, middle Trench 1, viewed from west (1m scale).



Figure 12: Trench1, post-excitation, viewed from south (2m scale).



Figure 13: Ditch [204], viewed from south (2m scale).



Figure 14: Section, north-west end Trench 2, viewed from south-west (1m scale).



Figure 15: Section, south-east end Trench 2, viewed from south-west (1m scale).

5.2 Trench 2

<i>Trench 2: 1.6×25m, aligned NW-SE</i>		
<i>Stratigraphy</i>		
<i>Context</i>	<i>Thickness/Depth</i>	<i>Description</i>
(200)	0.34m	As (100) + moderate-frequent angular stone fragments.
(201)	0.02-0.15m	As (101).
(202)	0.22	As (102) but mid yellow-brown and more silty and friable.
(203)	below 0.70m deepest	As (103).
	below 0.38m shallowest	

5.2.1 Description

Trench 2 located the bend of the same linear ditch feature as Trench 1 eleven meters from the north-west end of Trench 2. Ditch [204] (Figures 13, 18), a linear feature (1.95m wide) turning from ESE-WNW to SSE-NNW at its westerly end had steep sides, becoming very steep on the inside of its bend. It had a sharp break of slope and flat base. It had two fills, (205) and (206); lower and upper respectively. Fill (205) is the same as and equates to Fill (105) in Trench 1. Fill (206) is the same as and equates to (106) in Trench 1. 2nd Subsoil (202) (0.22m deep) (Figures 14, 15, 18) equates to 2nd Subsoil (102) in Trench 1. It occurred for c.6m from the north-west end of the trench and disturbed natural occurred between it and Ditch [204]. Subsoils were almost non-existent at the south-east end of the trench; up-slope from Ditch [204]. Plough scars were apparent in Trench 2 and this depth of ploughing and more shallow soil likely accounts for slight differences between (202) and its equivalent layer in Trench 1, (102).

5.3 Finds

All the finds from the site came from the Topsoil in the Turbine field around Trench 2. These included; ×1 (9g) anthracite fragment, ×1 (5g) abraded Cu alloy button, ×3 (12g) of White Refined Earthen ware, one with blue transfer print. No finds were recovered from the ditch or buried/remnant soil. All finds were recorded and then discarded (see Appendix 6 for all details).

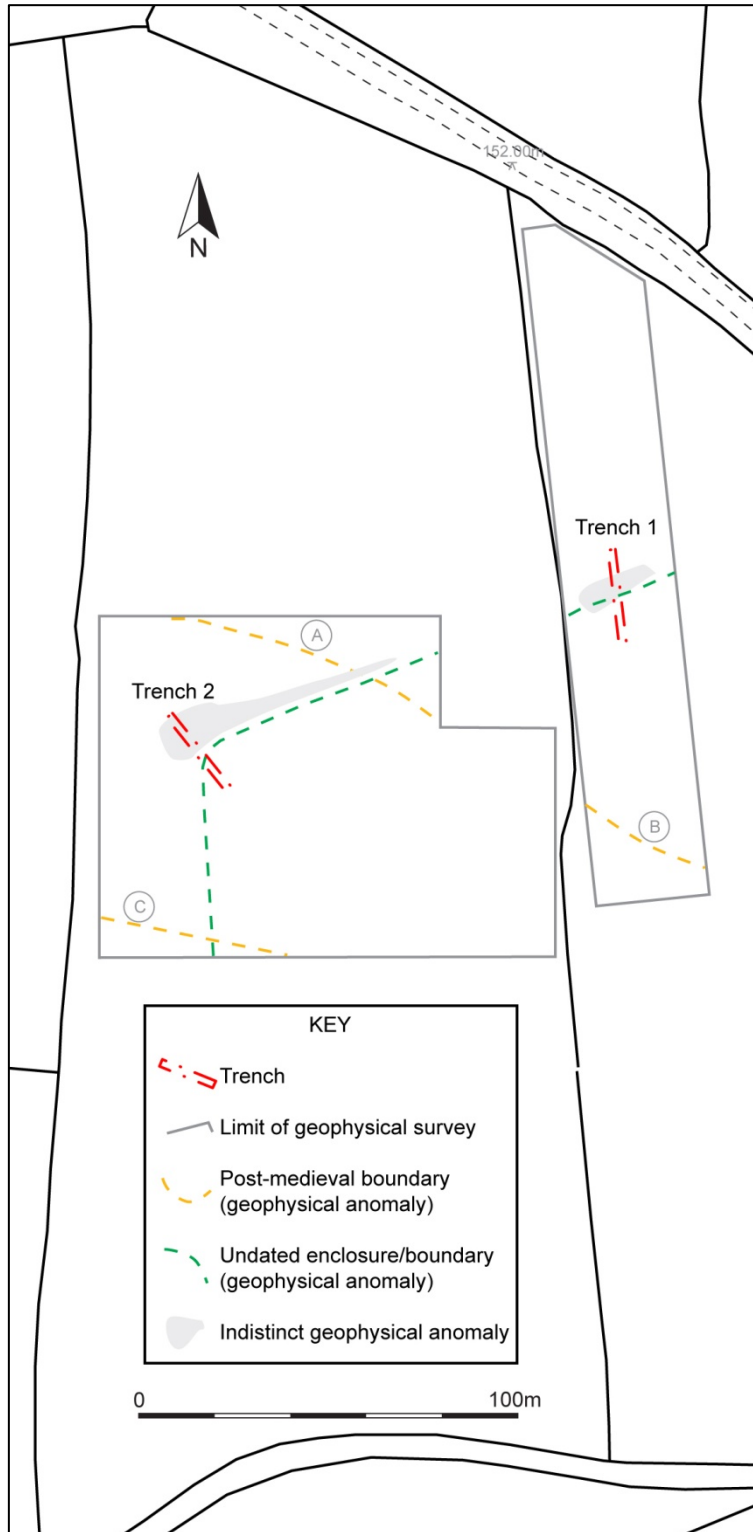


Figure 16: Trench locations, showing results of geophysical survey.

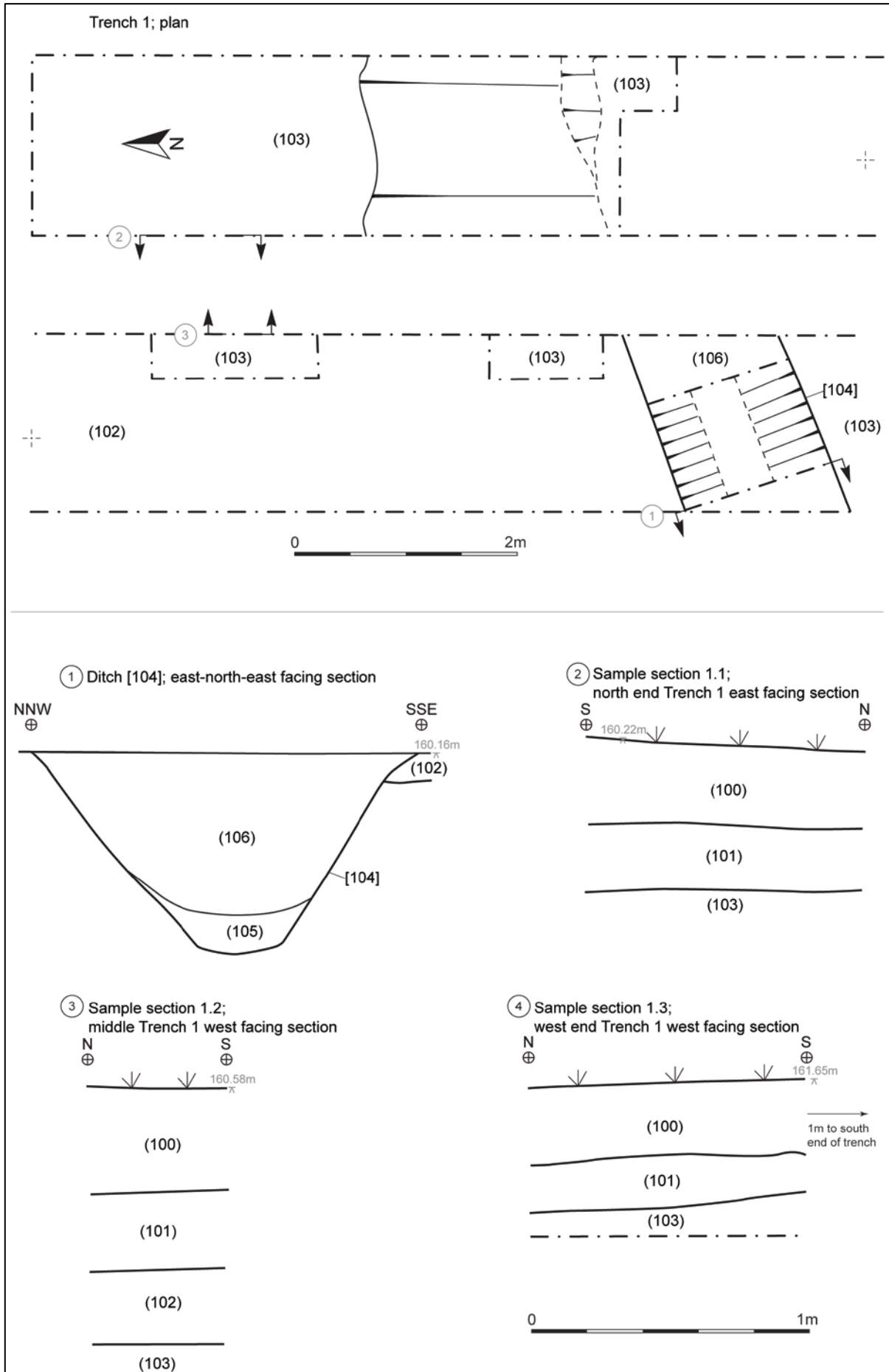


Figure 17: Plan and section drawings of Trench 1 (section numbers equate to greyscale numbers on plan).

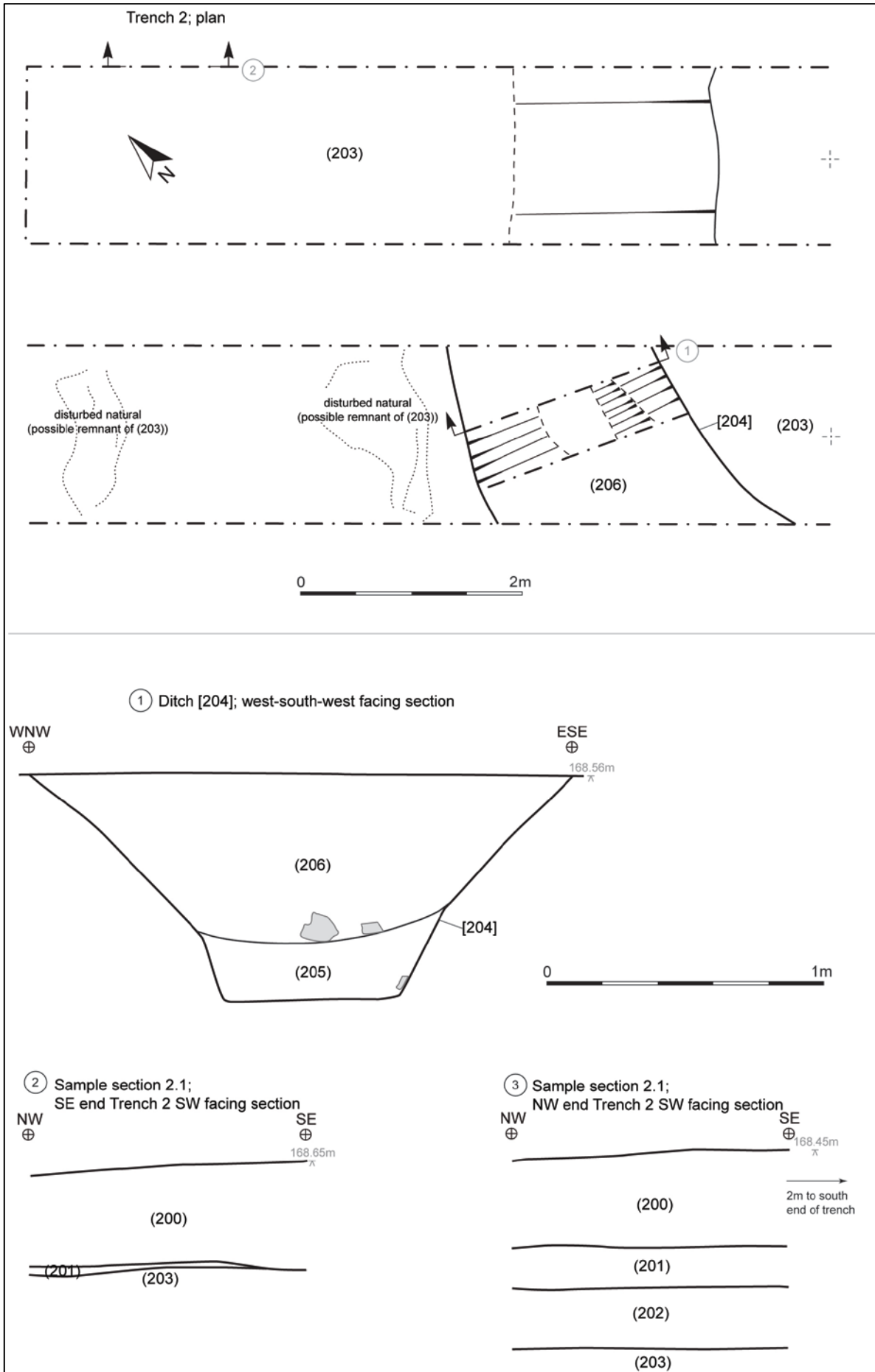


Figure 18: Plan and section drawings of Trench 2 (section numbers equate to greyscale numbers on plan).

5.4 Discussion & conclusions of archaeological evaluation

The geophysical survey identified the medieval to post-medieval field system represented on the cartographic record (labelled A, B and C in Figure 16). These are on the same alignment as the existing field boundaries and although unclear anomaly A seems to be present on the 1806 Ordnance Survey surveyors draft map. By the time of the drawing of the 1840 Lifton tithe map anomaly A has been removed but anomalies B and C were still present and remain so on the 1890 Ordnance Survey 1st Edition map. These boundaries were removed in the 20th century. The geophysical anomaly on a different alignment to the existing field system (the green dashed line in Figure 16) most likely therefore represents an earlier field system and was successfully targeted in the evaluation as a ditch, validating the geophysical survey results. The indistinct anomalous readings on the down-slope side of this ditch were also accounted for in the evaluation with no other archaeological features or deposits being encountered. This further validated the geophysical survey.

The indistinct anomalous readings on the down-slope side of this ditch appeared to be a remnant or buried soil sitting in a slight plateau within the slope of the landscape. It survived to varying degrees depending on the depth of above soil layers and ploughing. Its existence is likely due to natural and farming processes moving soil down-slope. That it was cut by the ditch and its distinct survival on the down-slope side of the ditch suggests some association. Perhaps the ditch followed a more distinct ridge in the slope or the upslope side of this ditch was more heavily worked and truncated at some time. Survival in the turbine field and especially up-slope from the ditch of any soil layers is unlikely due to shallow soils and ploughing, accounted for by the amount of stone in the soil and shallow depth of the south-east end of Trench 2.

The ditch was undated, but its morphology and regularity is not indicative of a pre-historic feature. This is conjecture, but a date of romano-british to early medieval is the most likely window of time in which to place this feature.

The lack of finds from across the site suggests there has been no occupational activity on the site.

It is possible that further archaeological works will be required during the construction phase of the turbine in order to investigate the section of ditch identified in the evaluation that will run across the proposed access track in order to search for dateable evidence. It would also further clarify the understanding of the probably pre-medieval field system by revealing a portion of the interior of the enclosure.

6. Visual Impact Assessment

6.1 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.*

6.2 Likely Impacts of the Proposed Development

6.2.1 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 turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the area's landscape character. The operational phase impacts are temporary and reversible.

6.2.2 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 hedge-banks 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.

6.2.3 Statements of Significance of Heritage Assets

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

Scheduled Monuments

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

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

Listed Buildings

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

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

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

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

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

Parks and Gardens

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

6.3 Methodology

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

Visibility alone is not a clear guide to visual impact: "the magnitude or size of windfarm elements, and the distance between them and the viewer, are the physical measures that affect visibility, but the key issue is human perception of visual effects, and that is not simply a function of size and distance" (University of Newcastle 2002, 2). People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 1), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the 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).

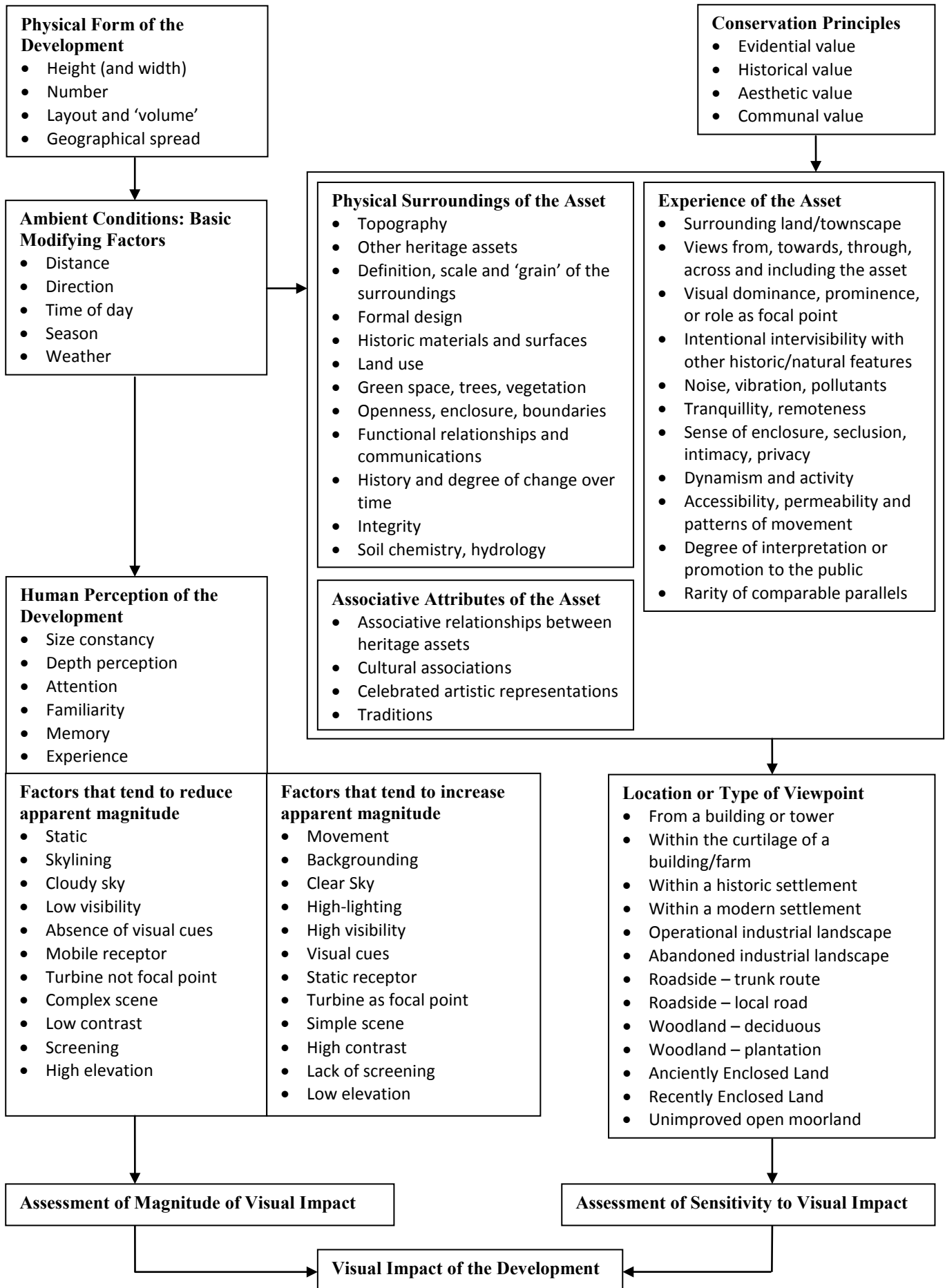


Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

6.3.1 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 (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)					
Dominant: due to large scale, movement, proximity and number	A	0-2	0-2.5	0-3	0-4
Prominent: major impact due to proximity, capable of dominating the landscape	B	2-4	2.5-5	3-6	4-7.5
Moderately intrusive; clearly visible with moderate impact, potentially intrusive	C	4-6	5-8	6-10	7.5-12
Clearly visible with moderate impact, becoming less distinct	D	6-9	8-11	10-14	12-17
Less distinct: size much reduced but movement still discernible	E	9-13	11-15	14-18	17-22
Low impact: movement noticeable in good light, becoming components in overall landscape	F	13-16	15-19	19-23	22-27
Becoming indistinct with negligible impact on the wider landscape	G	16-21	19-25	23-30	27-35
Noticeable in good light but negligible impact	H	21-25	25-30	30-35	35-40
Negligible or no impact	I	25	30	35	40

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

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

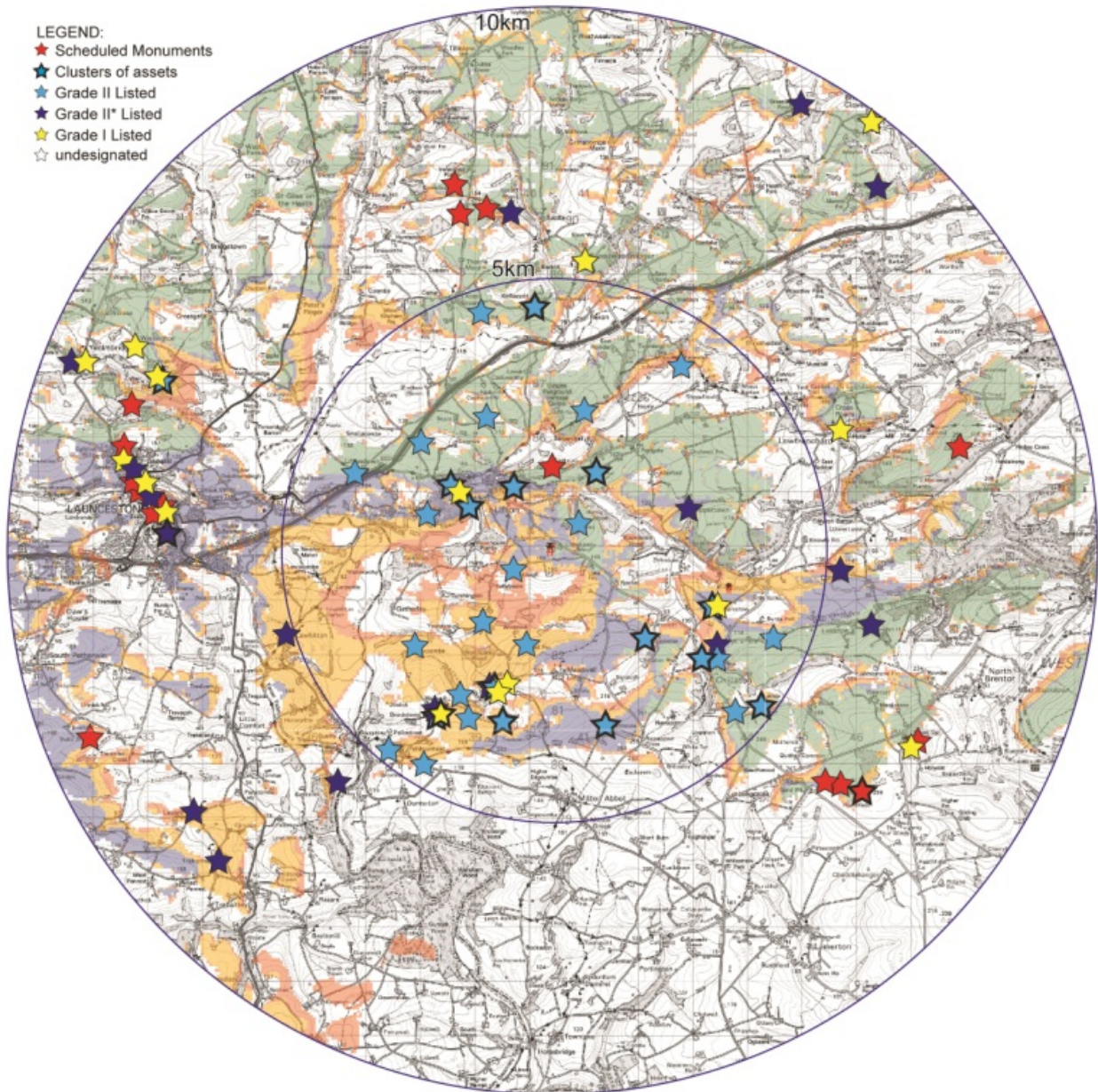


Figure 19: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km (based on a ZTV supplied by Aarkvark EM).

6.4 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 4km, but fairly patchy beyond 5km and with little intervisibility to the south. 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, hedge-banks, 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.

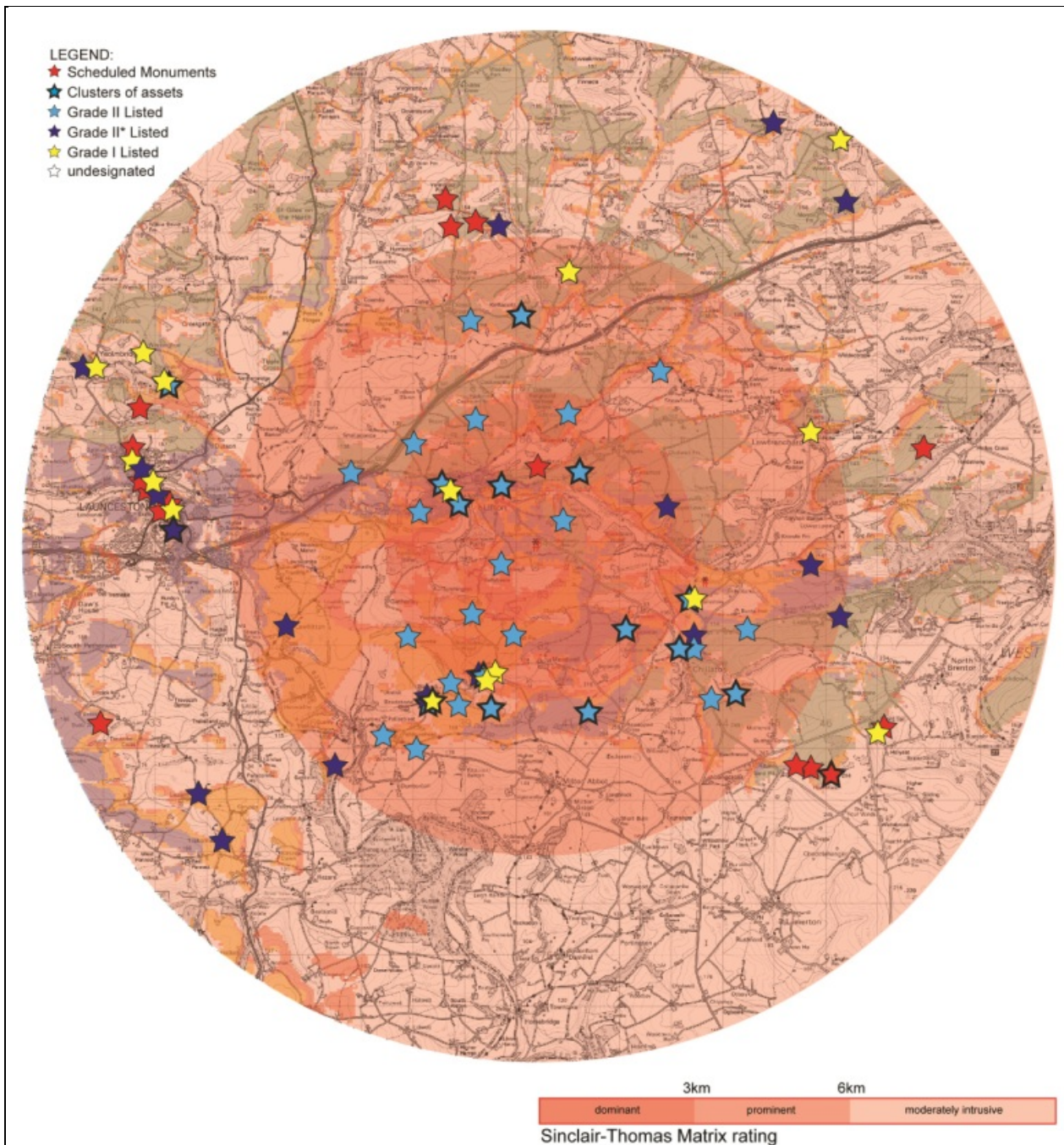


Figure 20: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km, related to the Sinclair-Thomas Matrix (based on a ZTV supplied by Aardvark EM).

6.5 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 wind turbine and the surrounding landscape out to 5km and then 10km, with all the other heritage assets that landscape encompasses and then beyond to 15km, with Registered Parks and Gardens considered. There is one scheduled monument recorded within a 5km radius of the proposed turbine and fifteen within a 10km radius. These vary from medieval crosses, extant ruins, hillforts or enclosures, a medieval urban burh site, and funerary monuments. Intervisibility was confirmed to some extent for the settlements or surroundings of Lew Down, Chillaton, Marystowe, Coryton and Tinhay. Inter-visibility is confirmed for Lifton. There are five individual or groups of Grade I Listed buildings within 5km of the turbine

and four Grade II* Listed buildings or groups of buildings. There are ten groups of Grade I Listed buildings, or individual buildings, primarily churches, within the 10km radius from the turbine. As mentioned above, the town of Lifton lies approx 2km from the turbine site and the town of Launceston lies 7-8km to the north-west of the turbine. Lydford Gorge lies 8-10km to the east and Brent Tor approx 7.5km to the south-east. Registered Parks and Gardens lie at Sydenham House, 2.5km east from the turbine site, at Werrington, 8-10km, to the north-west from the turbine and at Hayne Manor, at approximately 4km to the north-east.

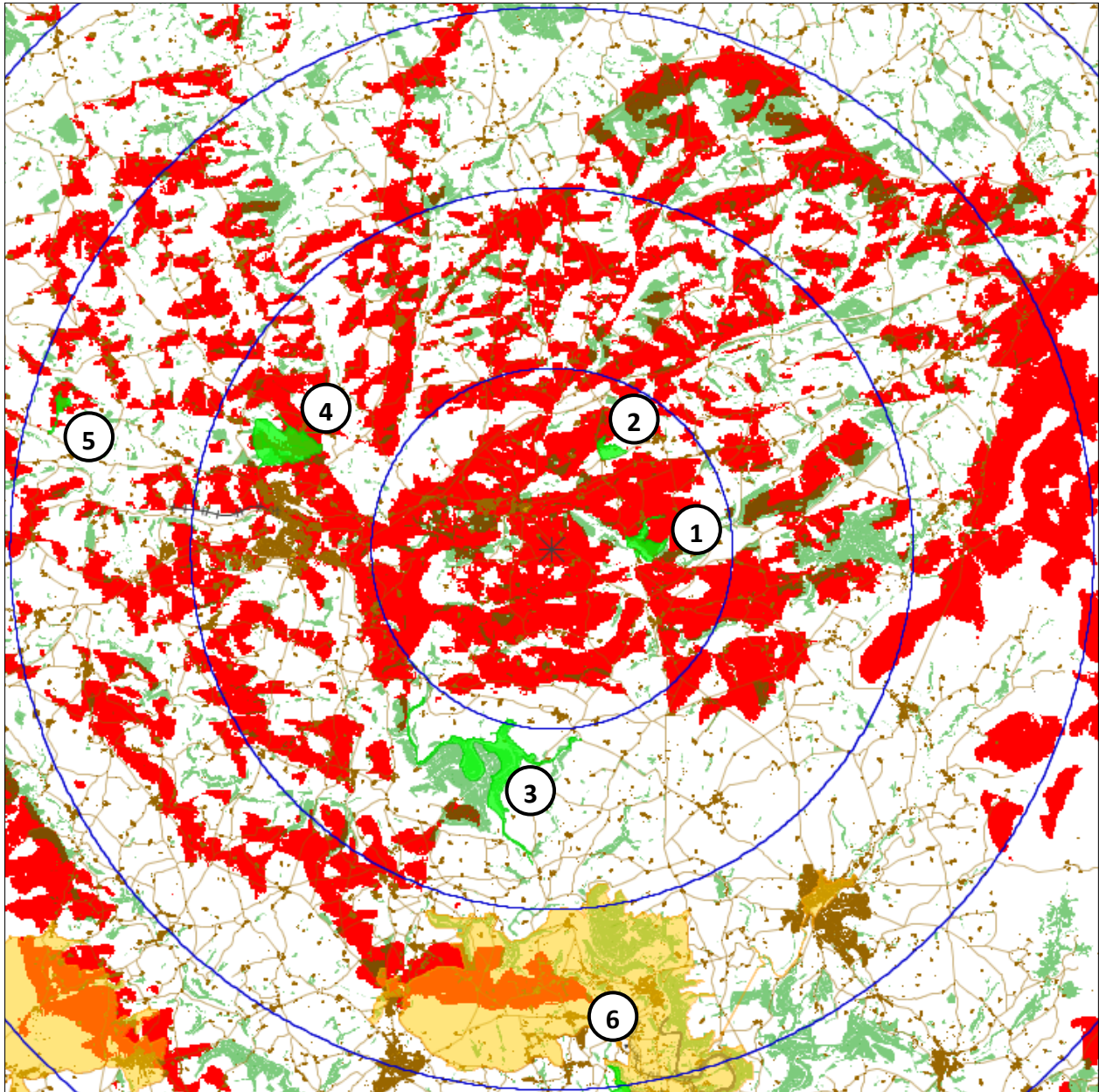


Figure 21: Distribution of protected landscapes within the ZTV (to tip) of the proposed turbine, out to 15km; ZTV to tip (67m) shown in red (based on a ZTV supplied by Aardvark Environment Matters). The Registered Parks and Gardens are: 1. Sydenham House (GII); 2. Hayne Manor (GII); 3. Endsleigh (GI); 4. Werrington Park (GII); 5. Penheale Manor (GI). The World Heritage Site: Cornwall and West Devon Mining Landscape: Tamar Valley Mining District with Tavistock; 6. Data © English Heritage 2014; contains Ordnance Survey data © Crown copyright and database right 2014.

6.6 Impact by Class of Monument/Structure

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Albert Cottages, Bradstone; medium significance; Grade II Listed; condition: excellent. Set into a west-facing bank in a smallcombe which faces north, with woods behind to the east and north-east. Their views to the main farmhouse and farmyard will not be interrupted by the turbine. These are key views which define the relationship, as these buildings were for farm workers. Local blocking by the woodlands and the fact the cottages face west, away from the turbine and are set into a bank would suggest no intervisibility; impact: **neutral**.
- Yalford Cottages, Kelly; medium significance; Grade II Listed; condition: excellent. Farm workers cottages, of a very similar style to those seen near Bradstone. The cottages are set in a wide linear band of shelter belt woodland, which completely encloses them. Although this effect is reduced in winter the turbine will still not be visible. The cottages are set above the road into a bank and the trees rise behind, providing complete local blocking. The cottages were not built with views in mind; they are valued for their specific 'estate style'. Within their woodland enclosure they can still be experienced as intended; impact: **neutral**.
- Ashleigh, Lifton; medium significance; Grade II Listed; condition: fair to good. Two farmhouses and a large number of historic stone farmbuildings, some of which have been converted to dwellings. Other barns, buildings, outbuildings and modern farm buildings surround the farmhouses, mostly to the north and north-east. The farmstead is set in a large enclosure bounded by mature hedge-banks, with some large trees. The two farmhouses seem to sit to the south and south-west side of the small hamlet, the buildings are expected to locally block views to the turbine. However the trees and hedge-banks are much less mature and overgrown on the north-east side of the enclosure and so do not provide additional blocking. Views to the turbine may be possible around and between the

farm buildings. The turbine is very close, at approx 1-1.5km but is set on the lower slopes, off the peak of the hill. It is expected that there will be views to the blades, although these are limited; impact: **negative/minor**.

- Whitely, Lifton; medium significance; Grade II Listed; condition: good. Accessed down a long private drive this farm lies on an east-facing slope, immediately below the turbine, at 1km. The farmhouse lies south of its buildings and is oriented north-south, so the west elevation will look out directly on the turbine. It appears open to its fields to the east, with a small enclosed garden to the west. The turbine will be visible from the gardens and from the farmhouse; it will also be visible from all of the fields. The proximity of the turbine will lead it to dominate the immediate landscape of the farm. However, the turbine cannot directly affect the architectural value of the listed building; impact: **negative/moderate**.
- Billacombe Farmhouse; Watermill and Stables; Bank Barn; Stables; medium significance; all Grade II Listed; conditions: unknown. Added group value, possibly raises this group to high significance. Set in a small valley on an east-facing slope, the house is accessed down a long private drive. The house is set down partially in the combe, the valley is wooded and there are no views to the house or the stables. The slope of the valley should protect the house from direct views, however this could not be assessed; impact: **negative/unknown** but expected neutral.
- Hall Farmhouse; medium significance; Grade II Listed; condition: unknown. Set down a long private farm track this farmhouse is only just visible in a heavily wooded enclosure, across the fields. It is expected that the trees will provide local blocking, although in winter this will be less effective; impact: **negative/unknown** but expected negative/minor.
- Stone Farmhouse, Lifton; medium significance; Grade II Listed; condition: fair to good. Roof only visible across the fields, set in a wooded garden, down a tree-lined drive. The house appears to sit to the north of a large complex of barns, on a north-east facing slope. There may be views over the roofs of these barns, however the trees of the enclosed grounds must reduce these views and cause some local blocking. The extent of this could not be accurately assessed; impact: **negative/unknown** but expected to be neutral or negative/minor.
- Millford Farmhouse, Stowford; medium significance; Grade II Listed; condition: good. Accessed down a long road, this farm contains a tourist attraction, Dingles Historic Fairground. The farm has many very large modern barns to the east. The house is visible beyond, to the west and will have views across the wide shallow valley to the high ground to the south. Possibly only the blades, will be visible at approximately 3km. The farmhouse is quite enclosed with large mature hedge-banks; however a gap in these gives views to the south. There is little impact it can have on the farmhouse with little effect on the setting or our understanding of this farmhouse; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Downhouse and ranges of outbuilding; medium significance; Grade II Listed; condition: excellent. The large house faces south-east, away from the turbine, the buildings behind to the north appear to form a large courtyard. It sits in gardens and grounds, with numerous mature specimen trees, within several enclosures, lined by hedge-banks. The building is a farmhouse but of a gentleman's residence-type, of slightly higher status and certainly built with its architecture and probably views, if only to its gardens, in mind. The house has views east and south-east, but less views south-west and west where a large wood encloses the farmstead. The house will be blocked from views north by its outbuildings to the rear, which enclose the farmstead. There are far reaching views to the north from the general area and the house is built on an exposed ridge of ground. The focal point of the buildings to the rear are the house and grounds and farmland, the focal point of the house is to the south over the farmland, its wooded gardens and to the buildings which enclose it to the rear. Little to no impact from the turbine, 4km away, it will be visible as one drives down

- the drive to the house, but not from the asset itself; impact: **neutral**.
- The Round House and garden wall; medium significance; Grade II Listed; condition: excellent. A former toll house, set at a junction of three roads. This building was constructed with views in mind, but these are limited to up and down the routeways which it was in charge of monitoring. The building will have some limited views to the north-west, up the valley, over Chillaton to the turbine. These views are limited by the trees which form the north boundary of the small plot of land on which the house is built, between the two roads. The trees stand higher than the building and block views. There may be some limited views along the western edge of the trees, at 4.5km. The building is defined by its former function as a toll-house and our experience of it will be unaffected and the views limited; impact: **neutral**
 - East Quither Farmhouse, barn to east, two stone piers south-east of farmhouse; medium significance; Grade II Listed; conditions: excellent. The farm sits in a small farming hamlet, surrounded by barns, buildings and several other small stone farmhouses, some of the farm buildings have been converted to form additional dwellings. The buildings all provide local blocking to each other and East Quither lies to the east of the settlement. There is significant woodlands nearby, which will provide additional blocking. Being on an east-facing slope on lower ground the blocking from the trees is extensive; impact: **neutral**.
 - Holland, Granary and Dairy, Bradstone; medium significance; Grade II Listed; condition: good. Historic farm buildings, part of a large farm yard, forming a courtyard open to the east, with extensive barns and buildings to the north and east of the main range. The other farm buildings provide the granary and dairy with local blocking, but the farmhouse stands alone, further to the south of the barns. Views back to Bradstone from the farm are not affected and views north-west to the farm cottages are not affected, as the turbine stands approximately 4km away to the north-east. Views to the north and north-west from the farmhouse to the modern farm complex, now part of the wider farmstead are not affected and views between the farmhouse and historic farm buildings are not affected. A hedge-bank boundary encloses the farmstead to the west and east, however the farmstead is open to the north-east corner and certainly the farmhouse may have some views to the turbine from its north elevation. These views are unlikely to have any real effect on the farmhouse, as it is defined by its agricultural function and relationships with its buildings and land; impact: **neutral**.
 - Greystone Farmhouse; high significance; Grade II* Listed; condition: good. The farm sits on the western side of the Tamar river valley, at the peak of the slope, where the ground rises steeply from the river. The farm is set in trees, however, there are views across to the high ground to the north-east, at a distance of 6-7km. The farmhouse is large and although clearly having an agricultural function it appears to be of some status. As a Grade II* Listed building much of its listing relates to its interior, which cannot be affected by the turbine, but the turbine will be a significant modern addition to its views. As a building of some status arguably it will have greater sensitivity to its views changing. Some blocking from parkland style mature trees in and around the building will occur; impact **negative/minor**.
 - Woodlands Cottage, Bradstone; medium significance; Grade II Listed; condition unknown. Set down a long private track, the house sits in dense woodland at the end of the track and cannot be seen across the fields. There are no clear views to the building; impact: **negative/unknown** but expected neutral.
 - East Liddaton Farmhouse, Brentor; high significance; Grade II* Listed; condition: fair. Located approximately 6km from the turbine in an overgrown enclosure, with tall hedge-banks to the west. The farm faces north-west, towards the high ground on which the turbine is to be positioned. There will be views, however this farms key views are to its barns and outbuildings, directly to the north-east or south-west; and to the rest of the farming hamlet of Liddaton, to the south-west. Immediate views to its land-holding are also key. As a farmhouse it was not built or designed with views in mind and the windows are

quite small. The significance of the farmhouse cannot be damaged by a change in these views, valued as it is by its architecture and age of its structure; impact: **neutral to negative/minor**.

- Rock Farmhouse, Chillaton; medium significance; Grade II Listed; condition: good. On a north-eastern slope, above Chillaton, views across to the turbine at 4km. This farmhouse has key views down to Chillaton and then back to the east to its land. The turbine is not in the views to the land and is beyond Chillaton, so cannot interrupt these important visual links. The turbine also cannot affect the relationships with the farmhouse and its outbuildings, which lie south and south-east. The farmhouse was not built for views; it is an edge of settlement agricultural building, listed for its vernacular style. A change in its views cannot impact its architectural significance; impact: **neutral to negative/minor**.
- Yeat Farmhouse, Lifton; medium significance; Grade II Listed; condition: good. Directly adjacent to the A30 road. Set in an enclosure formally bounded by stone-faced banks and with a walled yard and stone barns to the south, as well as several blocks of timber stables. The farm is oriented north-south and has views to the east and the west. The farm is on a slight north-facing slope and the barns sit on higher ground. There may be some views to the turbine from the garden at the back of the house and it will certainly be visible from the fields to the south and to the east. It is very unlikely the turbine will be visible from the farmhouse itself due to local blocking of the buildings; impact: **neutral**.
- Thorne Farmhouse, Broadwoodwidge; medium significance; Grade II Listed; condition: excellent. Set on a south-facing slope, down a short track, this house is visible from the public road. The farmhouse has wide views to the south, to the location of the turbine, which will be directly visible at approximately 4.75km. This distance is a mitigating factor, as the turbine has no direct effects on the farm and it cannot interrupt its relationship or views to its land-holding, or its outbuildings. The farm was not built with views in mind, but for a specific agricultural function, which it appears to continue. Other turbines, such as one near roadford lake, are visible to the north-east and east. A turbine can have no real impact on this asset, which we value for its vernacular style; impact: **neutral**.
- Forda House, Chillaton, Milton Abbot; high significance; Grade II* Listed; condition: excellent. Views across to the east and south-east to its farm cottages and to the east and north-east to its extensive outbuildings. The main, front elevation of the house faces east. There is a large extension to the west side of the house and a large barn further to the west in the gardens. There will be slight views to the turbine to the north-east, past the tall mature trees and hedge-banks which enclose the farmstead to the west, but at a distance of 4km these are unlikely to have much direct effect on the heritage asset. There may also be views to the turbine from the north-west of the building, especially at first floor level. The local blocking is enough that the experience of the farm is the same, the farmyard, open to the road, with a stone cross shaft at its entrance will be unchanged. The relationships between the farm and its outbuildings are unchanged. The turbine may appear in the distance behind the farm, to the north-west in views from the farm cottages. These views cannot affect the architectural value of the farm; impact: **neutral**.
- Higher Cawdron, Liftondown, Lifton; medium significance; Grade II Listed; condition: good. A village farm, set amongst houses to the east and to the south-east and south. The majority of views to the turbine will be blocked by the houses of Lifton Down. The A30 road will also interrupt. There may be some restricted views from the first floor windows. As a village farm now enclosed by 20th century housing it has no recourse to views and is valued for its age and preservation; impact: **neutral**.
- Baucombe & adjoining barn on south, Bradstone; medium significance: Grade II Listed; condition: excellent. Set down a long country lane, on a north-facing slope, the house faces west, looking across the river Tamar valley and a large courtyard of barns lies to the east. The house is set in walled gardens and a small plantation of native trees shield its northern side. Some modern farm buildings stand to the north-east but the land falls away here and

certainly these do not provide much local blocking, possibly only at ground level. The turbine, at approximately 4km, will be visible behind the house on the approach from the lane and possibly from within the farmyard. The farmhouse is of some status, built in a gentleman's residence-style. Large sash windows look to the west. The relationship with the farm and its buildings will not be directly affected but the turbine will be visible in views north-east across the farmyard, although views back to the farmhouse, from the barns are unaffected. The farmstead, of higher status than the average dwelling, will be slightly more sensitive to these changes in its views. The buildings cannot be affected, as they have an agricultural function and views are irrelevant to them; impact: **negative/minor**.

- Broadtowne, Milton Abbott; medium significance; Grade II Listed; condition: good. Set in a heavily wooded landscaped garden, planted with specimen trees. This farmhouse is on a north-facing slope, with wide views to the north-west, towards the turbine at distance of approximately 4.5km. The turbine will be clear in these views with little local blocking as it sits on the next highest point of ground across the valley. The farm faces east and west. There will be views from the north side of the gardens and the north-west part of the house at first floor level, although windows at this end of the house are limited. At ground level the house and its gardens are shielded by the dense 20th century planting, much of which is of conifer species and will not reduce in winter; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Lower Trekenner Farmhouse; high significance; Grade II* Listed; condition: good. Large farmhouse set in a large farm complex, numerous historic and modern farmbuildings and several other dwellings. The rest of the settlement is made up of small modern houses, bungalows and a school. Wide views from the outskirts of Trekenner to the turbine site to the east. The views between the farm and its farm buildings define its function and we can understand and experience this as an historic farmstead, still in operation. The turbine is too far away to compete with the farm or interrupt these views in this regard, being 8-9km away; impact: **neutral**.
- Upcott, Broadwoodwidge; high significance; Grade II* Listed; condition: good to excellent. Large farmhouse and extensive stone farmbuildings; the house has one large barn which is immediately to its south and south-west, which provides local blocking and encloses the front of the farmhouse, to the west. There are then extensive modern barns beyond also to the south; these buildings are of considerable size and height and will block all views out of the farmstead towards the turbine. These modern buildings are partly enclosed and shielded by trees, which also provide additional local blocking resulting in no intervisibility; impact: **neutral**.
- North Breazle Farmhouse, Bratton Clovelly; high significance; Grade II* Listed; condition: unknown. Set down a long private farm track but just visible across the fields. The farmhouse is part of a large farm complex, including other dwellings and extensive barns and buildings, some historic, many modern. It also appears to be a campsite or caravan park. The farmhouse cannot be identified at such a distance but it appears it may be locally blocked by the buildings around it. At 9.5km the turbine can have little direct effect. The setting of the farmhouse in the hamlet and within its land-holding remains the same; impact: **negative/unknown** but expected neutral.
- Wrixhill Farmhouse (GII*) & barn, shippon & wall (GII), Bratton Clovelly; high and medium significance, added group value; conditions: good. A farmhouse, with large enclosed courtyard accessed via a stone arch. The barn to the south of this courtyard is tall, with a steep pitched roof, with hay loft and will locally block the ground floor of the building. The upper floors of the farmhouse, set into the eaves of the roof will have some views out over this barn to the turbine to the south-west, at a distance of approx. 9km. As a farmhouse this was not built for views in mind and indeed the windows of the house are small, designed as a light source and for ventilation only. The majority of the outbuildings will have no views to

the turbine, enclosed within the courtyard. The barn to the south has no openings on the southern side, the focus is inwards to the courtyard; impact: **neutral**.

6.6.2 Lesser Gentry Seats and Manorial sites

Older houses with an element of formal planning; may survive as farmhouses; may have mixed designations of assets

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

- Bradstone Manor, gatehouse and walls, GI Listed Manor, Grade II* Listed Barn, Stables Gate Piers, Grade II Listed; high significance; conditions: excellent. The house and gatehouse face south-west, the two courtyards of farm buildings stand to the east and north-east, the farm buildings are tall, two storeys in places and completely shield the house and gatehouse from views to the turbine. It is therefore unlikely the turbine will appear in any of the key views between the house, its gatehouse, the church to the west or its barns and buildings, within the courtyard; impact: **neutral**. The farm buildings to the north may have some limited views but although these buildings have been built with status in mind, associated as they are with the manor, they are still agricultural buildings and the turbine is far enough away to reduce any effects; impact: **neutral**.
- Lifton Park, Lifton; medium significance; Grade II Listed; condition: unknown. It cannot be seen from the road as the house lies in private grounds and is not visible down the long drive, which is enclosed by trees against the parish road, where there is a grand entrance and lodge house (see miscellaneous Listed buildings entry). Large house set in wooded grounds, with wide river valley meadows to the south, the house faces west, away from the turbine. It is not known if there will be intervisibility but it is expected that the turbine will indeed overlook the valley and that the house may have some views; impact: **negative/unknown** but expected negative/minor to negative/moderate.
- Kelly House Grade I Listed; Stable block 10m north-east of Kelly House Grade II* Listed; Granary 20m north-east of House and Barn 50m north of house Grade II Listed; high significance; conditions: good. There will be general views across the wide valleys to the north and north-east, to the high ground where the turbine will stand, at approx 3.5km. The stables, granary and barn at Kelly House are defined by their historic functions as service buildings and do not depend on their views for their value; the main row of buildings are enclosed on their northern side by trees and hedge-banks and walls. To the north-east there are a number of modern houses in the village and also inside the extensive former walled gardens to the east. These all provide local blocking to the service buildings; impact: **neutral**. Kelly House itself is orientated away from the turbine to the south-west, its key views focussed across its lawns and out to the grounds. The house is enclosed along the eastern side by its service buildings and to the north and north-east by woodland, as well as former walled gardens, which are overgrown and surrounded by trees. It is unlikely that

there will be views of the turbine from within its private grounds; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Werrington Park House, Grade I Listed, outbuildings, garden walls and Ha-Ha structure all Grade II Listed; very high significance, as all are associated with the registered park and garden and neighbouring Grade I listed church. The house lies on the north side of the valley, orientated to the south and south-east. It has wide views of the surrounding countryside and views to Launceston, across the lawned grounds immediately around it. The turbine will be visible at a distance of 8.5-9km. Wide views are possible both from the grassy parkland around the house and the lawned terraces which wrap from the south-east around to the south-west. The large windows of the house are designed specifically to flood the formal rooms with light and to provide vistas. These views are broken up purposefully by the parkland trees; however there is an inherent negative effect on views to a turbine from a Grade I listed property, which was designed with views in mind, as part of the statement of its fashionability and status of the owner. The distance to the turbine is a mitigating factor as it will only appear as a small feature and there are turbines visible north of Launceston and to the north-west which may also be visible from the House, at much closer proximity. Due to the clear views possible from the high vantage point and considering the importance of the asset; impact: **negative/moderate**. The outbuildings lie behind the house and to the east and are either blocked by the main building or by trees planted to shield them; impact: **neutral**. There may be views possible to the turbine from the location of the HA-HA and garden walls but these structures do not depend on views, they have specific functions associated with the main house and outbuildings and therefore views from these structures are irrelevant; impact: **neutral**.

6.6.3 Listed structures within Historic Settlements

Individual and clusters of Listed Buildings in villages or hamlets; occasionally Conservation Areas

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

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

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of

its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant turbine unlikely to prove particularly intrusive.

Sinclair-Thomas Matrix Zone A: Dominant

- *Tinhay*: Southern Bridge; Logs Cottage; The Forge; Tinhay Bridge; medium significance; all Grade II Listed buildings; conditions: good. Tinhay Bridge lies west of the settlement, in a wide shallow valley, with generally clear views up to the turbine location, however the River Thrushel's bank is lined with trees and these will block views. The majority of the structure is set down between the banks of the river, with only shallow walls either side of the road. The value of the architectural structure, its preservation and function cannot be affected by the turbine, despite some possible views between trees; impact: **neutral**. The Southern Bridge, spanning the River Lyd; the banks of the river are steep and tree-lined. There may be some views down the Leat Road and across the meadows to the high ground. The trees along Leat Road and on the south side of the river are less than those to the north and in winter these will not locally block the bridge. The value of the architectural structure, its preservation and function cannot be affected by the turbine, despite some views between trees possible in winter; impact: **negative/minor**. Logs Cottage is a small thatched cottage on the south side of the settlement, with views to the main road through the village, blocked from views to the turbine by a large guest house to the south-west. This house is valued for its age and preservation and was not built with views in mind, impact: **neutral**. Local blocking to the Forge, by trees and other buildings in the village; impact: **neutral**.
- *Lifton*: Holly Cottage; Hornapark; Wall & gate piers to SE of Hornapark; Cockpit C.8m N of Arundel Arms; The Old Manor; The Old Rectory; Lifton Hall Hotel; Dingley Dale; all medium significance; Grade II Listed. Cockpit, completely locally blocked by the Arundel Arms on Fore Street, to the north of the small round building; impact: **neutral**. The Arundel Arms is defined by its function as an historic public house, which it still continues. The building will be locally blocked by those opposite. There may be very limited views to the turbine over their roofs, but this is unlikely, the key views are up and down the main street, Fore Street; impact: **neutral**. The Old Manor and The Old Rectory, set high on the north-facing slope near the church, may have some views around the curve of Lifton Hill and the trees of Lifton Wood, south-east to the turbine. The buildings appear to be contained within walled compounds and this immediate context will not be interrupted by the turbine, the setting in the village/town and the relationship between these buildings of status and the church will not be affected. However, both may be considered to have been built with views in mind, or as status buildings their surroundings would have been important; impact: **negative/minor**. Lifton Hall Hotel is blocked by the buildings to the south and with its main facade to the west, this building is set down and is low. Some limited views may be possible over the roofs of the smaller cottages to the south-east, where the ground drops away; impact: **negative/minor**. Holly Cottage, Dingley Dale and Hornapark will all be blocked by buildings and trees within the settlement, none of these are defined by countryside views but by their spatial relationships with the buildings around them in the settlement; impact: **neutral**.
- *Sprytown, Marystowe*: Lowertown Farmhouse; The Thatched House; Rose Cottage; Homeleigh; Brambles; Maitland Cottage; medium significance; Grade II Listed; Conditions: excellent to good. Generally very wide views to the turbine from the south-facing slope on which the small hamlet sits. There is some local blocking between the individual buildings, however some will have direct views across the valley, at approx. 2-2.5km. The turbine will dominate the landscape in which this settlement is found. The cottages are not built with views in mind. The farmhouse is defined by its agricultural function and relationship to its outbuildings and land; impact: **negative/minor**.
- Yew Tree Cottage, Marystowe; high significance; Grade II* Listed; condition: good. Located in a small hamlet of cottages and farms this stone cottage has very small windows and was not designed with views in mind. It sits south-west of the rest of the settlement and is

surrounded by hedge-banks and mature trees which will partially protect it from views. The cottage is defined by its relationship with the other historic houses in the settlement and by the many barns which have been converted to dwellings. There may be some views to the rear of the building to the turbine at approx 3.5km. These views will be interrupted by Warren Wood, Twelve Penny Wood and Blackdown Wood. There can be little to no impact on the building itself, which is listed for its age and preservation and is of an age where windows were small to retain heat. Views are irrelevant to the architectural value of this building and the local blocking although not comprehensive will be enough to protect our experience of the building, impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- *Marystowe*: Sunday School, wall and gates; The Old Vicarage; Lych gate; medium significance, with added group value; conditions: excellent. The small settlement of Marystowe, is completely enclosed by mature trees on top of the hill, above which only the church tower is slightly visible. At about 3-3.5km away the turbine will be visible from the surrounding area, but the trees do limit the views.. The density of the trees will be enough to locally block the Sunday School building at ground level, as well as, the wall, gates and lych gate; impact **neutral**. The Old Vicarage is a house of some status and its formal gardens and grounds, characterised by specific planting regimes dominates the village. The house sits to the south-west, completely enclosed on the east, north and west sides by tall mature trees, with wide views to the south, across the fields. The formal gardens and lawns stretch away to the south, where the focus of views lies. To the west side the house has a range of outbuildings which will provide even more blocking. There will be no direct views to the turbine from the house or its gardens, there may be views from its wider grounds, but these will have no effect on the heritage asset itself; impact: **neutral**.
- *Kellacott, Broadwoodwidge*: Little Kellacott Farmhouse; Kellacott Farmhouse; Elmsleigh Farmhouse; all medium significance; Grade II Listed; conditions: good. The settlement has wide views to the south, across to the turbine. The various buildings within the settlement have varying levels of local blocking, most have tall hedge-banks and trees surrounding them and all the farmhouses are defined by their agricultural function, not built for views. At 4.5km distance the turbine will have no direct impact on their setting, context, their architectural value or the visual links between the buildings within the settlement; impact: **neutral**.
- Sunnyside and Cottage to south, Milton Abbott; medium significance; Grade II Listed, condition: fair to good. This house and cottage sit on an east-facing slope, facing away from the turbine, which stands about 4km away to the north-east. The house will be partially blocked by large barns which stand to the north-east. The house is quite tall and may have some views over the barns, it is difficult to assess as it will be over the peak of the hill. There may be glimpses of the blades, however this is unlikely to have much effect on a village and farmstead like this one. Our experience of it as an edge-of-settlement farm remain unaffected by the turbine. The cottage will probably be completely blocked from views to the turbine by the large barns; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- *Launceston (south central)*: Town Walls; Dockacre House & attached road frontage walls; 5 & 7 Southgate Street; 26 Church Street; 11, 13 & 13A High Street; No. 4 incorporating the Judges Kitchen; high significance; all Grade II* listed; added group value; condition: mixed fair to good, section of town walls in fair to poor. There are some general views to the east and south-east from the western part of the town, which is quite high, with the ground falling away to the east. The majority of assets here will be locally blocked by other buildings in and around the town and by large modern buildings, the town walls are almost completely blocked as houses have been built up against them. These may provide some blocking but these won't block all views. The town has grown up around and beyond them,

so they no longer represent the edge of the settlement, a key former function; impact: **neutral**. Dockacre House is certainly expected to have distant views out, set high as it is on a terraced area of ground with wide views east, this building was built with views in mind and despite its town setting may be affected to a level of impact: **negative/minor**. The buildings along Church Street and Southgate Street, as well as the High Street are unlikely to have distinct and clear views. They may have glimpses over the roofs of other buildings out of the town, but they will largely be blocked; impact: **neutral**.

- Milltown House & garden, Yeolmbridge, Werrington; high significance; Grade II* Listed; condition: good to excellent. Blocked by the woodland on the slopes to the north-east and the tree-lined banks of the River Ottery which runs to the south. The house is framed by tall stone walls and faces south across the valley; views south-east are possible from the garden but less so from the house, as they are restricted by the tall stone walls; impact: **neutral**.

6.6.4 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 Mary, Lifton; high significance; Grade I Listed; condition: good. Views of the turbine over the brow of the hill, at the close proximity of 2km. The context of the church within its churchyard and setting in the village cannot be affected. Views west within the village will not be affected by the turbine, but views eastwards and south within the village, particularly along Fore Street, will be affected. The turbine will appear on the high ground to the southeast and will be visible above the church from some points along the western approach (A388) into the village, although from ground level, local blocking will apply along much of this approach. Our experience of the church within the village is not directly affected, the church looks north over Fore Street and the majority of the settlement. It is largely the landscape position and visibility of the church which will be impacted. The church sits on an east-north-east facing slope with the turbine on higher ground to the south-east. It is likely to draw the eye and distract from views to the tower in the wider landscape. This is especially true with the visual link between churches, if people look south-west or south-east or south from the north, particularly, Launceston, Broadwoodwidge and Bratton Clovelly. The turbine will appear above the church in these views. Looking west from Lewtrenchard Church this is unlikely to be the case, although views from Lew Down village, which doesn't have a church, will be affected. It is not close enough to have a direct competitive impact, but in these wider views it will reduce the landscape presence of the church and there is also a cumulative affect; impact: **negative/moderate to negative/substantial**.
- Church of St Mary, Kelly; high significance; Grade I Listed; condition: good. The church is set in a wooded churchyard. The body of the church will be blocked from views to the turbine by the buildings of the village and the service buildings of Kelly House. The tower will have views out over the tops of the trees which frame the churchyard, but these are restricted views. The relationship with the village and the relationship between the church and Kelly House will not be affected by the turbine. The church at Kelly largely holds primacy to the south, the west and the south-west, it is clearly visible from Bradstone, for example. The views from the west, from Bradstone, up the valley to Kelly church, will contain views of the turbine, in the distance to the north-east. The turbine will not be close enough to compete with Kelly church but it may distract from views to the church with its moving blades; impact: **negative/minor**.
- The Church of St Nonna, Bradstone; high significance, Grade I Listed; condition: excellent. The church is shielded from views to the turbine at ground level but the tower has views out over the trees and to the north-east towards the turbine at a distance of 3.5-4km. The topography to the north and north-east of the village would suggest that only the tips of the blades would be visible to the church, which is set lower on the south-facing slope, than the rest of the settlement. Views back to Kelly Church, to the east and north-east, may contain the turbine; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St Nicholas and Palmer headstone in churchyard; high significance; Grade I Listed; headstone Grade II Listed; conditions: good. Set in a small village, on a high knoll, the church is enclosed within a wooded churchyard and the body of the church will be locally blocked by the small historic cottages of the settlement. The church tower is elaborate but not as tall as some of the other churches in the region, it is also blocked from views to some extent by the trees. The village however has clear far reaching views generally down to Lifton. The turbine at 6km will be a skyline feature, but certainly smaller than the large

turbine near Roadford lake which is directly visible from the church. There is no direct impact on the church, there will be views from the tower, but it is too far to compete for primacy. Views to Bratton Clovelly, Launceston and other churches will be retained although the turbine will appear in views to Lifton, affecting the visual link between Broadwoodwidge and Lifton; impact: **negative/minor**.

- Parish Church of St Peter, Lewtrenchard and table tomb; high significance; Grade I Listed; Grade II* Listed tomb; conditions: good and fair respectively. Set in the wooded grounds on the edge of the estate of Lewtrenchard Manor. Locally blocked by the woods and trees of the estate with some very limited views to the south-west, down a valley, at 6-6.5km. At this distance, there is no direct impact on the church, the church is defined by its estate setting, its relationship with the manor and barns and buildings which lie south of it, as well as the walled gardens. The small tower does have some views out over the tree line, however it does not hold wider landscape presence, it is designed to have local significance only to the estate; impact: **neutral**.
- Church of St Michael, Lawhitton; high significance; Grade II* Listed; condition: excellent. Set on a high mound within the settlement, with wide views to the east and north-east, where the turbine will be seen in the far distance at 5.5km. The important immediate views between the church and the historic and modern houses of the village will not be interrupted by the turbine. The local primacy of the church and relationship with its countryside surroundings and edge of settlement farms are unaffected. Views to the churches of Bradstone and Kelly from the tower, are expected and the views to Launceston, and Lezant church are also unaffected. Views alone to the turbine are unlikely to be enough to impact the church. Any visual connection between the Lawhitton and Lifton churches may be interrupted by the turbine. This could not be confirmed however, as visibility between these towers could not be confirmed on the ground; impact: **negative/minor to neutral**.
- Church of St Mary, Marystowe; high significance; Grade I Listed; condition: excellent. The small settlement of Marystowe, is completely enclosed by mature trees on top of the hill, above which only the church tower is slightly visible. At about 3-3.5km away the turbine will be visible from the surrounding area, but the trees do limit the views. The direct effects on the church from these views are minimal due to the local blocking when viewing from the ground. There is some interruption of views back towards Lifton, although views to Coryton church are unaffected. Impact: **negative/moderate to negative/minor**.
- Parish Church of St Andrew, Coryton; high significance; Grade II* Listed; condition: good. Located on a south-facing slope with wide views to the south, but with large yew trees planted on this side of the churchyard, providing some local blocking. Views to the turbine to the west will also be blocked by the houses and farm buildings and the woods of Coryton House. There may be some slight views along the southern edge of the Coryton estate down the river valley, looking west. The turbine will be 5.5km away, on the high ground and at this distance although it is visible it has no direct impact on the church, set in the small settlement, with primacy across the valley, visible from Marystowe; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Church of Mary Magdalene, Launceston; high significance; Grade I Listed; condition: good. Set in the heart of the town, just north-east of the castle. The church is enclosed by the town, within a small walled narrow churchyard, which merely wraps around the building. The church will be locally blocked completely by the buildings of the town. The tower of the church will still have views out of the town and it is expected that to some extent the turbine may be visible from the tower at a distance of approx 7-8km. The turbine is incapable of directly impacting the church at this distance as we can experience the building within the town, as intended and its context and setting will remain unaffected. The church tower was designed to have the town focus upon it, looking towards it, as the religious

focus of the town. The church is defined by its historic function and geographical position within the settlement and is valued for its exceptional architecture, particularly its granite exterior carvings. These factors cannot be affected by the turbine. The church has less landscape presence than the castle, it does not have wider primacy out of the town; impact **neutral**.

- Church of St Briocus, Lezant; high significance; Grade II* Listed; condition: excellent. Set on a slight mound within the village, in a walled churchyard. Views east and north-east to the turbine are possible over the roofs of the village buildings, local blocking not applying. The turbine will be visible in these views at 9km, at this distance it can have no direct effect on the church which is defined by it being the focal point of the settlement. The turbine is too far away to compete with the church tower for primacy. Views to Bradstone, Kelly, Lawhitton and others will not be affected, retaining the important visual links of the church tower with other visible towers in the immediate countryside. Views alone, at such a distance can have no quantifiable effect; impact: **neutral**.
- Roman Catholic Church, St Stephens Hill, Launceston; high significance; Grade II* Listed; condition: excellent. Romanesque building, with small domed central bell tower, blocked by the trees planted south of the building. The local blocking effect of these is reduced in winter with the leaves off the trees, opening up views from the ground around the church. Small lancet windows give light to the church but do not provide views. The gardens and grounds around the church have views towards the turbine, however, these will be interrupted by the castle mound, which holds dominance and the distant turbine will not be noticed in comparison; impact: **neutral**.
- Church of St Mary, Bratton Clovelly; high significance; Grade I Listed; condition: excellent. Set on a south-facing slope, in a raised churchyard, in the south-western part of the village. The churchyard is quite open, with trees to the east and west, wide views to the south from the church and even wider views from the village itself, looking across to Dartmoor, Launceston and Lifton to the south-west. There will be distant views to the turbine with no local blocking or mitigating factor, but for the distance, the turbine being 9.75km away. The turbine will appear in the distant views towards Lifton church and possibly Broadwoodwidge too, distracting from those church towers and interrupting any visual links. There is no direct effect or impact on its village setting, within its churchyard and its relationship to its countryside and parish, the church retains the primacy in its environment, visible from a distance around the village and out into the countryside; impact: **negative/minor**.
- Church of St Martin and St Giles, Werrington; high significance; Grade I Listed; condition: excellent. On the edge of an estate, next to a large former rectory/vicarage and opposite a small lodge house; the church is small but elaborate with towered pinnacles on the tall tower. It sits in a small rectangular enclosure defined by stone-faced banks planted with mature, large trees, which will locally block the body of the church and churchyard in spring and summer, in winter less so. The church tower will have distant views out over the tops of the trees, possibly to the turbine to the south-east, at 9km. There are however all the wooded grounds of Werrington park between the church and the turbine and these may limit views further. The context of the church, in relation to the adjacent house; barns, its churchyard, its estate setting and visual links to the estate are all unaffected. Our experience of the church is also unaffected by a turbine at such a distance; impact: **neutral**.
- Church of St Michel de Rupe, Brent Tor; high significance; Grade I Listed; condition: excellent. Brent Tor stands at approximately 8km from the turbine, which lies to the north-west. Wide views to the surrounding countryside from the top of this rock outcrop and church will have direct distant views to the turbine. The church has been positioned on the rock to maximise visibility and it is the views towards the feature which are key to our appreciating it as a religious building and symbol of the dominance of christianity. Views outwards are 360 degrees from the church and tower, however the small windows are

designed to light the church, not for views. So far reaching is the viewshed from this asset that multiple wind turbines can already be seen from it. This has not damaged our appreciation of the asset, as none are close enough or large enough to compete for primacy. At 8km away the turbine near Lifton also cannot impact the church to any great extent; impact: **negative/minor** to **neutral**.



Figure 22: Photomontage and existing view from Brent Tor (supplied by Landscape Visual Ltd.).

- Church of St Thomas by Launceston; high significance; Grade II* Listed; condition: good. Small medieval church, to the west of Launceston, with a short, square tower, the church has primacy within its churchyard and immediate surroundings but not further afield. The church is visible from the immediate area and up and down the River Kensey valley. It is likely that the buildings of the town will locally block the church and the context and setting of the church within the town and its parish will remain unchanged. Views are unlikely. The church would have been in the countryside when built but Launceston has spread out and buildings now surround the church on all sides, particularly as the slope rises to the the south; impact: **neutral**.
- Church of St Stephen, Launceston; high significance; Grade I Listed; condition: good. Set high on St Stephen's Hill, within the early settlement of St Stephens. Views across Launceston to the turbine which will appear beyond Lifton, on the high ground to the south-east. The key views from the church are to the castle mound to the south, and to the settlement of St Stephens which lies directly to the west. There may also be views out of Launceston to rural churches and church towers, such as that at Lifton or views to St Thomas by Launceston, in the valley to the south-west. The turbine cannot directly affect the context or setting of the church or its landscape presence in the northern part of Launceston. It cannot interrupt the views between the heritage assets in Launceston and St Stephens. The turbine can affect the general wider landscape views and the visual link out to other churches; impact: **neutral to negative/minor**.
- Part of Launceston Priory 50m SE St Thomas Church, plus remains; high significance;

scheduled monument, Grade II* and Grade II Listed; conditions: mixed, some sections fair, ruins in fair to poor condition. Enclosed within later stone walls and concrete walls the priory remains lie in the Riverside area of the town which is now dominated by later 18th or 19th century stone and brick warehouses and timber buildings associated with the adjacent former railway line. These and the stone walls which have been built around the site to protect it all exclude outward views. There is no intervisibility to the turbine, the few remains are low to the ground, with no landscape presence; impact: **neutral**.

6.6.5 Miscellaneous Listed/Scheduled Buildings and Structures

Gravestones, Milestones, Crosses, War Memorials, Wells and Bridges

Most medieval 'wayside' crosses are *ex-situ*. Many examples have been moved and curated in local churchyards, often in the 18th or 19th century, and the original symbolism of their setting has been lost. Therefore, context and setting is now the confines of the church and churchyard, where they are understood as architectural fragments associated with earlier forms of religious devotion. Therefore wind turbines, when visible at a distance, do not affect their relationships with their new surroundings or public understanding of their meaning and significance.

This is not the case for those few wayside crosses that survive at or near their original location. This class of monument was meant to be seen and experienced in key spiritual locations or alongside main routeways, so the significance of the remaining few *in situ* examples is enhanced.

Listed (or Scheduled) gravestones/box tombs almost always lie within the graveyard of churches or chapels, and their setting is extremely local in character. Local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, will always play an important role. As such, the construction of a wind turbine is unlikely to have a negative impact.

Sinclair-Thomas Matrix Zone A: Dominant

- Lifton Bridge, South Lodge and Gate piers; all medium significance; Grade II Listed; conditions: fair to good. All blocked by the trees which line the driveway to Lifton Park, which the entrance and lodge serve. These trees are specimen conifers, as well as the native species which line the river bank which is directly adjacent to the east of the drive. The gate piers and lodge are further blocked by the dense rhododendron shrubs, which also line the driveway. The banks of the river here are lined with mature trees and the eastern side of the valley is dominated by woodland, which will block or limit views to the turbine from the bridge. Some very restricted views may be possible in winter when the leaves are off the trees. The bridge is defined by its function of spanning the River Lyd and a change or addition of a feature in its views cannot affect our valuing of it as a structure of some age; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Parish boundary stone 200m east of Felldown Head, Bradstone; medium significance; Grade II Listed; condition: fair. The stone is upstanding but covered by moss and set back into a bank, at an oblique/off-set 'T'-junction. The bank and trees/hedges will comprehensively block any intervisibility to the turbine; impact: **neutral**.
- Parish boundary stone 200m S of Hill Park, Bradstone; medium significance; Grade II Listed; condition: fair. Set into a bank on the north side of the road with hedge-banks and hedge rising behind, blocking all views to the turbine; impact: **neutral**.
- Stowford Bridge, Stowford; medium significance; Grade II Listed; condition: good to excellent. Set in woodland, with tree-lined banks of the river providing further blocking. The wood is a mix of conifer trees and native species, with conifer trees to the outer fringes, so the effects in winter of the leaves off the trees is less marked here and therefore the local

blocking is fairly comprehensive all year round; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Medieval cross-head & cross shaft in churchyard, Launceston; high significance; scheduled monument; condition: fair. Found in the churchyard this monument is completely blocked from any intervisibility by the tall buildings which wrap around the church and churchyard, densely packed in narrow streets; impact: **neutral**.
- Late Medieval pack-horse bridge, Launceston; high significance; scheduled monument; condition: excellent. Crossing the River Kensey, west of the west bridge, this small stone structure doesn't have any wider landscape presence, being focussed on the river valley only. The later stone and brick warehouses which have been built along the river here now block all views to the south-east, towards the turbine, no intervisibility; impact: **neutral**.
- The West Bridge, Launceston; high significance; Grade I Listed; condition: good. Blocked from views by the buildings on the banks of the river Kensey, particularly to the south-east of the bridge where former stone warehouses and large metal-framed buildings form a semi-industrial area. This development of the river banks now blocks all views from the bridge; impact: **neutral**.
- Yeolm Bridge, Werrington; high significance; Grade I Listed; condition: excellent. Substantial stone bridge, spanning the river Ottery in a wide shallow valley. The valley curves and becomes more enclosed to the south and is also heavily wooded, precluding any views to the turbine; impact: **neutral**.

6.6.6 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 hedge-banks restrict line-of-sight.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- 2 Bowl barrows 340m & 570m E of The Firs, Milton Abbot; high significance; scheduled monuments; condition: fair. Although very shallow, they survive as slight earthworks of an ovoid or rounded shape within the field. Set in a large straight-sided field enclosure, the ground here is late enclosure of waste or rough grazing. The field is lined by mature hedges, atop shallow banks. Some of these are in poor condition, with mostly just the bank surviving which has been fenced. Views between the barrows, which are quite close together will not be affected by the turbine, as it stands approximately 7-8km away - too far to directly interrupt any views or compete with the barrows. Narrow shelter-belts of trees lie between the barrows and the turbine and a large plantation stands just to the west of the crossroads. The woods should locally block the barrows from any intervisibility to the turbine, the former hedge-bank to the north of the field, running out part way into the field, topped with mature trees. The hedge-bank to the west, which runs up to the crossroads and encloses the field, further blocks views; impact: **neutral**.
- Round barrow cemetery & beacon, Heathfield, 650m W of Moorlands, Lamerton; very high

significance; scheduled monument group, conditions: fair to good. Some upstanding mounds, some shallow. Views between the barrows are possible and will not be interrupted by the turbine, which is 8km away. No obvious marker for a beacon could be viewed from the public road, which runs to the west of the site on lower ground; the cemetery occupying a high ridge. Views may also be possible to the two barrows which lie to the north-west, between the cemetery and the crossroads. There is local blocking around the crossroads to the north-west of the cemetery and beyond to the north-west there are further enclosures of land which are dominated by strong, straight-sided hedge-banks, all with mature trees which provide further blocking. Despite this there may be some limited views over the tops of the trees, as the barrows sit on a high ridge of ground, which will not directly impact on the barrows. They are contained in the large enclosures on the high ground and can be experienced as a group. The turbine is too far away to compete with them for primacy; they hold some landscape presence in their immediate surroundings but not wider afield; impact: **neutral**.

- Bowl barrow, Galford Down, SW of Westdown Pool, Lewtrenchard; high significance; scheduled monument, condition: unknown. Set on high downs, to the south-east of Lewtrenchard, the land here is privately farmed and the barrow could not be seen from any of the adjacent public roads. It is expected that the woodland which lies to the south and runs west from this barrow, may provide local blocking; impact: **negative/unknown** but expected neutral.
- Bowl barrow 280m SW of Upcott Cross; high significance; scheduled monument; condition: trace. Slight raise in a field south-west of the crossroads, at a point where the hedge-bank of that field appears to kink slightly, possibly going up and over a former barrow. The field is uneven in surface and of rushy pastures so this is hard to confirm. There may be a better surviving mound in the adjacent field. Views generally towards the turbine to the south from this area but no views from the very slight feature, if it is the barrow. As it is in such poor condition, it has no landscape presence and no views out of the field enclosure in which it is now found; impact: **neutral**.
- Bowl barrow 240m SE of Upcott Cross; high significance; scheduled monument; condition: trace. Very slight possible mound in a field south-east of the crossroads. The barrow is now abutted by a small plantation of trees. Very slight, no landscape presence, no intervisibility, barrow has no views out of its field enclosure; impact: **neutral**.
- Bowl barrow 430m NW of Upcott Cross; high significance; scheduled monument; condition: unknown. Very tall hedge-banks frame the fields of this farm and enclose the fields. The barrow appears to be two fields away, within the private land-holding behind the farmstead. There are no views into those fields to assess the barrow. Since there are no views inwards it is unlikely there are views outwards; impact: **negative/unknown** but expected neutral.

6.6.7 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 C: Moderately Intrusive

- Earthworks on Brent Tor; very high significance; scheduled monument; condition: fair. Brent Tor stands at approximately 8km from the turbine, which lies north-west, near Lifton. There are restricted views to the immediate surroundings only from the base of the rock outcrop, where the earthworks are to be found. The base of the rock outcrop is divided and enclosed by stone-faced banks and hedge-banks. The earthworks appear to have once encircled the rock and therefore those on the east and south will be blocked from having any views of the turbine by the rock outcrop itself. The best preserved are those to the north, with three banks visible, forming a multi-vallate hillfort. This structure was designed to be defended so views outwards are important but the earthworks to the north will have little intervisibility to the turbine which stands roughly north-west at 8km. Although the ground falls away to the north and the earthworks are visible locally, it is simply too far for the earthworks to have a line of sight, they do not stand high enough to overlook the various landscape features which will block them across that distance; impact: **neutral**.
- Camp E of Brockle, South Petherwin; high significance; scheduled monument; condition: good. Upstanding earthworks. Rounded possibly sub-ovoid enclosure, visible from the adjacent road, on a high ridge of ground. The earthworks of this enclosure appear to have been used to form hedge-banks, the enclosure being subsumed into the field system. There are wide views from the general area to the east, towards the turbine, but the turbine site lies approximately 9km away. It is expected that when inside the field enclosure there will be no intervisibility; from outside the earthworks, on the eastern side, there will be some views, but at that distance the turbine can have no direct impact on the monument and cannot compete for landscape primacy or even general presence. There are other turbines visible in this landscape in closer proximity to the monument. The monument has been converted and taken into the field system, it is now viewed and understood as part of the field-system, the experience of it having been lost and completely altered; impact: **neutral**.
- Launceston Castle; very high significance; scheduled monument and Grade I Listed; condition: good to excellent. Conserved and managed. The castle holds complete dominance over the town and outskirts of Launceston and also holds an element of landscape primacy further out in the countryside and small villages, with views back to the castle on its mound. Extant turbines stand in the landscape at varying distances to the south-west, west, north-west and north-east. The castle is defined by its defensive function and was designed to be visible and dominant, a stamp of ownership on the landscape. Views from the castle are clearly key to its defensive/military function and it is unlikely that at a distance of approx 8km there is any quantifiable direct effect on the castle but there are increasing risks of cumulative impact, if numbers of turbines increase; impact: **negative/minor**.
- Early medieval urban burh remains, Launceston; high significance; scheduled monument; condition: unknown. Beneath extant houses of St Stephens, on the slopes north of Launceston. The monument is located at St Stephens church which encloses some extant building remains of the early medieval church from the 10th century. The road plan to the west of the church suggests a sub-square enclosure, now built upon by numerous historic houses of mixed later periods, but some marked height changes between the roads and some of the houses suggest they may be built on earthworks. Any remains are below ground, with no wider landscape presence, as no earthworks survive above ground; impact: **neutral**.

6.6.8 Scheduled Monuments: Settlement Sites

Enclosures, 'rounds', hut circles, fieldsystems, medieval villages

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

These monuments are relatively common, which would suggest that decisions about location and prospect were made on a fairly local level. Despite that – and assuming most of these monuments were contemporary – visual relationships would have played an important role in interactions between the inhabitants of different settlements.

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

Early fieldsystems sometimes survive in upland areas as earthworks, more often surviving as crop- or soil- marks in lowland areas. They rarely receive statutory protection, and where they do they are often associated with other well-preserved Scheduled Monuments. Most relict fieldscapes are very local in character, and thus the impact of a wind turbine is likely to be muted.

Sinclair-Thomas Matrix Zone A: Dominant

- Hilltop enclosure 100m NE of Castle Farm; high significance; scheduled monument; condition: fair. Earthworks survive in part to the east as undulations within a pasture field, but to the west side endure with more structure. Part of the earthworks have been utilised as banks for a hedge to the north and a later hedge-bank divides the site in half. The eastern side of the monument is visible from the east and south-east along the road to Liftondown and from the junction. It does not have any wider landscape presence apart from its immediate surroundings as it does not survive above ground to enough extent and is locally blocked by hedges, banks and trees. To the west where the earthworks have more structure to them they will have some views west and some views to the south, where the turbine stands at approx 2km. The turbine will dominate the valley here and the monument sits on the next highest piece of ground; the impact is mitigated by the lack of wider landscape presence of this enclosure but the turbine will carry the eye in this landscape; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Round 160m S of White Bridge, St Stephen By Launceston; high significance; scheduled monument, condition: unknown. On a south and east facing slope, looking back to Launceston, this is found to be in a private field. The round survives as a marked curving, rounded section in the hedge-bank between two fields. The banks are topped by hedges and mature trees and from the road it looks as if a copse of trees may have grown up within this small anomaly in the field boundary. It is not clear if earthworks survive to the southern part, as no views are possible, trees and hedge-banks along the road reducing views into the fields. Views back to the turbine, across Launceston, towards Lifton, may well be possible here, and some element of intervisibility with the turbine is expected, however the site could not be properly accessed to assess the views; impact: **negative/unknown** but expected neutral.

6.6.9 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, but can be more modern creations. Landscape parks are particularly sensitive to intrusive visual elements, 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 generally be minimal.

Sinclair-Thomas Matrix Zone B: Prominent

- Sydenham House gardens; very high significance; registered park and garden; condition: good. Late 17th/early 18th century gardens of approximately 1.5 hectares surround the house. A wider parkland landscape, with the house at its centre stretches to 8.5 hectares and the whole estate including farmland stretches to over 150 hectares, much of which is heavily wooded. The house faces west, south-west and is open to the west, enclosed to the north by its outbuildings and east by its walled gardens and further outbuildings. The lawn and formal gardens to the south and west will have wide views directly to the turbine. The surviving area of the parkland west of the house is broken up by sinuous plantations, possibly wind breaks and curvilinear banks of mature trees forming hedge-bank boundaries to the various enclosures. Views of the turbine will be possible, however, from most areas within the parkland. The parkland is not all open, but forms agricultural pastureland, with winding trackways leading from the various farm- and out-buildings. Views to the turbine are possible from the majority of the estate. Other turbines stand visible in the wider landscape and although slightly further removed the turbine will still intrude upon the formal gardens, parkland and wider estate at Sydenham House. The proposed turbine has a direct interruptive effect on the estate; impact: **negative/moderate**.
- Hayne Manor; very high significance; registered park and garden; condition: mixed. A divided estate of 18th century gardens and some 19th century parkland covering an area of about 20-30 hectares. It is unlikely that there will be any intervisibility as the ground rises south of this estate and what remains of the planned landscape is enclosed by trees and narrow shelter belt plantations along the roads which line the southern and western boundaries of the estate; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Werrington Park; very high significance; registered park and garden; condition: good. Covering approximately 157 acres this was developed in the 18th century and has an early 20th century arboretum. The site occupies part of the River Ottery valley, with views out of the valley largely limited to the east and west. The southern part of the parkland, which occupies the north-facing slope of the valley, is heavily wooded and will shield much of the rest of the parkland from any wider views. Some open grassland areas of the parkland around the house, facing south and south-east on the north side of the valley may have some views to the turbine near Lifton, 8.5km away, but there are other turbines far closer to this parkland which are visible. The wooded valley sections of the parkland and the southern side of the valley have no views to the turbine. Views from the areas around the house to the turbine, at a distance will have a negative effect, although not a direct impact. Since views are the entire definition of planned landscapes, they are designed to provide specific views, a significant change in that view will effect our experience of the asset; impact: **negative/minor**.

6.6.10 Historic Landscape

General Landscape Character and impact on

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 West Devon landscape character assessment (2008) this area is characterised as Type 1D – *inland undulating uplands*. This character area is described as open rolling and sloping uplands with streams, with a sparse settlement pattern of long-established small stone villages and isolated houses and farms, indicative of parkland estates. This character area is noted for being high and open with extensive views where hedge-banks permit. With this in mind, it should be noted that there is an increasing issue with cumulative impact (see Figure 22). In particular relation to this proposal is the erection of a large (77m to tip) turbine at Lifton Farmshop to the north, which means that the heritage assets within the village at Lifton, and particularly the church will be those most which will experience cumulative impact most notably. Overall, given the possible cumulative impact on the character of this historic landscape, the impact of the proposal 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 Ridgcombe Farm, Lifton, Devon

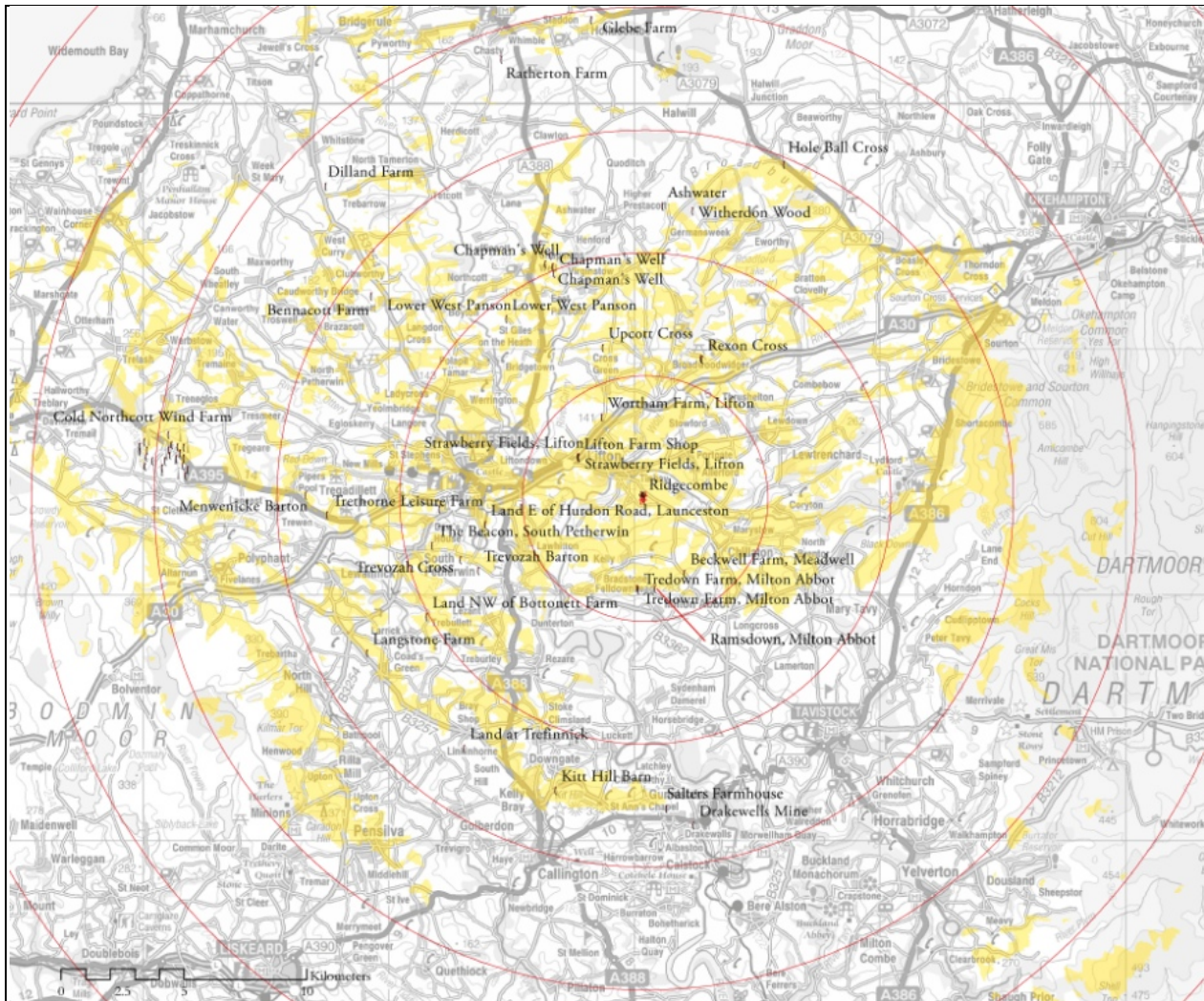


Figure 23: Map of cumulative impact within 20km (courtesy of Landscape Visual Ltd).

6.7 Summary of the Evidence

S-T Zone	Identifier	Site	NGR	Impact
SAM	30330	Hilltop enclosure 100m NE of Castle Farm (borderline)	SX4039885491	Negative/minor
SAM	34264	Bowl barrow 280m SW of Upcott Cross	SX3881390171	Neutral
SAM	34277	Bowl barrow 240m SE of Upcott Cross	SX3910290311	Neutral
SAM	34263	Bowl barrow 430m NW of Upcott Cross	SX3852490652	Negative/unknown
SAM	30329	Bowl barrow on Galford Down	SX4793585804	Negative/unknown
SAM	DV988	Earthworks on Brent Tor (borderline)	SX4709780392	Neutral
SAM	34284	Round barrow cemetery & beacon at Heathfields, W of Moorlands (borderline)	SX4615679595	Neutral
SAM	34282 34283	2 Bowl barrows 340m & 570m E of The Firs	SX4566779631	Neutral
SAM	CO406	Camp E of Brockle	SX3190780536	Neutral
SAM	25258	Medieval cross-head & cross shaft in churchyard, Launceston	SX3323984663	Neutral
SAM, LB I	15005	Launceston Castle (borderline)	SX3306384595	Negative/minor
SAM, LB II* & II	CO268	Part of Launceston Priory 50m SE St Thomas Church, plus remains	SX3281385016	Neutral
SAM	15571	Late Medieval packhorse bridge, Launceston	SX3278885096	Neutral
SAM	15006	Early medieval urban burh, E of St Stephens	SX3254785719	Neutral

Land at Ridgcombe Farm, Lifton, Devon

		Church		
SAM	CO945	Round 160m S of White Bridge, St Stephen By Launceston	SX3267586659	Negative/unknown
LB I	92386	Church of St Mary, Lifton	SX3863485019	Negative/moderate to negative/substantial
LB I & II	92329 92330	Church of St Mary, Kelly Stanbury Memorial, GII	SX395148140 SX395208138	Negative/minor
LB I, II* & II	92325 92326 92328 92327	Kelly House, GI Stable block 10m NE of Kelly House, GII* Granary 20m NE of House, GII Barn 50m N of house, GII	SX3944681394 SX3948881444 SX3950381452 SX3945281480	Neutral
LB I	92260	Church of St Nonna, Bradstone	SX3812380899	Negative/minor
LB II	92263 92262 92261	Gatepiers to Church of St Nonna, Bradstone Headstone of Stephen Hamley Headstone of John Philip	SX3815180880 SX3811780869 SX3811480873	Neutral
LB I, II* & II	92266 92264 92265 92267 92268	Bradstone Manor gatehouse & walls, GI Bradstone Manor House, GII* Stables, GII Gate Piers, GII Barn, GII	SX3816980885 SX3818080910 SX3815480904 SX3817280880 SX3816380951	Neutral
LB I & II	92412	Church of St Mary, Marystowe, GI multiple tombs/gravestones & Lych Gate, GII	SX4346582862	Negative/minor to negative/moderate
LB I	369978	Church of St Mary Magdalene, Launceston	SX3320884675	Neutral
LB I	370137	The West Bridge, Launceston	SX3278985095	Neutral
LB I	270083	Church of St Stephen, Launceston	SX3247685701	Neutral - negative/minor
LB I	68201	Werrington Park House	SX3320287118	Negative/moderate
LB II	68199 68200 68202 68203 68204 68205 68206 68207 68053 68054 68055 68056 68057	<i>Werrington Park:</i> North Lodge Gate Piers by North Lodge Ha-Ha Estate Office Converted Carriage House & Stables Tunnel Ice House Kitchen Garden Walls South Lodge Gate Piers by South Lodge White Bridge Terrace House The Sugar Loaves	SX3287587635 SX3287487623 SX3314687108 SX3323687153 SX3325487156 SX3320487185 SX3322187196 SX3332687138 SX3243986358 SX3242986366 SX3266786826 SX3305686421 SX3366086200	Neutral
LB I	68191	Church of St Martin & St Giles, Werrington	SX3278987612	Neutral
LB I	68058	Yeolm Bridge, Werrington	SX3181187388	Neutral
LB I & II*	90752	Church of St Nicholas, Broadwoodwidge, GI Palmer headstone, GII*	SX4112989179	Negative/minor
LB I	94275	Church of St Mary, Bratton Clovelly.	SX4636091821	Negative/minor
LB I	92346	Parish Church of St Peter, Lewtrenchard	SX4571786111	Neutral
LB I	92287	Church of St Michael De Rupe, Brentor	SX4707780403	Neutral-negative/minor
LB II*	92411	Yew Tree Cottage, Marystowe	SX4286384654	Neutral
LB II*	92446	Forda House, Chillaton, Milton Abbot	SX4352182147	Neutral
LB II*	92275	East Liddaton Farmhouse, Brentor	SX4627982638	Neutral to negative/minor
LB II*	92298	Parish Church of St Andrew, Coryton	SX4570583554	Neutral
LB II*	90747	Upcott, Broadwoodwidge	SX3966790114	Neutral
LB II*/II	94269	Wrixhill Farmhouse, GII* Barn, shippon & wall, all GII	SX4642890670	Neutral
LB II*	94264	North Breazle Farmhouse, Bratton Clovelly	SX4489892115	Negative/unknown

Land at Ridgcombe Farm, Lifton, Devon

LB II*	68213	Milltown House & garden, Yeolmbridge,	SX3161687431	Neutral
LB II*	370079	Roman Catholic Church of St Cuthbert Mayne, Launceston		Neutral
LB II*	370056	Church of St Thomas By Launceston	SX3279385062	Neutral
LB II*	369986 369984 370122 369976 370009 370005	<i>Launceston (south central):</i> Town Walls Dockacre House & attached road frontage walls 5 & 7 Southgate Street 26 Church Street 11, 13 & 13A High Street No 4 incorporating the Judges Kitchen	SX3329584623 SX3331484628 SX3323684570 SX3319684600 SX3317084586 SX3317684628	Neutral-negative/minor
LB II*	393565	Church of St Michael, Lawhitton	SX3554782356	Neutral-negative/minor
LB II*	393571	Greystone Farmhouse, Lezant	SX3626179958	Negative/minor
LB II*	393675	Lower Trekenner Farmhouse, Lezant	SX3423578294	Neutral
LB II*	393678	Church of St Briocus, Lezant	SX3384779087	Neutral
LB II	92372	Whitely, Lifton	SX4068784332	Negative/moderate
LB II	92361	Ashleigh, Lifton	SX3962983543	Negative/minor
LB II	92399 92398 92396 92395	<i>Tinhay:</i> Southern Bridge Logs Cottage The Forge Tinhay Bridge	SX3960784927 SX3937385128 SX3934685225 SX3937085367	Neutral-negative/minor
LB II	92377 92378 92379 92380 92392 92391 92381 92394	<i>Lifton:</i> Holly Cottage Hornapark Wall & gatepiers to SE of Hornapark Cockpit C.8m N of Arundel Arms The Old manor The Old rectory Lifton Cottage Hotel Dingley Dale	SX3868784993 SX3847184982 SX3848284975 SX3860385137 SX3868585066 SX3868485052 SX3875385114 SX3873785217	Neutral-negative/minor
LB II	92384 92382	Lifton Bridge; South Lodge & gatepiers	SX3891284819 SX3887084808	Neutral
LB II	92525 92524 92526 92528 92527 92529	<i>Sprytown, Marystowe:</i> Lowertown Farmhouse The Thatched House Rose Cottage Homeleigh Brambles Maitland Cottage	SX4112285360 SX4116885445 SX4124485339 SX4126385367 SX4125285359 SX4129385334	Negative/minor
LB II	92522	Milford Farmhouse, Stowford	SX4095086440	Neutral
LB II	90737 90736 90731	<i>Kellacott, Broadwoodwidge:</i> Little Kellacott Farmhouse Kellacott Farmhouse Elmsleigh Farmhouse	SX4002988448 SX4015788440 SX4020888354	Neutral
LB II	90745	Thorne Farmhouse, Broadwoodwidge	SX3909088319	Neutral
LB II	92371	Stone Farmhouse, Lifton	SX3920686352	Negative/unknown
LB II	92523	Stowford Bridge, Stowford	SX4278087344	Neutral
LB II	92376	Yeat Farmhouse, Lifton	SX3799985903	Neutral
LB II	92393	Higher Cawdron, Liftondown, Lifton	SX3680685211	Neutral
LB II	92364	Lifton Park, Lifton	SX3808284562	Negative/unknown
LB II	92248	Baucombe & adjoining barn on S, Bradstone	SX3781582103	Negative/minor
LB II	92324	Yalford Cottages, Kelly	SX3919482494	Neutral
LB II	92323	Hall Farmhouse, Kelly	SX3993282150	Negative/unknown
LBII	92319 92320	Billacombe Farmhouse Stables	SX4214482305 SX4212282314	Negative/unknown

Land at Ridgecombe Farm, Lifton, Devon

	92321 92322	Bank Barn Watermill and Stables	SX4212182281 SX4214282345	
LB II	92259	Woodlands Cottage, Bradstone	SX3866781222	Negative/unknown
LB II	92247	Albert Cottages, Bradstone	SX3883580984	Neutral
LB II	92253 92254	Holland, Bradstone Granary & dairy	SX3949280724 SX3946880730	Neutral
LB II	92258	Parish boundary stone 200m S of Hill Park, Bradstone	SX3729980244	Neutral
LB II	92257	Parish boundary stone 200m E of Felldown Head. Bradstone	SX3799880071	Neutral
LB II	92441 92442	Downhouse, Milton Abbot 2 ranges of outbuildings forming yard	SX4138780656 SX4137880672	Neutral
LB II	486888	The Round House inc' garden wall, Milton Abbot	SX4376880942	Neutral
LB II	92512	East Quither Farmhouse, Barn & Gate piers, Milton Abbot	SX4428181114	Neutral
LB II	92456	Sunnyside & Cottage to S, Milton Abbot	SX4330181906	Neutral
LB II	92454	Rock Farmhouse, Chillaton, Milton Abbot	SX4350182044	Neutral to negative/minor.
LBII	92439	Broadtowne, Milton Abbot	SX4426882266	Neutral
LBII	92423 92424	Sunday School and Wall; The Old Vicarage Marystowe	SX4344582881	Neutral
RP&G	1684	Hayne Manor gardens, Stowford	SX4208886609	Neutral
RP&G	1694	Sydenham House, Marystowe	SX4303683851	Negative/moderate
RP&G	1493	Werrington Park, Werrington	SX3311186805	Negative/minor
	-	HISTORIC LANDSCAPE CHARACTER	--	Negative/moderate

7. Conclusions

7.1 Discussion and Conclusion

The proposed turbine, and the access track, would be installed on land that belonged to the holding of Whitely in the early 19th century, and was enclosed in the medieval period from formerly open strip-fields.

There is a possible prehistoric enclosure to the immediate south of the proposal site and a number of field names and findspots suggesting that there is wider prehistoric activity within the immediate 1km around the site. The walkover and geophysical surveys carried out at the site identified the remains of removed historic field-boundaries, and other boundaries which fit in with the known historic field-system. There is a further removed field boundary which does not fit in with the present field pattern, which may therefore be of earlier (possibly prehistoric) origin. This removed field boundary was exposed and investigated during an archaeological evaluation corroborating the evidence of the geophysical survey. However, no dating evidence was recovered. A remnant soil cut by this ditch also survived within the extent of a subtle plateau within the slope, on the down-slope side of the ditch.

In terms of the wider landscape, the site is located on a north-east facing slope, below the summit of a gently undulating east-west orientated ridge. This landscape is relatively open and exposed, and any tall vertical element will be highly visible, although local blocking will often apply.

Within 5km of the proposed turbine there are 41 Listed buildings or groups of Listed buildings, most of which are Listed Grade II, but four are Grade II* and five are Grade I. There are ten Grade I Listed buildings and 14 Grade II* buildings at 5-10km. There is one Scheduled Monument within 5km, and another 15 Scheduled Monuments at 5-10km. Most of the Scheduled Monuments are prehistoric enclosures located in elevated positions in the landscape.

Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed turbine, or else the contribution of setting to overall significance is less important than other factors. 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**), even though only a small number would be more seriously affected (**negative/moderate**) these are; the Church of St Mary at Marystowe; Werrington Park House; nearby Whitely and Sydenham House, Marystowe. The Church of St Mary at Lifton will be the asset most seriously affected (**negative/moderate** to **negative/substantial**). Cumulative impact is also significant in the case of the Church of St Mary, and the other assets within the village of Lifton.

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/minor** to **negative/moderate**, on the basis that few heritage assets will be affected and those which may be, are typically located over 5km away, or that setting and views play little role in their significance.

8. Bibliography & References

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Appendix 1

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

Location: Ridgcombe Farm

Parish: Lifton

County: Devon

NGR: 240425, 83929

Planning Application ref: 00718/2014

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 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 Ridgcombe Farm, Lifton, Devon. The PD and the schedule of work it proposes have been drawn up in consultation with Bill Horner of the Devon County Historic Environment Team (DCHET).

2.0 ARCHAEOLOGICAL BACKGROUND

2.1 The proposed turbine site is situated on land classified as *Medieval enclosures based on strip fields* on the Devon Historic Landscape Characterisation. There is cropmark evidence for a Prehistoric enclosure just to the south of the site and 19th century placename evidence for further possible Prehistoric earthworks to the north and west of the site.

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.

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;

Land at Ridgcombe Farm, Lifton, Devon

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

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Appendix 2

PROJECT DESIGN FOR EVALUATION TRENCHING ON LAND AT RIDGECOMBE FARM, LIFTON, DEVON

Location: Land at Ridgcombe Farm,
Parish: Lifton
County: Devon
NGR: SX 40425 83929
Proposal: Wind turbine
Date: 28th March 2014

1.0 INTRODUCTION

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 EM Ltd (the Client). It sets out the methodology for evaluation trenching and for related off site analysis and reporting at Ridgcombe Farm, Lifton, following the desk-based research and geophysical survey which have already been carried out. The PD and the schedule of work it proposes have been drawn up in consultation with Bill Horner and Stephen Reed, Devon County Historic Environment Team (DCHET).

2.0 ARCHAEOLOGICAL BACKGROUND

The proposed turbine site has a small number of undesignated assets within its immediate (1km) surroundings. Arguably the most interesting asset is the possible prehistoric enclosure to the south and its associated cropmarks, which suggest high potential for late prehistoric remains. The field names of 'Castle Park' and 'Stone Burrows' to the north and west-north-west also hint at possible further prehistoric activity within close proximity to the turbine. The former manor of Ashleigh to the west is listed in Domesday, and the present Grade II Listed farmhouse has surviving medieval elements.

The geophysical survey has revealed a very small number of geophysical anomalies (see Fig.1 below). Most of these relate to field boundaries shown on historic maps, but one of the linear features does not, and appears to predate the modern fieldscape.

3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 To assess the potential for the survival of below-ground archaeological deposits.
- 3.1.2 Produce a report containing the results of the evaluation trenching;
- 3.1.3 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 Evaluation Excavations:

Two evaluation trenches will be dug on site, targeting features highlighted by the geophysics results (Fig. 1). The trenches will cover approximately 50m in total, both positioned to investigate the linear features identified in the geophysical survey. The evaluation trenches will be opened by machine but thereafter undertaken by hand by the site archaeologist to the depth of *in situ* subsoil/weathered natural or archaeological deposits whichever is highest in the stratigraphic sequence. Should archaeological deposits be exposed they will be investigated by the site archaeologist.

4.1.1 The archaeological work will be carried out in accordance with the *Institute for Archaeologists Standard and Guidance for Archaeological Field Evaluation 1994 (revised 2001 & 2008)* and *Standard and Guidance for an Archaeological Watching Brief 1994 (revised 2001 & 2008)*.

4.1.2 Spoil will be examined for the recovery of artefacts.

4.1.3 All excavation of exposed archaeological features shall be carried out by hand, stratigraphically, and fully recorded by context to IfA guidelines. All features shall be recorded in plan and section at scales of 1:10, 1:20 or 1:50. All scale drawings shall be undertaken at a scale appropriate to the complexity of the deposit/feature and to allow accurate depiction and interpretation. An adequate photographic record of the excavation will be prepared. Where digital imagery is the sole photographic record, archivable prints will be prepared by a photographic laboratory.

4.1.4 If archaeological features are exposed, then *as a minimum*:

- i) small discrete features will be fully excavated;
- ii) larger discrete features will be half-sectioned (50% excavated);
- iii) long linear features will be sample excavated along their length, with investigative excavations distributed along the exposed length of any such feature, and to investigate terminals, junctions and relationships with other features.
- iv) One long face of each trench will be cleaned by hand to allow site stratigraphy to be understood and for the identification of archaeological features.

Should the above % excavation not yield sufficient information to allow the form and function of archaeological features/deposits to be determined full excavation of such features/deposits may be required. Additional excavation may also be required for the taking of palaeoenvironmental samples and recovery of artefacts. Any variation of the above will be undertaken in consultation with the HET.

- 4.1.5 Artefacts will be bagged and labelled on site. Unstratified post-1800 pottery may be discarded on site after a representative sample has been retained. Following post-excavation analysis and recording, further material may be discarded, subject to consultation with the appropriate specialists and the receiving Museum;
- 4.1.6 Should archaeological or palaeoenvironmental remains be exposed, the site archaeologist will investigate, record and sample such deposits.
- 4.1.7 The project will be organised so that specialist consultants who might be required to conserve or report on finds or advise or report on other aspects of the investigation (e.g. palaeoenvironmental analysis) can be called upon and undertake assessment and analysis of such deposits - if required. On-site sampling and post-excavation assessment and analysis will be undertaken in accordance with English Heritage's guidance in *Environmental Archaeology: a guide to the theory and practice of methods, from sampling and recovery to post-excavation* (2002).
- 4.1.8 Human remains will be left *in-situ*, covered and protected. Removal will only take place under appropriate Ministry of Justice and environmental health regulations. Such removal will be in compliance with the relevant primary legislation.
- 4.1.9 Any finds identified as treasure or potential treasure, including precious metals, groups of coins or prehistoric metalwork, will be dealt with according to the Treasure Act 1996 Code of Practice (2nd Revision) (Dept for Culture Media and Sport). Where removal cannot be effected on the same working day as the discovery, suitable security measures will be taken to protect the finds from theft.
- 4.1.10 In the event of particularly significant discoveries, the HET will be informed and a site meeting between the consultant, the HET and the client/applicant will be held to determine the appropriate response.

6.0 REPORT

- 6.1 A report will be produced, which will form an integral part of the HVIA report; it will include the following:
 - 6.1.1 A report number and the OASIS ID number;
 - 6.1.2 A location map, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
 - 6.1.3 A concise non-technical summary of the project results;
 - 6.1.4 The aims and methods adopted in the course of the investigation;
 - 6.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
 - 6.1.6 A statement of the impact of the proposed development on the potential archaeological resource, and shall indicate any areas where further evaluation (e.g. intrusive trenching) and/or recording is recommended;
 - 6.1.7 A copy of this PD will be included as an appendix.
- 6.2 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 HET in digital 'Adobe Acrobat' PDF format.
- 6.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online AccesS to the Index of archaeological investigations*) database under a record number to be obtained.

7.0 FURTHER WORK

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

8.0 ARCHIVE DEPOSITION

- 7.1 An ordered and integrated site archive will be prepared in accordance with Management of Research Projects in the Historic Environment (MoRPHE) English Heritage 2006 upon completion of the project. If artefactual material is recovered the requirements for archive storage shall be agreed with Plymouth City Museum and Art Gallery under an accession number.
- 7.2 Where there is only a documentary archive this will be retained by SWARCH for a minimum of 3 years after which point it may be destroyed. A copy of the report will also be supplied to the National Monuments Record (NMR) Swindon.

9.0 PERSONNEL

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).

Natalie Boyd

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Appendix 1 – List of specialists

Land at Ridgecombe Farm, Lifton, Devon

Building recording

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

Conservation

Alison Hopper Bishop the Royal Albert Memorial Museum Conservation service a.hopperbishop@exeter.gov.uk
 Richard and Helena Jaeschke 2 Bydown Cottages, Swimbridge, Barnstaple EX32 0QD mrshjaeschke@email.msn.com
 Tel: 01271 830891

Curatorial

Thomas Cadbury Curator of Antiquities Royal Albert Memorial Museum, Bradninch Offices, Bradninch Place, Gandy Street, Exeter EX4 3LS Tel: 01392 665356
 Alison Mills The Museum of Barnstaple and North Devon, The Square, Barnstaple, North Devon. EX32 8LN Tel: 01271 346747

Bone

Human Professor Chris Knusel University of Exeter Tel: 01392 722491 c.j.knusel@ex.ac.uk
 Animal Wendy Howard Department of Archaeology, Laver Building, University of Exeter, North Park Road, Exeter EX4 4QE
w.j.howard@exeter.ac.uk Tel: 01392 269330

Lithics

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

Palaeoenvironmental/Organic

Wood identification Dana Challinor Tel: 01869 810150 dana.challinor@tiscali.co.uk
 Plant macro-fossils Julie Jones juliedjones@blueyonder.co.uk
 Pollen analysis Ralph Fyfe Room 211, 8 Kirkby Place, Drake Circus, Plymouth, Devon, PL4 8AA

Pottery

Prehistoric Henrietta Quinnell 39D Polsloe Road, Exeter EX1 2DN Tel: 01392 433214
 Roman Alex Croom, Keeper of Archaeology Tyne & Wear Archives & Museums, Arbeia Roman Fort and Museum, Street, South Shields, Tyne and Wear NE332BB Tel: (0191) 454 4093
alex.croom@twmuseums.org.uk
 Medieval John Allen, 22, Rivermead Road Exeter EX2 4RL Tel: 01392 256154 john.p.allan@btinternet.com
 Post Medieval Graham Langman Exeter, EX1 2UF Tel: 01392 215900 email: su1429@eclipse.co.uk



Figure 1: Trench plan showing the planned trenches and the geophysics results.

Appendix 3 Key Heritage Assets

Hilltop enclosure 100m NE of Castle Farm
UID 30330

A hilltop enclosure located on a high ridge above the confluence of the Rivers Wolf, Thrushel and Lyd. It commands a high and prominent location with wide local views. The monument survives as an oval enclosure marked by a rampart. It is aligned from north east to south west and its interior measures 86.6 metres long by 48.2 metres wide. The rampart measures from 5.9 metres up to 12 metres wide and is a maximum of 1.9 metres high. The outer ditch surrounding the rampart is evident on the eastern side where it is 6.8 metres wide and up to 0.3 metres deep; elsewhere it survives as a buried feature. Scheduled.

Bowl barrow 280m SW of Upcott Cross
UID 34264

Bowl barrow surviving as a circular mound 21.3m in diameter and 0.6m high. It is surrounded by a slight ditch 3m wide.

Bowl barrow 240m SE of Upcott Cross
UID 34277

A bowl barrow, situated on a high upland ridge south east of Upcott Cross. The barrow mound measures 35.2 metres in diameter and up to 0.5 metres high. Scheduled. SX 3910 9031. Probable tumulus visible on air photographs. A very spread circular earthen mound, diameter 30.0m, maximum height 0.4m. No trace of a ditch. In arable. Almost certainly a ploughed down bowl barrow. Surveyed at 1:2500. A bowl barrow, situated on a high upland ridge south east of Upcott Cross. The barrow mound measures 35.2 metres in diameter and up to 0.5 metres high. Scheduled.

Bowl barrow 430m NW of Upcott Cross
UID 34263

Bronze Age bowl barrow surrounded by a ring ditch located 430 metres north west of Upcott Cross on an upland ridge overlooking a tributary valley to the River Carey. Scheduled. (SX 38529065) Tumulus (NR) A barrow approximately 40 metres in diameter and 1.2 metres in height on arable but fairly well preserved land with traces of a ditch to the north. See GP. Now turf covered. Published 1:2500 survey revised. Visible on air photographs. Bronze Age bowl barrow surrounded by a ring ditch located 430 metres north west of Upcott Cross on an upland ridge overlooking a tributary valley of the River Carey. The mound is 35 metres in diameter and 1.1 metres high. Scheduled. (5)

Bowl barrow on Galford Down
UID30329

A bowl barrow situated on the summit of a high hill on Galford Down. The barrow survives as a 21.3 metre diameter mound standing up to 0.6 metres high. There is a surrounding ditch which measures 2.7 metres wide and up to 0.2 metres deep, although this survives mainly as a buried feature. Several larger stones may be seen protruding from the mound which may indicate the presence of a partially exposed kerb, and the whole surface is uneven. Scheduled. (SX 47938580) TUMULUS (NR). Galford Down. A dilapidated and unopened cairn. This cairn, existing as a low turf-covered mound stands in a very stony arable field; the farmer apparently taking great care to plough round it. Diameter 20.0m and height 0.75m. Condition fair. "Lew Trenchard. One barrow is to the SW of Westdown Pool". (SX 4793 8580) CAIRN (NR) SX 47938580. A turf-covered cairn 21.2m in diameter and 0.6m high, slightly mutilated. Resurveyed at 1:2500.

Earthworks on Brent Tor
UID DV988

Enclosure, of uncertain date (possibly a Prehistoric hillfort), seen as earthworks. Brent Tor has been fortified, the turf vallum being still in a good state of preservation. An earthwork of unknown date or purpose runs around Brent Tor well below the summit in the form of a massive stone-faced bank. In 1232 Henry III granted to the abbot of Tavistock, an annual three-day fair to be held at the church of Brentor. Air photographs also show a possible bank nearer the summit of Brent Tor. A rapid examination of air photography shows the earthworks on Brent Tor, possibly the remains of a Prehistoric hillfort.

Round barrow cemetery & beacon at Heathfields, W of Moorlands
UID 34284.

SX 45987959 Tumulus (NR). A barrow 18.0m in diameter by 0.8m high with a flattish top and possibly ditched. Visited by Grinsell 13 June 1971. On a flattish hill top situation at about 290m. OD., within enclosed common land is a flat topped platform barrow 20.0m. in diameter and 0.7m. high. The traces of a possible ditch, recorded in 1971, are not currently visible on the ground (see plan). Condition: good; grass covered but crossed by narrow (1.5m) rig and furrow. No finds were made. Surveyed at 1/2500. Remains of a round barrow, forming part of a barrow cemetery. Scheduled.

SX 46237958 Mound (NAT). A round barrow 16.0m in diameter by 0.7m high. Visited by Grinsell 6 June 1974. On a flat hilltop about 198m. O.D. is a platform barrow 18.5m. in diameter and 0.6m. high, with a sharply cut perimeter slope 1.5m. wide. There is no visible ditch (see plan). Condition good, but with much overgrown with furze and bramble, with a hedging ditch cutting the northern extremity. No finds were made. Surveyed at 1/2500. A bell barrow, forming part of a round barrow cemetery. The barrow mound measures 18.5 metres in diameter and 0.6 metres high, with a sharply cut perimeter slope 1.5 metres wide. There is no visible ditch. Scheduled. (4)

Land at Ridgcombe Farm, Lifton, Devon

SX 46347942 Mound (NAT). A round barrow 20.0m in diameter by 0.4m high. Visited by Grinsell 13 June 1971. On a flattish hilltop at about 296m. O.D. within an area of former common land, now enclosed, is a platform type barrow, 19.0m. in diameter and 0.6m. high, with no evident ditch (see plan). Condition good: grass covered with traces of narrow (1.5m) rig and furrow ploughing crossing the mound. No finds were made. Surveyed at 1/2500. Remains of a possible bell barrow, forming part of a round barrow cemetery. The barrow mound measures 19 metres in diameter and 0.6 metres high, with no evident ditch. There are traces of narrow rig and furrow ploughing crossing the mound. Scheduled.

A round barrow, apparently of flattened bell type, forming part of a barrow cemetery. It measures 23 metres in overall diameter and stands 1 metre high, inclusive of a central mound 6 metres across and 0.5 metres high. A berm about 2. to 3 metres wide can be indistinctly seen because of vegetation. There are possible but very indistinct traces of a ditch around the south west quadrant. SX 46217942 Tumulus (NR). A gorse-covered round barrow 21.0m in diameter by 1.0m high. Visited by Grinsell 13 June 1971. At about 295m. OD slightly below a hilltop within an area of former Common land, now enclosed is a round barrow, apparently of flattened bell type. It is 23.0m. in overall diameter and 1.0m. high, inclusive of a central mound 6.0m. across and 0.5m. high. A berm about 2.0m. to 3.0m. wide can be indistinctly seen because of vegetation (see plan). There are possible but very indistinct traces of a ditch around the S.W. quadrant. Condition good, but covered with a dense growth of furze. No finds were made. Surveyed at 1/2500. (3) Remains of a round barrow, forming part of a barrow cemetery. Scheduled. Two round barrows, forming part of a barrow cemetery. The first barrow measures 21 metres in diameter and 0.9 metres high, with a sharply defined slope at the perimeter. The second is 24.5 metres in diameter with no traces of a ditch reported in 1971. Its total height is 1.3 metres, made up from what seems to be a flat topped central mound 15 metres in diameter and 0.5 metres high, surrounded by a poorly defined berm about 1.5 metres wide and 0.8 metres above the base of the barrow ('A' at SX 46067958 and 'B' at SX 46137959) Tumuli (NR) Two round barrows each with a possible ditch. 'A' is 20.0m. in diameter by 1.0m. high. 'B' is 25.0m. in diameter by 1.3m. high. Both visited by Grinsell 13 June 1971. (2) On a flat hill-top, at 297m. O.D. is two barrows. A: A round barrow of platform type, 21.0m. in diameter and 0.9m. high with a sharply defined slope at the perimeter. There are no traces of the possible ditch noted in 1971 (Authy. 2) B: A (?) bell-type barrow, 24.5 m. in diameter with no traces of a ditch reported in 1971. The total height is 1.3m., made up from what seems to be a flat topped central mound 15.0m. in diameter and 0.5m. high, surrounded by a poorly defined berm about 1.5m. wide and 0.8m. above the base of the barrow (see plan) (for a similar barrow see SX 47 NE 7). Condition good, but much overgrown with furze. No finds were made. Surveyed at 1/2500. Two round barrows forming part of a barrow cemetery. Scheduled.

(SX 46167959) The Beacon (NAT) (1) The parish constable's accounts of Mary Tavy contain a reference on 18 July 1690 to "repairing of Hearthfill beacon, parish of Lamerton". No doubt this refers to the beacon at Heathfield. A round barrow 22.0m. in diameter by 1.4m. high, the east part removed to build walls which meet near the centre. visited by Grinsell 6 June 1974. (2-3) At 298m. O.D. on the level top of a hill with relatively unrestricted views in all directions is an extremely mutilated mound at the junction of three earth hedge-banks, all probably utilizing the material of the mound in their construction. The present diameters are 24.0m. by 20.0m. overall. A crescentic western extremity is most prominent and though at maximum 7.0m wide, it is 1.2m. high externally and 0.5m. high where it is has been cut into alongside the hedge. Further traces exist to the E. of this hedge which bounds the former common: immediately W. there is a platform about 0.3m. high approximately to the former perimeter and to the NE. a swelling is visible in the parish boundary bank. The position & appearance are compatible with a round barrow utilised as a beacon mound (see plan). Condition very poor: grass covered. No finds were made. Surveyed at 1/2500. The name 'The Beacon' is known locally. Apparently correctly applied to this barrow on the O.S. 25", the 1/50,000 has, for want of space, implied that the Beacon is SX 47 NE 4, a little to the S. Bowl barrow, forming part of a barrow cemetery. The barrow mound partially underlies a later field boundary was reused as a beacon. Scheduled.

2 Bowl barrows 340m & 570m E of The Firs

UID 34282.

Two barrows crossed by ridge and furrow. The easternmost barrow survives as a circular flat-topped mound measuring 22 metres in diameter and up to 0.7 metre high. The surrounding quarry ditch is visible on the northern, eastern and western sides of the mound, measuring up to 4.4 metre wide and 0.1 metre deep. A depression 2m wide and 0.1m deep on the western barrow may represent an old excavation trench. The barrows form part of a round barrow cemetery at Heathfield, with 8 other components lying further east. Scheduled.

SX 45437964 and SX 45677963 Tumulus (NR) (Twice). Barrow at SX 45437964 diameter 21.0m. by 0.8m. high with a flattish top and barrow at SX 45677963 diameter 23.0m. by 1.0m. high also with a flattish top and possibly ditched. Both visited by Grinsell 13 June 1971. On a very slight W slope at about 275m. O.D. below the crest of a hill, in enclosed land, formerly common are two barrows.

A: A fine platform barrow 22.0m. in diameter and 0.8m. high. Rabbit scrapes and a slight mutilation on the W. show the contents to be of stone and earth. There are faint traces of a ditch, clearest on the NE and SW where it is not so much obscured by the plough lines.

B: A flat topped platform barrow 25.5m. in diameter and 0.7m. high, and of stone and earth construction. No traces of the ditch recorded in 1971 are currently visible (see plan). Condition good: grass covered but both barrows are crossed by narrow (1.5m) rig and furrow, traceable over much of the former common. No finds were made. Surveyed at 1/2500.

Two barrows crossed by ridge and furrow. The easternmost barrow (SX 45667963) survives as a circular flat-topped mound measuring 24.9 metres in diameter and up to 1 metre high. The surrounding quarry ditch is visible on the northern, eastern and western sides of the mound. Scheduled.

Camp E of Brockle

CO406. No information was available for this monument at the time of the research.

Land at Ridgcombe Farm, Lifton, Devon

Medieval cross-head & cross shaft in churchyard, Launceston
UID25258

SX 33238466 (1) The remains of a Medieval octagonal cross shaft set on a modern base stands in a small enclosure at the east end of the church; height 5 ft 2 ins. A Gothic cross-head, restored circa 1850 and set upon a modern shaft and base on the Lawrence family grave (2) at SX 33208468 (1), is thought to have belonged to this shaft. It has now been removed from the Lawrence grave and is due to be placed on a new shaft alongside the original, which is considered not strong enough to support it (3). See drawing (4) and photograph (5). (1-5) This cross has been dismantled and reassembled as two distinct items:- (i) SX 33228464; the remains of the shaft 0.35m square and 0.3m high; its chamfered corners forming the base of a modern octagonal shaft. (ii) SX 33228465; the restored cross-head 0.3m square and 0.15m thick now standing on a modern shaft and base. Several pieces of similar masonry line the church paths and possibly came from the Priory (SX 38 NW 7) Church (SX 38 SW 67).

Launceston Castle
UID 15005, GV I

Castle. Norman earthwork incorporating existing rock outcrop. Late C11 for Robert, Count of Mortain, a half-brother of William the Conqueror, and later Earl of Cornwall; motte fitted with stone shell keep probably late C12; internal structure removed and replaced by a high tower early C13 by Richard of Cornwall; an outer fighting platform was built at about the same time and the enclosed steps up the motte were rebuilt and a tower was erected at their foot. Local slatestone rubble except for bluestone rubble of the high tower and greenstone and purplish volcanic stone (previously erroneously stated to be from polyphant). Plan: small irregular round shell keep with south entrance and a gap with garderobe channel to north west and 2 stone staircases to the parapet built within the thickness of the wall; within this a nearly round tower with doorway into an unheated ground floor; stone staircase within wall up to a heated 1st-floor hall with 1 window opening; remains of walls flanking motte staircase to D-plan gatehouse to tower; west of the gatehouse is a semi-circular wall defending a platform (locally known as "Paradise") containing a stone-lined probable water reservoir, then a bridge, probably with a drawbridge (now C20 bridge) with wall surviving on its east side; the walk from the bridge continues to remains of curtain wall on a high embankment (other buildings listed separately). The castle and its ancillary structures have been robbed of much of the dressed stone over the centuries, but a bullnose string survives above the battered plinth. The entrance to the shell keep is of 2 orders and retains the C13 springing stones for what was probably a 2-centred equilateral arch (replacing a Norman doorway) beside which are return stones to the former lead-roofed stone-walled steep walk up the motte. Inside this doorway are remains of portcullis slots and 2 deep sockets for draw bars. On the inner face of the very thick wall is the remains of another arch, possibly older; doorway to staircase with rubble vault, on the left. Another principal feature of the shell keep is a large opening, with evidence for a garderobe sluiced by water from the parapet, probably a position to defend the curtain wall below. The other staircase (see plan) retains the jambstones of its doorway and has a draw bar slot. Evidence for roofing of at least part of the shell keep area is a square drain hole through the parapet and the survival of significant areas of render. The High Tower has an ordered 2-centred arched doorway facing south west with the wall flat for a short distance on either side, draw bar holes inside doorway. At a level slightly higher than the parapet of the Shell Keep are a series of holes presumed to be for roof timbers of a former lead roof which covered the space between the High Tower and the Shell Keep. There are also numerous putlog holes. Higher up is a ragged hole of the former hall window and there are fragmentary remains of the original parapet. INTERIOR: corbels for ceiling beam and ledge for joists and the remains of a large hall fireplace with a curved ashlar back and moulded corbels for former hood. Gatehouse at foot of steps has some voussiors of former doorway to the D-plan block on the left and a window on its left. INTERIOR: ledge for former floor and another for former roof and parapet above. History: Launceston Castle was the administrative centre for the control of Cornwall from just after the Norman Conquest until 1272 when, following Richard of Cornwall's death, his son Edmund shifted the administration to Loswithiel. Following a period of neglect, repairs were put in hand in 1341 and repairs were recorded until the C15. The castle and town were held for the King until eventually captured by Fairfax's army on 25th February 1646. The High Tower was for much of the Medieval period used as a prison. The loss of so much dressed stone from the principal architectural features is to some extent explained by the following quote from Robbins p330: "No steps led to the Keep, which was inaccessible to any but speculative builders in want of good corner stones, and these were accustomed, crow-bar in hand, to use the Castle as their quarry ...". Much of this account is based on work at the castle in 1990 and 1991. Listing NGR: SX3310884648

Part of Launceston Priory 50m SE St Thomas Church, plus remains
UID CO268

Priory church. Norman font; 1482 on site of former Augustine Priory, restored 1871. Dressed volcanic stone, greenstone and granite; dry Delabole slate roofs with central ventilators; octagonal stone stack to west gable of South, aisle and moulded stack to North gable of transept. Nave/chancel; west tower; south aisle and south porch 19th century north transept. North wall rebuilt and the whole re-roofed in 1871.

Late Medieval packhorse bridge, Launceston
UID 15571

A late medieval packhorse bridge situated 35 metres north of St Thomas's Church. The bridge consists of five arches, increasing in height to the central arch which is almost rounded. The central arch is flanked by pointed cutwaters on its upstream, western, side. Between the two southern arches, the cutwater function is performed by a large boulder. On the downstream side, a single cutwater is located south of the central arch. The arches, piers and cutwaters are generally of local metamorphic stone. Granite blocks are used to face the apex of the upstream cutwater south of the central arch. This bridge is now restricted to pedestrian use. This bridge survives well and retains much of its original form and structure. Scheduled. Reviewed and now descheduled. (SX 32788509) St Thomas' Bridge (NR) (1) St Thomas Bridge; a 15th century pack horse bridge with a ford by the

Land at Ridgcombe Farm, Lifton, Devon

side. (2) A fine example of a Medieval pack-horse bridge. It is ragstone built with five low arches of Polyphant stone. The footway has a cobbled surface 2.0m wide with copings of granite slabs. Height of footway above river in centre of bridge is 1.25m with normal water flow. Total length is 24.0m. It has been fitted with heavy iron guard-rails along the sides, probably in the 18th century. See photograph. (4) No change since report of 11 10 51; still known as St Thomas's Bridge and correctly portrayed on the 1:2500 MSD. (5) Packhorse bridge over river. Late medieval. Slatestone rubble with large slate dressings and wrought iron railings. 5-span bridge has 2 cut-waters with 4-centred arches to upstream side, 1 to downstream side; late C19 railings and central cast iron lamp. Only the arch heads are now visible of the bridge, the piers flooded by the river which has silted up. LISTED GRADE I. (6)

The bridge's carriageway is 25.2 metres in length. The bridge is generally 2.4 to 2.6 metres wide and up to 5.5 metres across the cutwaters south of the central arch. The carriageway is cobbled by small pebbles in a concrete bed. Along each side of the carriageway is an 18th or 19th century wrought iron railing. (7) Descheduled in favour of protection by listing.

Early medieval urban burh, E of St Stephens Church

IUD 15006

It was presumably because of the developing urban character of the settlement adjacent to St Stephens that the monastery acquired the privilege of a mint. The earliest known coins from the mint were issued in the reign of Ethelred II, 976, and the latest in that of Henry II, 1160, (b1). On the basis of a map by OB Peter (b2), OS locates the mint in a field, known as Blind Master Warren in 1840 (b3), to the east of St Stephens church (b4). Peter's authority is not known. A slight humpiness in the ground here may indicate buried foundations (h1). The site is a Scheduled Monument, and was included in the Schedule on 26/4/1991. A geophysical survey of the undeveloped area to the east of the parish church was undertaken in 1990 (h2) and the area was surveyed by CAU in 1990 (h3, b11).

Round 160m S of White Bridge, St Stephen By Launceston

UIDCO945

A circular earthwork just below the 300 ft contour sloping down to the River Ottery on a knoll commanding the crossing point. The inner bank of the enclosure is about 1.0m high with surrounding ditch about 1.0m deep. There is no visible clearly defined entrance. It lies under deciduous woodland and with no internal features visible, see plan from OS 1:2500 1952. (2) A well preserved small earthwork in a beech wood, with shrubs covering its west side. It consists of a ditch with a bank on the scarp, see typical section. There is a causewayed entrance at SX 32658667 about 5.0m across. An old bridle path crosses the earthwork from north to south filling in the ditch a little on the south side and breaking down the rampart on north and south sides, but insufficient for survey. (3) Scheduled as a Round or Camp. An almost circular earthwork on a 1 in 15 north slope at about 83.0m OD, some 20.0m above the River Ottery. The interior is 37.0m in diameter and apparently not levelled, though a dense growth of rhododendron limits observation. The work is formed by a bank which averages 6.0m wide and 0.6m high, and an outer ditch 5.0m wide and 1.0m deep. On the lower, north side, the bank is much reduced, or perhaps was never strong since it is augmented by an outer counterscarp bank 4.0m wide and 0.3m high. In the north-west there is an entrance, 4.0m wide, with unbroken ground forming a causeway across the ditch. Shape, size and construction suggest a small Iron Age/Romano British 'round' or settlement.

Church of St Mary, Lifton

English Heritage Building ID: 92386, GV I

Parish church. C12 font, parts of the chancel and chancel chapel arches C14, the rest C15 and C16. Mostly dressed stone brought to course, ashlar masonry porch, slate roof, granite dressings. Largely Perpendicular church of nave, chancel, south aisle, south chancel chapel, west tower, north porch and north east vestry. Of the C12 church only the font remains. The C14 church had a south chancel chapel and the surviving respond and arch of the chancel and a respond to the chancel chapel arch are close enough to work at Kelly church (q.v.) to suggest the same shop of masons. In the late C15 the nave, chancel and chancel chapel were remodelled and the west tower was built. It is said that during the 1871 restoration evidence of an earlier tower was discovered on the north side. The south aisle and south porch are post Reformation (Honey) financed by William Harris of Hayne who purchased the manor in 1555. Documentation of 1836 refers to work on a "transept". Before the major restoration of 1871 the fabric, with the exception of the tower, was described as "very unsatisfactory" and the 1871 work comprised the rebuilding of the chancel and chancel chapel arches, the lowering of the nave floor and a reseating. The east wall of the chancel has a coped gable and a deeply-recessed 3-light arched Perpendicular window with Y tracery, some stonework replaced. The roof has been widened and there is evidence of rebuilding in the gable. The south chancel chapel has a coped east gable and a deeply-recessed 3-light Perpendicular east window with a hoodmould and a square-headed 3-light C16 south window with hoodmould, label stops and replaced mullions. An arched granite priest's door on the south side looks late C19 or C20. The south aisle of roughly-dressed coursed stone with some slate lacing has 2 C19 buttresses with set-offs and 4 3-light square-headed C19 stone windows and one 3-light square-headed C16 granite window all with hoodmoulds and label stops. The west wall of the aisle has a coped gable and a 3-light Perpendicular arched granite widow with hoodmould, label stops and replaced mullions. 3-light square-headed granite north window to the chancel has hoodmould, label stops and replaced mullions. The rectangular 1871 vestry has a chamfered granite doorway on the east side, and a 3-light square-headed window on the north side with hoodmould and label stops, the heads of the lights look C16. To the west of the vestry is an arched chamfered pulpit window. 2 square-headed granite 3-light Perpendicular windows to the nave have hoodmoulds and label stops, 5 mullions replaced. Large 2-storey C16 porch with embattled parapet has a polygonal corner stair turret on the west side and moulded arched doorway with carved spandrels under a square-headed hoodmould with carved label stops. An ogee-headed statue

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niche above the doorway is crowned with an engaged finial. The fine C15 3-stage embattled west tower has ashlar set-back buttresses with set-offs and an internal north-west stair turret with quatrefoil lights. The tower has a plinth below a moulded string course, strings marking the stages and large octagonal corner pinnacles with crocketed finials. The arched moulded west doorway has carved spandrels below a square-headed hoodmould with carved label stops. A deeply-recessed 4-light Perpendicular west window (mullions replaced) has a hoodmould, label stops and a frieze of blind quatrefoils in roundels above the sill. The south face of the tower has a chamfered 4-centred arched opening at the bell ringers' stage. 3-light Perpendicular traceried belfry opening with hoodmoulds and label stops to all 4 faces of the tower. Interior 6-bay Perpendicular granite south arcade, 2-bays to the chancel. The piers are monoliths of 4 shafts and 4 hollows with moulded capitals of various designs. The C14 moulded freestone chancel arch is carried on a moulded freestone north respond with a carved capital (q.v. Kelly church) and on a large granite corbel to the south. The C19 granite arch into the south chancel chapel has a similar arrangement with a C14 respond to the south and a C19 granite corbel to the north. The heavily-moulded tower arch springs high up from carved capitals on moulded shafts. Ceiled wagons to the nave and to the chancel are boarded, with ribs with fleurons and carved bosses and look largely medieval. The south aisle and chancel chapel ceiled waggon roofs look C19. The chancel has a gabled timber reredos of 1910 with blind tracery and pinnacles flanked by stone communion panels with an ambitious architectural stone surround of circa 1840 with pinnacles, crocketed finials and tabernacle work. A trefoil-headed piscina on the south wall could be C14. C19 tiling to chancel. Fine C12 font with a square bowl with chamfered corners below 4 carved heads with angular profiles, the sides of the bowl carved with intersecting round-headed blind arcading, leaves and dog tooth ornament. The bowl is on an octagonal plinth and base. 5-sided timber drum pulpit of 1910 has pierced tracery sides on a stem with struts. 1871 rectangular bench ends and contemporary choir stalls with poppy heads. 1910 timber eagle lectern on elaborate pinnacled base. 2 C16 panels with arabesque carving, possibly part of a screen, fixed to the west wall. A C17 monument in coloured marbles to members of the Harris family dominates the north wall of the chancel. 3 alabaster three quarter size figures kneel on a moulded half-chest on a plinth. The figures are divided by 4 Roman Ionic columns supporting an entablature crowned by 4 obelisks and 3 tall gabled inscription panels with putti lounging on the pediments. The monument is probably 1630 and commemorates Sir William, Sir Arthur and Lady Florence Harris, died 1590, 1618 and 1631. An inscription states that it was repaired and beautified in 1762 and 1795. a monument on the south wall of the chancel chapel commemorates John and Margaret Dynham of Wortham (q.v.) died 1641 and 1649. A central cartouche with an armorial bearing in relief is flanked by Corinthian columns supporting a pediment containing a bearded figure, putti and obelisks above, inscription panel below. Some ancient colour survives. A brass plaque to John Harris de Hayne died 1657 with armorial bearings above an inscription is fixed to the north wall of the chancel chapel. East window of circa 1905 is probably by Drake of Exeter, north chancel window by Beer and Driffield. Royal arms of William IV on the north wall of the nave. Listing NGR: SX3863385016

Church of St Mary, Kelly

English Heritage Building ID: 92329, GV1

Vestry 1865, west tower rebuilt 1885. Nave dressed stone brought to course; vestry and porch dressed stone; tower, aisle and chancel ashlar. Scantle slate roof to vestry and north aisle, asbestos slate roofs to nave, chancel and porch. C14 build probably nave and chancel of which one respond survives. North aisle and north chancel chapel added circa late C15 when the nave may have been rebuilt. C16 fenestration to nave. Major restoration of chancel in 1760. South porch and adjoining south west vestry 1865. Largely Perpendicular church with 5-bay north aisle, 2 bays to the chancel. Chancel masonry ashlar on chamfered rubble plinth, granite dressings. Plaque in east gable reads "Done by John Bollon, 1710". On the south side of the chancel two 4-light arched untraceried granite windows have "R E 17 10" on the label stops, for Richard Edgecumbe, rector 1702-1769. Coped east gable, 5-light C19 Perpendicular east window under a hoodmould, and a 1-light pulpit window under a square-headed hoodmould. North aisle with buttresses with set-offs, angle buttresses to east and west ends. Coped east gable, plinth differs from chancel. Good 4-light C15 Perpendicular chancel east window, deeply recessed in a moulded architrave with hoodmould and label stops, mullions replaced. 4 C15 Perpendicular windows to aisle have hoodmoulds and label stops. Westernmost bay of aisle has arched moulded doorway under a square hoodmould with carved label stops, spandrels also carved. 3-light Perpendicular west window to north aisle has hoodmould and label stops. Large 3-stage battlemented west tower rebuilt in 1885 has set back buttresses with set-offs and crocketed corner pinnacles on octagonal shafts. Tower has plinth and moulded strings marking stages. Internal north west stair turret. Arched moulded granite west doorway has decorative carving below square-headed hoodmould, trefoils carved in spandrels. Deeply recessed 3-light west window with Geometric tracery below hoodmould. West face of tower has 4-centred arched moulded opening at bellringers' stage in moulded rectangular architrave. 2-light arched belfry openings on all 4 faces of tower. The tower has unusual run-out stops below the battlementing. Irregular 1865 vestry and porch with asymmetrical coped gable. The vestry has a 2-light Decorated C19 window and a stone chimney carried on corbels. 2 quatrefoil lights to east wall of porch. Arched moulded outer doorway to porch below blind trefoil in gable. C19 collar rafter porch roof, granite arched inner doorway. Interior Moulded south respond of chancel arch probably C14 with capital including carved heads (q.v. Lifton). Moulded chancel arch carried on granite corbel on spandrel of north arcade, chancel arch presumably rebuilt when north aisle was added. Similar arch carried on corbels between north aisle and north chancel chapel (q.v. Lifton) which may have been a chantry. Piers of north arcade Pevsner 'A' type. Some variations and replacement to carved capitals. Segmental pointed tower arch carried on moulded responds with capitals. C19 unceiled wagon roofs with carved bases. C19 rectangular bench ends with blind tracery decoration. Rectangular late C19 pulpit with blind tracery. Plain octagonal font on shaft and base probably C15 but recut in the C19. The east window of the north aisle contains some important late C15 glass which was in the east window in a fragmentary condition before 1879 when it was restored by Baillie and Son of Wardour St. who repainted parts of the medieval glass, added some C19 glass and re-designed the window as single figures: Edward the Confessor, the Virgin Mary, re-crucifixion and St John, with angels in the head tracery. The glass was originally given by Mr Tremayne of Collacombe on the occasion of a Tremayne-Kelly marriage. The west window of the north

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aisle commemorating Admiral Benedictions Kelly, died 1867 is in the mosaic style and probably by Lavers, Barraud and Westlake. The tower window, the easternmost window of the north aisle and the east window all by Lavers and Westlake. 3 slate memorials to the Kelly family fixed to the east wall of the north aisle: 1514 to Oliver Kelly; 1605 to Thomas Kelly and 1627 to William Kelly. Wall monument to Richard Edgcumbe, died 1710 fixed to south wall of chancel: 2 columns support an entablature with a segmental pediment, oval inscription table below. Listing NGR: SX3951481402.

Kelly House

English Heritage Building ID: 92325, GV I

House. The main west block of 1742 to 1745 by Abraham Rundle of Tavistock is linked to the remains of the C16 and C17 house which was used as an east service wing after 1742. East wing C16 and C17. Rendered stone with slate roof gabled at right end and hipped to the front over the porch at the left, stone dressings. Massive lateral projecting stone stack; 1 rendered stack on ridge with a pair of diagonally-set shafts; second stack on ridge with a pair of axial shafts. a 4-bay block in the centre has an early to mid C16 roof and may have been an open hall associated with the rear lateral stack with an inner room to the right. The floor may have been inserted in the C17 when the house was refenestrated. Also of the C17 is the 2-storey porch, the lower end of the house

was probably dismantled in 1742 to 1745 when the old house was adapted as a service wing. In the C19 the first floor was refenestrated with timber mullioned windows probably preserving the C17 apertures. 2 storey. 1 + 2-window front with a 2 storey projecting porch on the front at the left. 2 To the right of the central hall block the front is slightly advanced under a sloping slate roof, probably indicating a demolished wing. Round-headed C17 ashlar porch doorway with voussairs, keystones, and the arch supported on square-capitals. Ground floor window to right of porch is a 6-light C17 stone mullioned window with 8 square leaded panes per light and 2 casements. Similar window to the right has a more prominent king mullion. 3-light C19 timber mullioned window above porch doorway has 10-panes per light. Similar 8-light window to right of porch has 12-panes per light; similar 6-light window, 12-panes per light above inner room. Interior 3 moulded arched brace trusses with principals with curved feet and 3-tiers of moulded stopped purlins. To the front of the house the principals have been truncated above the lower tier of purlins, presumably when the first floor was fenestrated, leaving only 2-tiers of purlins. Massive ground floor fireplace to the rear lateral stack has applied C19 lintel and jambs and was probably adapted when the room was used as a kitchen. C17 panelling intact. 1 C17 granite moulded fireplace to chamber above inner room. West wing: A classical house of 1742-45 by Abraham Rundle, built at a cost of £250. Stucco blocked out over stone rubble or brick. Hipped slate roof with central valley and 4 stone stacks on ridge. The plan is of 5 rooms around a rear central stair hall. The position of the original main entrance is puzzling. It may have been on the west front leading through the hall into the stair hall, but the present west front has only a modest garden entrance. In the late C19 a porch and butler's passage were added on the east, the porch leading directly into the great parlour and the passage leading to the service rooms. 2 storeys. 5-bay symmetrical garden (west) front with plinth, platband, rusticated quoins and eaves cornice above dentil frieze. The central 3 bays are slightly advanced below a pediment with dentil frieze and keyed oculus. Steps up to modestly-scaled central doorway of pilasters and entablature with triglyph frieze. First floor window above doorway has a moulded eared architect rave with a moulded keystone. Other windows plain with keystones, C19 horned sashes throughout. Venetian stair window with central sash with margin glazing on east wall, the flanking lights set within heavy pilasters supporting an entablature, the central light with round-arch and keystone. The late C19 porch on the east wall at the left is in a sympathetic style with a pedimented gable, quoins and a platband. 2 leaf panelled door below a round-headed fanlight with glazing bars and stained glass. Round-headed sash window with margin glazing to left return of porch, 2 similar windows to butler's passage. Interior A remarkably complete 1742-45 interior with all joinery, fireplaces and cornices intact. The stair hall is especially fine with an internal broken pediment to the stair window with a plaster cherubim above, a painted decorated plaster ceiling and a dog leg stair with panelled dado, ramped handrail, barley sugar balusters and fluted newels. 1 upstairs room retains some of what is probably a C18 colour scheme of grey and pink on the panelling. The first floor room above the former servants' hall has a variety of C17 panelling probably reused from the old house. In 1877 a partition wall between the common parlour and a closet was removed, and in 1877 a 2-bay 2-storey organ room was added to the north of the house. A circa late C18 painting shows the main entrance on the south side but this may never have been executed. The Kelly archive preserves an estimate for work to be done dated 1742, a memo of work to be done dated 1743 and 4 accounts for masons', architects', glaziers', plasterers' and carpenters' work dated 1742-45. Abraham Rundle leased one of the Kelly houses in the parish from A Kelly in 1746 and 1753. The Kelly Archive, E 4/7-9, EL 3/46, EL 3/42. The Kellys were established at Kelly at the Conquest, being descended from Motbert, who held the manor in 1086, and still live at Kelly House. The survival of an important early to mid C16 roof in the east wing, and the quality and completeness of the C18 interior make this an outstanding building. Listing NGR: SX3943181407

Stable block about 10m north east of Kelly House

English Heritage Building ID: 92326, GV II*

Stable block. 1740. Stuccoed stone rubble with slate roof hipped at ends. 2storeys. 7-bay Classical range with central bay slightly advanced under a pediment, central cupola on ridge. A central 2-leaf panelled door has a timber architrave with consoles supporting a cornice oculus above has bullseye leading. To the right are 3 later coach entrances with double doors below 3 cross windows with square-leaded panes and shutters below the transoms. 3 identical first floor windows to the left without shutters; 3 ground floor windows to the left are similar with glazing bars. On the ridge is a slate-hung clock turret with a probably contemporary clock face, the turret crowned by a cupola with a moulded cornice and lead covered dome. Interior not inspected. Listing NGR: SX3948881444.

Granary about 20m north east of Kelly House

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English Heritage Building ID: 92328, GV II Granary with dovecot over. Circa early C18. Flemish bond brick with pyramidal slate roof. Rectangular granary on 10 brick saddles with slate caps supporting a timber frame on which the granary stands, with first floor dovecot with gabled dove entrance in roof on west side. Entrances to granary and dovecot on west side. Additional piers added for support probably in the C19 Listing NGR: SX3951881467

Barn about 50m north of Kelly House

English Heritage Building ID: 92327, GV II

Tithe barn converted to theatre and now disused. Circa early C18. Stone rubble with slate roof hipped at ends. Large central entrance on south side under sloping slate roof on cheeks, early C20 steps up to the double timber doors date from the period when the barn was adapted for use as a theatre. Interior some pegged trusses may be original. In 1919 Mary Kelly founded the Kelly Dramatic Society and the success of the Kelly plays, performed by the parishioners, led to the formation of the Village Drama Society. Listing NGR: SX3945281480.

Stanbury memorial about 19m south of the porch of the church of St Mary

English Heritage Building ID: 92330, GV II

Statue. Late C19. Stone. Statue of winged child commemorating Ethel Stanbury of It all, died 1849. Listing NGR: SX3952081380

GI Church of St Nonna & Bradstone Manor gatehouse & walls; GII* Bradstone Manor; GII Barn, Stables Gate Piers, Tombstones; Bradstone

UID 92260, GV I

Parish church. Circa C12 origins with possibly nave, south door and chancel of that date. C13 tracery in south wall of chancel, possibly contemporary with dedication by Bishop Brondescombe in 1261. Nave and chancel heightened and north aisle added circa C15. Circa C15 west tower. Stone rubble nave and chancel with east wall of chancel partly rebuilt. Ashlar north aisle, west tower and south porch. Moulded plinth to north aisle and west tower. Rag slate roofs with nave and chancel in one. West tower of 3 stages with battlemented parapet and octagonal, crenellated turrets with heavy crocketed pinnacles. Surmounted by 3 stone crosses. Fourth cross in south porch. Angle buttresses. West door with 4-centred arch with hood. 3-light Perpendicular tracery above in 4-centred arch with hood. South side with lancet window with cusped head and rectangular hood. 2-light belfry openings on 4 faces with cusped heads. Slate tracery with ventilation holes. North aisle with 3-light Perpendicular tracery beneath 4-centred arches with hoodmoulds in west window, 2 north aisle windows and east north aisle window. Blocked north door with segmental arch with incised triangles in spandrels. Rectangular hood. East wall of chancel partly rebuilt with 3-light perpendicular window with cusped heads. South wall of chancel with 2, circa C13 single cusped lancet windows in earlier round rear arches on interior. Low buttress between. Larger stepped buttress to west with Perpendicular 3-light window beneath segmental arch. Probably contemporary with raising of south nave and chancel walls. Gabled south porch with moulded 2-centred arch. Inner south door in taller partly blocked Norman arch. Latter with simply moulded arch and tall thin engaged round columns (once decorated) with stylized cushion capitals. Within, 2-centred moulded arch. Circa C15 wagon roof to nave, sealed with moulded ribs and carved bosses. Renewed to chancel with partly renewed bosses. North aisle wagon roof, circa C15. Moulded ribs with carved bosses and carved wall plate. Renewed arcade plate. One of bosses carved with datestone 1718. Possibly date of a restoration. Wagon roof to south porch partly renewed. Part of earlier roof possibly lying outside against south wall of nave. Porch roof with remains of earlier wall plate, moulded ribs and some carved bosses. Central boss with well carved figure head. 4-bay north aisle with Cornish type A (Pevsner) granite moulded piers. Moulded bases and capitals with castellated abacci. C19 Furnishings. Circa C13 octagonal font with round bowl. Very simple Holy water stoup on south wall of nave comprising 3 pieces of thin blue limestone laid in a triangle. Square bowl. Possibly C12. Carved head, also possibly C12, on south wall between 2 lancet windows. Remains of rood loft stair on north wall. 6 bells. 5 recast in 1827, the sixth added in 1928. Several reset slate lids to tomb chests on exterior of south porch and nave including those to John Cumbe, 1604, Robert Coumbe 1743 and Anna 1750. Watercolour by Rev. Thomas Johnes, circa 1825, illustrates the interior of the church prior to restoration. It shows several of the bench ends are decorated with circa C15 carvings. Also depicts a tall pulpit, the font with a tall cover and a rood screen surmounted by Royal Arms, the Creed and the Lord's Prayer. NGR: SX3812480902

Bradstone Manor House (formerly listed as Bradstone Hall) GV II*

Manor house. Possibly late C16 comprising remodelled remains of considerably larger house contemporary with gatehouse (qv Manor Gatehouse). Partly remodelled in late C17 and in late C18. Extension to rear in mid C20. Ashlar facing of Hurdwick stone with moulded plinth. Granite dressings. Rag slate roof with gabled ends. Projecting 3-storey gabled porch. Stone rubble projecting stack on left-hand gable end. Projecting stone rubble stack, partly remodelled with brick shaft on right-hand gable end. Rear projecting lateral hall stack with set offs incorporated in later outshut. 3-room and through passage plan of main range survives. Rear projecting staircase wing on north east. Circa mid C20 outshut to rear. 2 storeys, regular 5-window south west front. 3-storey porch to right of centre. To left of porch, circa late C18/early C19 16-pane sash on left and two 32-pane sashes on right. All beneath dressed stone arches, with exposes sash boxes and without horns. Inserted late C19 French window to right of first sash. To right of porch 4-light granite mullion window with moulded hollow chamfered mullions and surround comprising cavetto, fillet and ovolo moulding. Hoodmould with square label stops. In ground floor of porch, 4-centred granite arch with heavy rollmould. Cavetto moulded rectangular surround with moulded stops. Incised spandrels and hoodmould. Inner door with 4-centred granite arch with cavetto mould and plain incised spandrels. Chamfered surround. Moulded stops. Circa C17 double boarded and studded door. First floor with 3 half-dormer windows to left of porch. Lower gabled dormer on right with moulded pediment and boarded window. 2 dormers to right similar with 12/8 pane sashes without horns and with exposed sash boxes. To right of porch, mid C19 double 12-pane sashes, possibly in opening for 4-light mullion window as below. First floor of porch with 3-light granite mullion window with chamfered mullions surround. Hoodmould with similar labels stops to those over entrance below. In gable end above, 2-light mullion window with chamfered surround and hoodmould. Sundial

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directly below. Further remains of sundial directly in front of house. Possibly from stables. Rear elevation with 4-centred granite arch, chamfered and stopped, to rear of through passage. Visible only from within outshut. Outline of blocked granite 2-centred arch reset in outshut to right. In first floor, above door to through passage, 2-light granite mullion window with moulded granite mullions. Interior Wide through passage retained. Room at lower end, to right of through passage with heavy exposed, unchamfered ceiling beams. Later fireplace. Hall to left of through passage with complete reused circa mid C17 panelling with several layers of graining. Ionic fluted pilasters with moulded, circa early C18 cornice, out of sequence with panelling. C19 carved stone fireplace with 4-centred arch. Above, circa late C17 bolection moulded panel with original oil on wood painting of rustic scene. Fielded panelled doors. Door on north west with inlaid mouldings to panels. Inner room on north west with fine, reused circa mid C17 oak panelling. Rectangular panels with moulded edges. Decorated pilasters between with carved interlaced patterns on tall bases, shafts and flat carved capitals. Entablature with interlaced patterns in frieze punctuated by vertical cabled bands and slightly projecting decorated panels above pilasters. Carved cornice above, circa early C18, probably contemporary with remodelling of room. Similar moulding to sides of ceiling beams. Door to rear on north east comprising reused panelling with circa C17 cock's head hinges. Circa early C18 Doric chimney piece. Chamfered granite lintel with unchamfered jambs partly covered by panelling. Reset, fielded panel above, flanked by 2 fluted pilasters on tall bases. Moulded entablature with frieze decorated with bukrania and roundels between triglyphs. Heavy moulded cornice. Fielded panelled shutters to window. Room above on north west with pediment above door. Complete late C17 bolection moulded room with chair rail and 3-panelled contemporary door. Bolection moulded fireplace. Moulded contemporary cornice at eaves level. Plastered ceiling above with sloping sides below principals continuing to collar level. Bolection moulded ribs. Roof timbers exposed to room beyond, circa early to mid C18. Moderate sized principals with straight feet with lapped and pegged collars. Room beyond porch with heavy C17 ovolo-moulded doorcase. Plank door with cover moulds and strap hinges. Domesday manor of Bradestona. Manor house of Cloberry Family.

Barn to north west of Bradstone Manor, English Heritage Building ID: 9226, GV II

Bank barn comprising shippon with threshing floor and granary above. Horse engine house to rear. Circa 1830s. Stone rubble with large granite lintels. Rag slate roof with half-hipped ends. 2 adjoining lower wings also with half-hipped ends. 2 storeys, regular south east front. Ground floor of main central range with 5 enlarged shippon openings with large granite lintels. Above, 5 rectangular openings, boarded and partly glazed with granite lintels. Large double doors to threshing floor to right of centre. Gabled hood with slate roof on timber brackets. Single line of pigeon holes below eaves. Flanking wings of 2 storeys with shippon openings beneath granite lintels on ground floor. To rear, horse engine house on north east corner of main range. Open sided, octagonal, with large, roughly square, granite piers supporting polygonal rag slate roof. Openings to bank barn with large granite lintels. Double threshing doors with gabled hood with slate roof on timber brackets. Interior not inspected.

Included for group value with Bradstone Manor and Gatehouse. Listing NGR: SX3816380951

Bradstone Manor Gatehouse and flanking walls, GV I, English Heritage Building ID: 92266

Gatehouse and flanking walls. Circa late C16. Ashlar facing of Hurdwick stone. Granite dressings. Rag slate roof with gabled ends to front, rear and sides. Lower rag slate roof with gabled ends to canted ends of flanking turrets. Hurdwick ashlar turrets with moulded strings and pinnacles on 6 gable ends. Turrets on side gable ends of central range with ventilation openings. Right-hand turret acts as flue for fireplace. Pinnacle to turret on right-hand flanking wing removed. Plan; Central range flanked by 2 shallow projecting wings with canted ends. Central gate way through. Turreted stair in left-hand projecting turret leading to main room, originally open to roof. Right-hand projecting turret forms part of this room. 3 stage square tower with cross gabled, with large pinnacles, archway through and with splayed stair turret on left with similar projection. Ground floor with central granite opening with 3-centred. Arch with heavy rollmould and abrupt stops. Outer rectangular granite frame with very heavy rollmould. Hoodmould and spandrels carved with stylized floral decoration. Rectangular opening with chamfered granite surround and diamond-leaded lights in left-hand projecting turret. Mounting block projections from front of right-hand projecting turret. Moulded granite string continuing around building. First floor with central 3-light mullion window with chamfered mullions and surround. Diamond-leaded lights. Continuous drip mould around front elevation of central range. Suspended label stops. In gable end, 2-light granite mullion window with chamfered surround and diamond-leaded lights. Hoodmould. At junction of projecting turrets with gable ends of central range, moulded granite strings with ball finials at apex. Weather vane in centre at junction of ridges. Rear elevation with moulded plinth. 4-centred granite arch in centre with bold roll moulding. Continuous drip mould with suspended labels. Flanking turrets each with 2 rectangular openings in chamfered granite surrounds. Diamond-leaded lights. Openings not quite symmetrical. Main range with 3-light mullioned window with continuous drip mould above and 2-light mullion window in gable end. Inner door to staircase turret on right with repaired timber frame. Segmental arched opening with moulded jambs and unusual highly decorative made-up carved spandrels. Round-head plank door with lock rail and ornate C19 wrought iron hinges. Lower part of staircase with open string stair with decorated carved brackets. Timber newel. Interior not inspected. Key lost at time of inspection. Believed to contain 4-centred granite arch to fireplace. Reputed to originally have had 1 room open to roof. Decorative roof timbers partly sealed. An internal inspection may reveal further interesting features and would be desirable. To front of gatehouse, 2 pairs of circular bollards with remains of further pair. Similar pair of bollards to rear. Dressed stone walls flanking gatehouse, continuing to north and south of canted ends of projecting turrets. Left-hand wall between gatehouse and stables (qv stables to west of Bradstone Manor) with moulded string continuing that above ground floor of gatehouse. Battlemented parapet above with copings. Listing NGR: SX3818080910

Stables west of Bradstone Manor, GV II, English Heritage Building ID: 92265

Stables. Possibly with late C16 or early C17 origins. Partly rebuilt in circa mid C18. Stone rubble with dressed stone in east projection. Rag slate roof with hipped ends. 2 storeys, asymmetrical west front. Ground floor with rectangular opening beneath concrete lintel. Partly glazed. Central opening beneath rendered lintel. Small square opening to right beneath timber lintel. Above, openings above those on ground floor to left and centre. Left-hand hipped end, partly rebuilt in concrete block with outer wall of stone rubble. Right-hand hipped end with entrance beneath sloping rag slate roof. Curved timber brackets.

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Castellated flanking walls of gatehouse adjoin stables on right-hand hipped end. To rear of junction on east, angle of wall changes with further shallow oblique projecting wing, all in dressed stone. Probably remains of courtyard buildings for gatehouse and manor. (qv Bradstone Manor and Gatehouse). Moulded plinth and rectangular chamfered granite opening, similar to those of gatehouse, in south east canted wall. East elevation continued on right with stone rubble masonry with dove holes. Interior. Heavy ceiling beams above ground floor. Remains of sundial directly to front of house. Possibly removed from stables. Listing NGR: SX3815480904

Church of St Mary; multiple tombs/gravestones; Lych Gate, Gil Marystowe

English Heritage Building ID: 92412 GV I Parish church. Parts of the south doorway C12; chancel possibly partly C12 and C14; nave, north aisle, north chancel chapel and tower late C15 and C19, porch probably C16, vestry extension C19. Largely local stone rubble, the upper parts of the tower and front of the porch dressed granite brought to course, granite and freestone dressings, asbestos slate roof. Of the C12 church, which was probably nave and chancel, a remnant of the south doorway survives and the chancel masonry may also be C12. The masonry of the south wall suggests that there may have been a probably C13 transept and a cruciform C13 plan, with the chancel remodelled in the C14. A north aisle and west tower were added in the C15 with some C16 alterations. In the C19 a 2-bay extension, gabled to the north, was added to the north chancel chapel, the chancel was restored and the roofs replaced. The east wall of the chancel has a coped gable with kneelers and a 3-light Decorated C19 east window with hoodmould. A straight joint between the east and south walls and a pilaster buttress at the east of the south wall suggests that the east wall has been rebuilt. 2 Decorated 2-light windows on the south wall with hoodmoulds are C19 restorations of C14 windows. The easternmost window is small and set high under the eaves to allow for the C14 double sedilia inside. Nave south wall masonry very patched, a pilaster buttress at the east of the wall may mark the opening of a former transept. A 2-light square-headed granite window to the west of the porch looks late C19 or C20. To the east of the porch a tall 3-light arched C15 Perpendicular window with a moulded architrave, then a very large 4-light uncusped square-headed granite C16 window with hoodmould opposed to a similar window in the north aisle. Disturbance to the masonry below the window suggests that it may have been inserted in the position of an opening to the former transept. The north aisle has an arched 3-light Perpendicular C19 window to the east wall, and 2 C15 arched freestone Perpendicular windows with hoodmoulds to the west of the 3-light C16 granite window. The west window of the aisle is a 3-light arched Perpendicular C19 window with a hoodmould. The 2-bay C19 addition on the north side has 2 gables to the north and two 2-light granite C19 Decorated windows with hoodmoulds. The upper parts of the west tower were rebuilt in granite in 1824 (Pevsner). 3-stage battlemented tower with diagonal buttresses and an internal north west stair turret with slit windows. The buttresses have set-offs and rise to the string course below the battlementing where they terminate in octagonal corner pinnacles external to the parapet and are crowned with obelisk finials. The west face has a shallow-moulded arched west doorway with a hoodmould and a 3-light C19 granite arched Perpendicular west window with a hoodmould formed by the rising string. On the east face the string course rises to form the hoodmould of a tall rectangular chamfered opening at bell ringer's stage which has a stanchion and saddle bars. 2-light chamfered square-headed belfry openings to all 4 faces. The south porch has a coped gable, slate roof and an almost round-headed doorway chamfered on both sides. The porch has a canted boarded C19 roof, stone benches and a holy water stoup. A rectangular recess in the porch was apparently a fireplace although the chimney has since been blocked. Above the moulded arched circa early C16 inner doorway is an order of C12 moulding with a saltire cross and billet decoration. Circa late C16/early C17 studded door.

Interior. C19 timber chancel arch, widened at the south to take in the thickness of the south wall. 6-bay C15 north arcade, 2 bays to the chancel with granite monolith piers of 4 shafts and 4 hollow-chamfered arches. The north aisle is equal in width to the chancel. The unmoulded tower arch rises above the apex of the C19 ceiled waggon nave roof with ribs and bosses. Similar roofs to chancel and north aisle, the north aisle roof carried straight through to the north chancel chapel. The C19 addition to the north chancel chapel has a single stone pier repeating the mouldings of the C15 piers, supporting a double timber beam. The south chancel windows have C14 internal masonry and C14 Beerstone inner arches, the mouldings dying into the walls. Fine C14 Decorated double sedilia with deep cusping. Metal commandment boards and good east wall tiling, probably 1860s. A fine C12 font with a square bowl with chamfered corners below 4 carved heads with angular profiles has intersecting round-headed blind arcading carved on the sides of the bowl with a leaf ornament and frieze (qv Lifton). The bowl stands on a probably later chamfered stem and plinth. 3-bays of the late C15/early C16 rood screen are re-used as the tower screen, including the doorway bay. Wholly Gothic in character, the screen has Pevsner A type tracery, and deep blind tracery to the wainscot panels, wainscot paintings no longer exist but some traces of ancient colour survive on the screen. The coving and rood loft have disappeared. A 1903 5-sided drum pulpit has open traceried panels on a stem with struts. Circa late 1860s bench ends and choir stalls, the rectangular bench ends with a variety of blind tracery designs and doors to each bench. The north chancel chapel is dominated by a massive monument to Sir Thomas Wise of Sydenham (av) died 1629, described by Pevsner as "One of the most ambitious monuments in Devonshire". The monument is freestanding with 2 recumbent effigies on a Caen stone base on a plinth with 4 pairs of Corinthian columns supporting a coffered arch crowned with corner obelisks and armorial bearings. The soffit of the arch is decorated with cherubim in panels. Other members of the Wise family, freestanding, are positioned on the plinth, 2 three-quarter size kneeling figures face one another across a prie-dieu at the head of the monument and a small girl in an armchair and a baby in a cradle are on the south side. Some of the figures are not in their original positions. Some ancient colour survives. An achievement, probably originally part of the Wise monument is fixed to the west wall of the C19 addition, consisting of a helmet with a lion crest, and a pair of gauntlets. 1661 painted panel of the Royal Arms. Several C17 memorial slabs used as paving. Fixed to the exterior west wall of the church is a good slate memorial to Grace Hawkins, died 1704 and Edward Hawkins, died 1713. 2 oval inscription panels with cherubim and skulls and cross bones in the spandrels are divided by a central rectangular panel with flowers, hourglass and death's head carved in relief. Fixed to the south wall of the chancel is a slate memorial to James Sergeant, died 1656 with an inscription and verse within a decorated border.

Land at Ridgecombe Farm, Lifton, Devon

The survival of C14 work in the chancel is unusual in the county, and the grandness of the Wise monument makes this an outstanding building..Listing NGR: SX4346882863

Church of St Mary Magdalene, Launceston

English Heritage Building ID: 369978 GV I Chapel, later church to serve the town of Launceston. Late C14 tower, otherwise 1511-24 for Sir Henry Trecarrel of Trecarrel; restored 1852 and 1893. Carved granite and granite ashlar with embattled parapets and coped gables; dry Delabole slate roofs. Tower is coursed greenstone. Plan: West tower (originally detached); nave/chancel; north and south aisle of same length and south porch. 4-stage embattled tower with setback angle buttresses; stair-tower to SE side. West front with moulded, pointed-arched doorway right of centre; 3-light traceried window above trefoil-headed light. C16 church is buttressed and has elaborate carved decoration up to parapet cornice returned as string at ends. Decorative motifs include: plinth quatrefoils alternating with coats of arms and fleur-de-lis; above this tracery with coats of arms and letters. The letters, from the chancel door eastwards read: AVE MARIA GRACIA PLENA DOMINUS TECUM, SPONSUS AMAT SPONSAM, MARIAOPTIMAM PARTEM ELIGIT. O QUAM TERRIBILIS ET METUENDUS EST LOCUS ISTE. VERE ALUID NON EST HIC NISI DOMUS DEI ET PORTA CEL. Above the letters a course of rose-and-thistle ornament. Weathered buttresses dividing bays also carved: 7 bays east of porch; arms of Henry III to E gable and niche with figure of Mary Magdalene. Original traceried windows, central north window with thick C18 glazing bars, others with leaded glazing: 4-light windows except for 5-light chancel window. 2-storey south porch has diagonally-set buttresses; 4-centred arched doorway with square hoodmould and nook shafts; two 1st-floor 2-light windows with round-headed lights flanking central niche with terracotta statue of Mary Magdalene. INTERIOR: plastered walls; 8-bay arcades with cruciform-on-plan piers with central round shaft and 3 roll mouldings to each compass point; late C19 carved oak waggon roofs (copies of 1524 roofs), coloured memorial glass to S aisle and E end. Porch has octagonal piscina right of inner 4-centred arched doorway and corners of porch have moulded imposts of former vault. Fittings: Norman font bowl used as base for 1914 font with carved cover; exceptionally fine quality C16 octagonal painted carved oak pulpit; a 1654 pew back, otherwise oak pews by Arnold Fellows 1894; arms of George I over choir vestry door; 1723 oak organ front with fielded panels possibly by Thomas Schwarbrick rebuilt and enlarged 1904 by Hele of Plymouth and last rebuilt in 1960 but retains much of its C18 fabric; alabaster reredos by Harry Hems of Exeter; lectern 1895 to George and Emlin Gifford by Rattee & Kett of Cambridge; carved oak par close screens, 1904; carved oak chancel screen 1911 by Rashleigh Pinwell, memorial choir stalls 1893 to John and Sarah Jane Ching, and triptych in the Lady Chapel. Monuments: freestone and slate to S wall 1667 to Sarah wife of John Ruddle; large 2-storey marble to N wall 1731 to Granville Pyper and Richard Wise, both former mayors, with Corinthian and Ionic orders, moulded entablature, central panel with mother and 3 children and urn finial flanked by busts; marble and freestone memorial to Reverend William Bedford died 1787 aged 63, and Mary his wife died 1783 aged 55, and their sons. Large monument behind organ loft to Elizabeth Herle of Dockacre House (qv), "Depart ye life ye December 1714 by starvation or other unlawful means"; C17 carved figures from Piper monument inside S door. Mid/late C19 stained glass includes memorial of 1883 to Sir Henry Trecarrel. HISTORY: The most spectacular late medieval church in Cornwall. The exceptionally elaborate carved ornamentation is paralleled by the near-contemporary work at St Mary Truro (now part of the cathedral) and Probus. Launceston was the county town until 1835. (The Buildings of England: Pevsner N: Cornwall: London: 1952-1970: 96-7; Kelly: Directory of Cornwall: 1902-1902: 168,169). Listing NGR: SX3320984673

The West Bridge, Launceston

English Heritage Building ID: 370137 GV I

Formerly known as: Footbridge RIVERSIDE. Includes: The West Bridge RIVERSIDE. Also known as: St Thomas Bridge. Packhorse bridge over river. Late medieval. Slatestone rubble with large slate dressings and wrought-iron railings. 5-span bridge has 2 cutwaters with 4-centred arches to upstream side, 1 to downstream side; late C19 railings and central cast-iron lamp. Only the arch heads are now visible of the bridge, the piers flooded by the river which has silted up. Listing NGR: SX3278885093

Church of St Stephen, Launceston

English Heritage Building ID: 370083 GV I

Parish church. Norman chancel surviving from collegiate church of Augustinian Priory founded 940AD which later moved to St Thomas (qv); consecrated 1259 and extended 1419 and early C16, restored 1883 by Hine and Odgers. Granite ashlar 3-stage tower with setback buttresses, strings dividing stages and embattled parapet with crocketed corner pinnacles; also granite ashlar to remainder of west end and south aisle up to and including porch, otherwise slatestone rubble with granite or greenstone dressings; low-pitched roof hidden by embattled parapets. Plan: 4-bay nave; chancel; C16 west tower; south aisle shallow S transept and 2-storey porch; north chancel chapel. Exterior: C15 Perpendicular traceried windows with hoodmoulds, most with 5 lights, to north wall. East wall of chancel has 2 blocked doorways or windows with niches and carved Norman volcanic stone statues; seated Saviour, and Virgin and Child probably from an Adoration of the Magi (Pevsner). Tower has 5-light window over 2-centred arched doorway with square hoodmould C17 studded oak door with angled random planks; clockface to 2nd stage; 3-light window to each side of upper stage. Porch has 4-centred arched doorway, also inner doorway with original C15 or C16 studded door. C19 windows in Perpendicular style to S aisle. INTERIOR: skimmed walls; 4-bay Polyphant stone arcade with square piers with demi shafts and 2 centred arches; another bay to east of rood with more-complex moulded piers to S transept, late C19 greenstone arch to N aisle. Late C19 oak roof structure with squat 4-centred arched moulded tie-beam trusses with trefoil-headed arcade above and moulded wall plates and purlins; Norman arches visible to north and south walls of chancel near C13 rear arches. Medieval holy water stoup in porch. Fittings: round Norman font of volcanic stone with 3 cabled cornice to round shaft on moulded rings to square base; cinquefoil headed aumbry niche to south wall of chancel; C18 holy water stoup in porch; medieval stone coffin at west end; late C19 rood screen and late C19 pitch-pine pews with carved oak ends including three C16 bench ends with quatrefoils; elaborate late C19 pulpit. Monuments: slate slab set into north wall to Digory Prior, died 1631 with guilloche border and coat of arms; another to N wall of chancel to John? Briers of Colacott, (q.v.)

Land at Ridgcombe Farm, Lifton, Devon

Werrington parish, died 1615, with Corinthian end pilasters and scrolled pediment; another to S transept dated 1667 with most of ornate inscription; wall marble aedicule to S wall of aisle to John Tripp, 1792-1864.

Werrington Park (House - GI), outbuildings, Ha Ha, walls etc GII, Werrington

English Heritage Building ID: 68201 GV I

Country house. Probably C16 incorporating parts of the earlier medieval fabric. Partly remodelled in 1641 (datestone) for Sir Francis Drake and later after 1649 for Sir William Morice and his son. Extended in the early C18 for Sir Nicholas Morice and Sir William Morice. Pevsner suggests that the later alterations and extensions may have been by William Kent. The earlier part was partly damaged by fire in 1974. Stone rubble rear range; extended at front in stuccoed brick. Slate roofs with hipped and gable ends. Rendered shafts to the axial and end stacks of the front range and projecting end and lateral stacks to the rear range. Plan: The house is arranged around a courtyard with the earlier C16 range to the rear on the north and the C18 house to the front on south. The rear range extends further to the right (east) and has two wings which project to its south from the left hand (west) end and from near the centre, connecting with the front to form a courtyard plan. The original arrangement is uncertain and by the early C16 the house was already fairly large being one of the residences of the Lord Abbot of Tavistock. However, in 1641, Sir Francis Drake (nephew of the admiral) was responsible for the remodelling which probably included the addition of a 3-storey porch and the stair projection to the rear of the passage. The house was remodelled by Sir William Morice after 1649 and the eastern (right hand) side of the earlier range was altered. Sometime between 1704 and 1740 the house was extended on the south. Otto Peter recorded in his guide to Werrington of 1906 that there was a datestone 'NMK 1704' which was probably contemporary with the marriage of Sir Nicholas and Lady Katherine Herbert, daughter of Thomas, 8th Earl of Pembroke. In 1740 Sir William Morice demolished the parish church and churchyard which had stood close to the house. The house was partly altered by the Dukes of Northumberland in the C19. Fire partly gutted the rear of the house in 1974 and part of the roof structure has been replaced; therefore the development of the earlier house is uncertain. The earlier long low rear range (on the north) is on ground that slopes down towards the east (right). The three storey porch to left (west) of centre leads into a wide passage with stair projection to rear. On the west (left hand) side of the passage are two rooms; the far room a large kitchen heated by an end stack and the middle room was divided in the C19 to form a dairy and scullery. The original purpose of these rooms are uncertain and many of the earlier features have been covered over by the complete and unaltered C19 fittings. The chamfered late C16 or early C17 arches to these rooms appear to have been partly reset. Above the dairy is a very low room with heavy floor joists and above are tall attic rooms which were gutted by the 1974 fire. On the eastern (right hand) side of the passage is a large servant's hall which is heated by a large projecting lateral stack. The chambers above contain the remains of detailing probably from the 1641 remodelling. The two low wings which project to the front (south) from the kitchen and servant's hall are C17 or earlier with C19 detailing covering earlier features including a very large fireplace in the west wing. Beyond to the east (right) the house appears to have been remodelled and possibly extended by Sir William Morice, the extension with low cellars and tall lofty panelled state rooms above. The panelling, windows and staircase suggests mid to late C17 date, surviving intact and are of fine quality. The house therefore temp. mid C17 to late C17 was of quite grand, the higher end was on the east (right) and service rooms were to the west (left). The early C18 extension of the mansion comprised a double depth block on the south side of the courtyard abutting the front wings of the earlier house. It is uncertain how much of an earlier structure was incorporated although the southern ends of the front wings to the earlier range appear to have been remodelled rather than extended and rebuilt. The front block has three principal rooms, a dining room (previously morning room), saloon and drawing room across the front with a wide corridor running across the entire length to the rear. On the first floor the plan is repeated with the principal bedrooms to the front and a corridor across the rear. The stair was accommodated to rear right and back stair to rear left, probably in the remodelled front ends of the earlier front wings. Exterior: south elevation of two storeys with a symmetrical 3:3:3 window front; central full height canted bay with hipped end. On the ground floor the central glazed door with pediment above is flanked by two C19 narrow 8-pane sashes and to right and left the central 12-pane sashes have moulded architraves and apron balustrades and are flanked by two plain 12-pane sashes. On the first floor are nine 6 and 4-pane sashes. The right and left side elevations are 3:1:1 and 1:1:3 bays respectively the entrance bays break forward and there is a large circa C19 porch on the right side with a moulded cornice and parapet. The south front of the earlier range has an almost symmetrical arrangement from the courtyard with a central 3-storey porch with datestone FAD 1641 flanked by two C19 crenellated shutters and 2-light mullion windows above. The continuation of the earlier range to the east (right) contains at least one C17 mullion and transom window. The rear elevation to the north has an asymmetrical 5:1:4 window arrangement with five especially fine quality 12 over 9-pane late C17 sashes with thick glazing bars. The central projecting lateral hall stack is flanked by two C17 mullion and transom windows with lead comes to the glazing and two three-light cavetto moulded mullion windows above. The two storey range on the west has tall, partly blocked mullion and transom windows with 3-light mullion windows above. Interior: Front (south) block has outstanding quality circa 1730s French Rococo plasterwork, chimney-pieces, and complete joinery. The corridor across the rear contains C19 plaster medallions of the Duke and Duchess of Northumberland. Cantilever open-well stair with wrought iron balustrade and fine circa 1730s or 1740s Rococo plasterwork depicting the arts and sciences. Smoking room and library in remodelled rear east wing have circa late C18 or early C19 ribbed moulded plasterwork decoration to the ceilings and fine C18 chimney-pieces. The earlier rear range on the north contains complete and unaltered C19 fittings and fixtures to the kitchen. Several of the granite doorframes have been reset, at least one having been narrowed when the arch was remodelled from a 4-centred arch to a two-centred arch. The chamber above the servant's hall has a fine ovolo-moulded doorcase probably contemporary with the 1641 remodelling and early C17 panelling which has probably been reset in the bedroom on the east. The eastern (right hand) part of the earlier range was only partly accessible at time of survey (1987) but contains cellars on ground floor with massive crossbeams and close-set floor joists, largely unmoulded. Fine quality panelling in the chambers above, probably used as state rooms by the Morice family in the mid to late C17 with bolection moulded and raised and fielded panelling. A guide of 1860 described painted portraits of Charles II and James II which had been integral with the panelling. Late C17 stair with moulded ramped rail and

Land at Ridgcombe Farm, Lifton, Devon

turned balusters. Roof structure of earlier range replaced on west side. (Not inspected on east side). The west wing has six late C16 early C17 trusses with morticed apices, diagonally set ridges, halved, lap-jointed and pegged collars and trencled and threaded purlins. Two span king post roof to front range. Listing NGR: SX3320287118

English Heritage Building ID: 68204, GV II

Converted carriage house and stables and arched entrance to estate yard to east of Werrington Park (house) Carriage house and estate buildings now used as garages, store and for domestic use and adjoining arch on right. Probably C18. Partly rendered and painted stone rubble with a moulded plinth to the rear. Slate roof with hipped ends. Plan: Overall U shaped plan with domestic range in centre and to right and garages on ground floor of left hand wing. Exterior: Two storeys. Asymmetrical 3-window front, the central range with complete C18 sashes with 24-pane sashes on ground floor and 16-pane sashes above. C20 porch in centre. In the right hand wing the ground floor openings are taller and have dressed stone flat arches. C19 plank door with glazed light above to left and two C18 24-pane sashes to centre and right. Above two C18 16-pane sashes flank a central blind 16-pane window. The garage on the left hand side has tall plank doors with a moulded slate string above. Adjoining arch on right. Probably C19. Stone rubble partly rendered and painted. Round arch at south west entrance to the estate yard, positioned between the carriage house and stables and the estate office. Interior: Ground floor of garage with high ceiling and massive floor joists supported on moulded corbelled stone brackets. Listing NGR: SX3325487156

English Heritage Building ID: 68200, GV II

Gate-piers, gate and walls at north entrance to Werrington Park, directly to south Lodge Gate-piers, gate and walls at north entrance to Werrington Park. Circa mid C19. Stone rubble with brick dressings. Wide entrance for carriageway with narrower entrance for pedestrians on the south west. Central wide entrance for carriageway with simple granite rectangular-on-plan gate-piers and. Circa late C19 wrought iron barred gate. Flanked by high stone rubble walls saddle-back brick coping. On the south west side a round dressed stone arch, pierced in the wall, forms a narrower entrance for pedestrians with a timber slatted gate. Forms part of a group with North Lodge (q.v.). Listing NGR: SX3287387620

English Heritage Building ID: 68202, GV II

Ha ha to south and west of Werrington Park (house) Ha ha. Probably C19. Stone rubble. Ha ha enclosing garden to south of Werrington Park (house) with low stone rubble revetments and with a low segmental arch bridge of stone rubble on the west side, for a path over the ditch.

English Heritage Building ID: 68207, GV II

Kitchen garden walls to east of Werrington Park (house) Kitchen garden walls. Circa early C19. Brick, possibly of local manufacture laid in an irregular Flemish bond. Encloses kitchen gardens to east of Werrington Park (house) (q.v.).

Tall kitchen garden walls with moulded brick capping, ramped at corners. Simple square-on-plan brick piers at entrances. Listing NGR: SX3332687139

Church of St Martin & St Giles, Werrington

English Heritage Building ID: 68191, GV I

Parish church dedicated to St Martin. 1742, consecrated in 1743 by Dr. Nicholas Claggit. Restored in 1891-2, the restoration largely financed by the Williams family of Werrington Park. Snecked local stone rubble with slate roofs. Plan: C18 church comprised nave, west tower flanked by two smaller towers, north transept forming Morice vault with gallery above used by house servants and later by choir and south transept forming south porch with external stair to gallery above. Restored in 1891-2 when the chancel and organ chamber were added, the vestry accommodation was enlarged, stair turrets were added to the north and south transepts, the galleries becoming Sunday School rooms and the interior was reseated. Exterior: Especially interesting and unusual west front with west tower of two stages with prominent battlemented parapet and large crocketed finials flanked by battlemented screen wall terminating in two smaller towers also battlemented with crocketed finials. Set in the niches around the towers are ten possibly C17 free-standing figures, possibly ten of the Apostles, with two further figures towards the east end of the church. The west tower reuses dressed stone including the crocketed finials, taken from the Medieval church which originally stood close to Werrington Park (q.v.). C18 round headed windows to nave with later C19 tracery and C19 Perpendicular windows in the C19 chancel. The battlemented parapets to the two storey north and south transepts have remodelled when the church was restored in 1891 (see photograph in vestry) and circular turreted stair cases were added in the west sides. Set into the east wall of the chancel is a slate ledger stone with kneeling figures in relief; possibly from a monument to the Drake family reset from the earlier (demolished) church. Also reset is a small relief depicting two naked figures in the gable end above. Reset on exterior is an unusual headstone of an African servant, Philip Scipio erected by Lady Lucy Morice (1734). Interior: Tall lofty interior, the walls rendered and the chancel with freestone dressings. Furnishings and roof dating from 1891 restoration and are simple in style. C18 pulpit with raised and fielded panels. Especially interesting C18 font, probably the earliest Gothic Revival font (Pevsner) and possibly by Kent who, Pevsner suggests, may have been responsible for the C18 additions to Werrington Park (q.v.). The font has a small bowl decorated with cherubs' heads on a baluster shaft with moulded base. Norman font from earlier church; the bowl decorated with carved heads at corners on an octagonal stem with square base. On wall of vestry in ground floor of north transept is a marble heart shaped plaque to William Morice, 1688. This was originally attached to a second heart shaped plaque with the Morice arms (see illustration in O. Peter, p. 15) and was probably part of the monument above the Morice vault. Stained glass; memorials to Coad and Williams families. Stocks dated WC 1797. Sir William Morice's act of demolishing the Medieval church which had stood close to Werrington Park and the careless way he transferred the churchyard remains considerably outraged the parishioners. Traditionally a curse was placed on the Morice family, Sir William died childless and within 30 years the estate has passed from the family. Listing NGR: SX3278687611

Yeolm Bridge, Werrington (borderline)

English Heritage Building ID: 68058, GV I

South West Archaeology Ltd.

Land at Ridgcombe Farm, Lifton, Devon

previously listed as Yeolmbridge Bridge, Werrington, Broadwoodwidge R.D., Devon
Road bridge over River Attery. Probably mid C14 widened in circa late C19. Stone rubble rebuilt parapets. Local dressed freestone arches. Two 4-centred arches of approximately 18 feet span with central ashlar stone cutwaters on both sides. The arches unusual and early ribbed vaulting with three chamfered ribs to each arch. The roadway was originally 11½ feet wide before the bridge was widened in the circa late C19 on the east side. The parapets have been rebuilt in stone rubble and the two cutwaters on the west side, continue up to form a refuges. The flood arches on the south side, in St Stephen by Launceston Rural, have been rebuilt in the C19 and C20; the first with a segmental dressed stone arch, the second with a reinforced steel joist and the third a granite lintel. The bridge was described by Henderson as the “oldest and most perfectly finished bridge in Cornwall”. It is of similar construction and date to the bridge at Clyst St Mary, Devon (1310) and the old Exe Bridge at Exeter. Henderson, C and Coates, H *Old Cornish Bridges and Streams*, 1928 reprinted 1972.
Listing NGR: SX3181087383

Church of St Nicholas, & Palmer headstone (GII*) Broadwoodwidge
English Heritage Building ID: 90752, GV I

Parish church. Bottom stage of the tower probably C12, parts of the nave and chancel C13, north transept possibly C14, the south chancel chapel may be late C13 or C14 in origin, late C15/early C16 south aisle and south porch. Restoration of 1871. Stone rubble with granite and freestone dressings, slate roofs. Chancel, south chancel chapel with 2-bay arcade to the chancel, nave, north transept. 3« bay south aisle, west tower, south west porch. Early English and Perpendicular. The development of the church is complex. The base of the tower appears to be C12 but the tower is not aligned with the C13 chancel arch. The church may have been rebuilt and re-aligned in the C13 with a C12 west tower and C13 nave and chancel. The masonry of the north transept differs from the nave masonry and it may be a C14 addition. The south chancel chapel certainly precedes the south aisle and may have been a C14 chantry. In the C15 or early C16 the 2-bay arcade between the chancel and south chancel chapel was built, probably contemporary with the south aisle which increased the width of the nave which was re-roofed. The upper stages of the west tower probably also date from the Perpendicular period. The windows in the east wall were replaced in the C19, probably in 1871 and the church was entirely re-roofed in 1966. The east wall of the south chancel chapel is flush with the chancel east wall with a single C19 buttress between with set-offs. The east gables are coped with kneelers, the gables appear to have been rebuilt and the plinth suggests that the entire east wall may have been reconstructed. C19 Perpendicular chancel east window of 4 lights with Y tracery, king mullion, hoodmould and label stops. No windows to the north wall of the chancel. C19 freestone Perpendicular 3-light south chancel chapel east window with hoodmould and label stops. The south window of the chapel is a circa late C15/early C16 3-light square-headed cusped window with a hoodmould. The north window is probably late C14 Perpendicular with a hoodmould and label stops. There are no windows to the west wall. The nave is constructed of masonry of small dimensions. The ground appears to have been cut away at the base of the walls leaving a blocked chamfered arched doorway in the centre considerably raised off ground level. On either side of the doorway a circa late C13 triple lancet with chamfered light, the westernmost appears to be original, the mullions of the easternmost have been renewed. The west window of the south aisle is a 3-light granite Perpendicular window, lightly cusped with a hoodmould and label stops. The porch is in the westernmost bay of the aisle. The 3 easternmost windows of the aisle are probably early C16, wide 4-light uncusped granite windows with panel tracery, hoodmoulds and carved label stops. Original external saddle bars and stanchions are intact. 2 stage unbuttressed battlemented west tower with square corner pinnacles with crocketed pinnacles. A projecting rectangular north east stair turret rises above the tower battlementing and is battlemented with square corner pinnacles with crocketed finials. The west face has a simple hollow-chamfered arched west door with a hoodmould below a relieving arch. A round-headed chamfered west window above the door is probably C12 below a relieving arch. Belfry openings on all 4 faces are 2-light uncusped openings with square-heads. The south face has a chamfered round-headed 1-light opening at bell ringers' stage filled with a slate pierced with slits. The stone rubble south porch is faced with granite ashlar on the south side and has a coped gable. The shallow-moulded arched outer doorway has a square-headed hoodmould and label stops with carved spandrels. The interior of the porch has slate-topped benches and a Perpendicular waggon roof with carved ribs, bosses and wallplates. The inner door of the porch is moulded with a Tudor arch and carved spandrels. Circa C16 door with studs and strap hinges. Interior Unplastered walls to nave, east end walls plastered. C13 unmoulded chancel arch springing from plain granite impostes with the remains of stylized carving. The unmoulded tower arch springs from chamfered impostes. Depressed moulded granite arch to the south chancel chapel. The south arcade is 3« bays, the easternmost arch abutting the centre of the south chancel arch and apparently acting as a keystone. The piers of the arcade have 4 hollows and 4 shafts with moulded capitals to the shafts only. The piers have moulded bases and the arches are shallow-moulded. The 2-bay arcade between the chancel and south chancel chapel is similar but not identical. The west window of the tower is deeply splayed as are the 2 north windows of the nave. The roofs are late C20 ceiled waggons with ribs and carved bosses, a Perpendicular carved wallplate survives in the south chancel chapel. Good C13 octagonal font with palmettes carved on 4 faces, the other faces are either plain or cut with a vertical hollow probably when the font was fixed to wall. The bowl stands on an octagonal base. 6-bay chancel screen said to be 1529 (Bond and Camm) of Pevsner A type. The screen has lost its coving and 2 orders of carving from the bressumer have been tacked on to the top. There is a frieze of quatrefoils at the base of the wainscot and the entire screen has been painted brown and green, probably in the late C18/early C19. The 3 bays of the screen across the arch into the south chancel chapel are also Pevsner A type but the openings are wider with almost segmental heads. On the north side of the nave and in the south aisle several complete early C16 benches survive with rectangular carved ends some with Renaissance arabesques, others with symbols of the passion. The original footings of the sets of benches survive in part as do the moulded back rails. The remaining benches in the nave are C19 with panelled ends. Some C16 bench ends have been incorporated into the choir stalls. 5 sided 1901 timber drum pulpit carved by John Northcott of Ashwater with a deep cornice has carved sides and a moulded granite base. Late C19 timber reredos. A whitewashed stone effigy of circa 1500 (Pevsner) lies on a tomb chest under an arch at the east of the south chancel chapel. The arch is not part of the original design of the tomb and the figure of a

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knight in armour is a head and torso only, legs missing. The torso is hollowed out. The chest has a frieze of nodding ogee canopies with mourners in ecclesiastical dress beneath. Royal Arms of 1822 painted by Richard Reddcliffe fixed to the north wall of the nave. Late C19 window in the south aisles probably by Lavers Barraud and Westlake. The south chancel chapel is said to have been the Upcott (qv) chapel. Listing NGR: SX4113189177

Church of St Mary, Bratton Clovelly

English Heritage Building ID: 94275, GV I

Parish Church. Mainly mid to late C14 although the chancel may be earlier, porch probably early C15; various repairs made in C19 and restored in 1891-2. Granite and slate rubble walls with granite dressings, tower is constructed of coursed dressed granite blocks of irregular sizes. Gable ended slate roof to nave chancel and porch, flat roof to south aisle, leanto roof to north aisle. Present plan is nave, chancel, west tower, north and south aisles, the south aisle extending as far as the west side of the tower, south porch and vestry to south side of tower. The earliest feature of the church is the late Norman font; it has been suggested that the base of the tower and the square bases of the arcade piers are also Norman but there is no direct evidence for this. The chancel does, however, have the appearance of being earlier than the nave and aisles from its far more modest proportions and slightly earlier window type - circa early C14. In 1335 or 6 the patronage of the church was transferred to Bishop Grandisson of Exeter and it is likely that he initiated a major rebuild of the church to lofty proportions with a nave and 2 aisles of comparable dates from the evidence of the arcades. There is evidence, however, that originally this rebuild was envisaged on a larger and more ambitious scale with transepts and possibly an extension of the nave to the west of the tower. This is suggested by a blocked arch visible externally on the north side of the tower and an arch inside the tower on the south side dividing it from the aisle; there is no west doorway and although no comparable arch can be seen on the west side of the tower it appears externally that some blocking has taken place where one might have been expected. The south porch was added in circa early C15. Internally the church was enhanced by wall paintings which appear to date mainly from the circa early C17 although some might be medieval. The lean-to to the north of the tower incorporates some C14 features but is more likely to be C19 re-using earlier material. Numerous repairs were made in the C19 (detailed in the church guide) and White's Directory of 1818 relates the windows as having been lately restored and half the church re-seated; a thorough restoration took place 1891-2. 3-stage unbuttressed battlemented tower without pinnacles. 2-light belfry openings with arched heads to lights. Single lancet on second stage of south side. There is no west doorway and the west wall of the tower has 3 buttresses against its lowest stage. Also on this stage the dressed granite is interrupted at the centre by random rubble which is roughly in the outline of a tall arch. Small 2-light window with Decorated tracery is probably a C19 restoration. The tower has a square stair turret on its north-west corner, the last stage of which is octagonal and rises higher than the tower. On the north wall of the tower, extending half way up the first stage is a blocked arch with the outline of a gable roof above it. Built in front of it is a small leanto which reuses a C14 ogee-headed stone doorway with a similar narrow one-light window to its right. The north aisle has 3 late Decorated 3-light windows with reticulated tracery which dates probably from C19 restoration. The hoodmoulds of the central and western windows incorporate carved stone masks which may have been re-used from the Norman Church. The western window has been reduced in length for the insertion below of a probably C16 granite 4-centred arched doorway with roll moulding. At the west end of the aisle against its north wall is the springing of half an arch and there is also the trace here of a wall projecting to the north perhaps originally intended as the foundation for the transept. The aisle has a chamfered plinth and intermediate buttresses with a diagonal one at the east corner. Its east window is similar to the others. The chancel has 2 windows on either side which are 2-light cusped lancets with a quatrefoil above - circa early C14 in style but probably restored. The east window is 3-light with similar style tracery to those of the aisles although slightly more elaborate. Between the 2 south windows of the chancel is a probably late C14 stone doorway with pointed arch in rebated chamfered surround and with moulded arched hoodmould. The south aisle is battlemented and to the east of the porch has 2 tall restored windows in similar style to the north aisle. The window to the west of the porch is 2-light and slightly later in style with cinquefoil heads to the lights and quatrefoil above. The aisle has intermediate buttresses and a diagonal one at the east corner. At its west end is a pentagonal stair turret set on the corner. The west end wall of the aisle contains a lancet window which may have been re-used from the earlier fabric. The single storey south porch is faced with granite ashlar with a 4-centred arched granite doorway which has double hollow and roll moulding, carved spandrels and a heavy hoodmould. Good interior: The south porch retains its original wagon roof with ribs and principals carved with running leaf motif and decorative carved bosses. Holy Water stoup has arched opening and projecting bowl. The south doorway is of granite with a round-headed arch, hollow roll and hollow moulding and carved spandrels. Heavy studded oak door of overlapping planks with moulded edges is probably C17. 3-bay arcades of Polyphant stone with Pevsner B-type piers which have crenellated moulded square capitals. The moulded bases rest on rough square bases which it has been suggested were the columns of an earlier church; this cannot be proved and the only definite explanation that can be given is of a change or projected change in the floor level. Tall 4-centred arches to the arcades in which the moulding of the piers is extended; similar chancel arch. The very tall tower arch has moulded piers with high carved capitals and cushion stops. A double-chamfered pointed arch on plain responds connects the tower and south aisle. Surprisingly, however, it is not exactly in line with the blocked arch on the north side of the tower. The windows have chamfered rear arches, which to the north aisle incorporate carved stone masks similar to those on the outside of the window frames. Pointed arched doorway to the rood stairs through which there is a squint to the chancel from the south aisle. There are extensive remains of wall paintings to the north and south aisles which are in the process of being restored. That on the north wall portrays a number of almost life-size figures probably representing the twelve apostles. Other sections of painting depict soldiers and an officer wearing armour and there are various panels of Biblical text which are bordered by stylized floral and architectural devices. The style of the armour and nature of the texts suggests an early C17 date but earlier work could well be incorporated and more may be uncovered. The nave has a saddle roof; the principal rafters are moulded and extend partly down the walls to rest on corbels. The ribs are also moulded and at the intersections are large bosses ornately carved in the design of 4 petal flowers: all but 2 of these however are replacements. The wall-plates are carved and have flat bosses on them.

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The aisles have flat panelled roofs and the chancel has a wagon roof which is now completely plastered over. 2 sections of panelling survive from the C15 rood screen which show signs of painting although this is likely to be restored colour. The bench ends are all late C19. The late Norman font is of Tintagel stone, square with marks at the corners and each side carved with a star surmounted by a 2-headed dragon. Short stout octagonal shaft. (Another very similar exists at Jacobstow, North Cornwall). Three floor memorials survive at the east end of the nave, all with border inscriptions with the dates 1603 and 1635 legible as two but otherwise much worn. The only old glass that survives is now in the vestry having been moved twice but originating in the south-east window and bearing the arms of the Burnby family who were important landowners in the late medieval times. The stained glass filling the other windows dates from the late C19 and commemorates members of the Manning family of whom Elizabeth Manning was lady of the manor in the late C19 and a great benefactor of the church. This church raises interesting questions as to its projected plan in the C14, which, if carried out as was originally apparently intended, would have made it remarkably grand for such a small and remote village. The further importance of the building lies in the preservation of much medieval structure enhanced by the remarkable survival of a large amount of wall paintings. Listing NGR: SX4636391822

Parish Church of St Peter, Lewtrenchard (borderline)

English Heritage Building ID: 92346, GV I

Parish church. Largely late C15 and early C16 fabric, evidence of considerable rebuilding. Restoration by Sabine Baring-Gould, squire 1877-1924 and rector between 1881 and 1924. Stone rubble with slate roof and Dartmoor "broad and narrow" quoins (Worth). Nave and chancel, north aisle, west lower, south porch, north west vestry. Evidence of rebuilding of gabled chancel. Small 2-light granite east window under square-headed hoodmould is set high in the east wall and is probably early C20. South side of chancel has remains of an old timber wall plate. 5-light square-headed Perpendicular granite window to south side of chancel has probably C16 jambs and 2 C16 mullions. Other mullions look replaced and the window may have been enlarged in the late C19. Nave has Dartmoor quoins (Worth) at east end only, and short buttress at west end. Change in wall plate suggests rebuilding to the east of the porch. 4-light arched granite Perpendicular window with hoodmould and label stops to the east of the porch. 3-bay unbuttressed north aisle has 3-light circa late C15 Perpendicular granite east window with hoodmould and label stops, east wall partially rebuilt. Three 2-light square-headed aisle windows of large irregular pieces of freestone. 3-light circa late C15 west window to aisle has hoodmould. Small 3-stage battlemented unbuttressed west tower has Dartmoor quoins and chamfered plinth, obelisk corner pinnacles. Small west doorway has hollow chamfered jambs and a basket arch, stone relieving arch above. 3-light C19 or C20 Perpendicular west window has hoodmould and label stops. Stages of tower marked by moulded strings, no stair turret. North face has a 1-light arched chamfered opening at bell ringers' stage, belfry openings to each face consist of 2 slightly pointed chamfered lights with slate louvres. Late C19/early C20 flat-roofed vestry with parapet in north west corner between aisle and tower. Large gabled south porch faced in granite ashlar has a chamfered round-headed outer doorway with stops. Porch has granite benches and a late C19/early C20 unarchaeological waggon roof with ribs and round bosses. Interior 3-bay double chamfered north arcade, 1 bay to the chancel, carried on octagonal piers and capitals with alternate faces hollow chamfered. Asymmetrical timber chancel arch adjusted to the narrower width of the chancel on the south side. Ceiled waggon roof of late C19/early C20 to nave and chancel, unarchaeological with ribs and shallow triangular bosses. Elliptical nave roof of similar design and date. Unmoulded tower arch. Interior walls plastered. Small octagonal font with deep bowl on octagonal stem and base is probably early C16. Some early C16 rectangular bench ends, and 1 frontal attached to C19 benches have carvings which include a profile head in a medallion, symbols of the Passion and St Michael weighing souls while vanquishing a dragon. Some C16 bench ends in the north chancel chapel include 1 with fleur de lys cresting, other carved bench ends date from the late C19. Clergy stalls in the chancel were reconstructed in 1904-5, incorporating early C16 panels of arabesques and profile heads in medallions, flamboyant blind tracery (probably not of English origin) and some good poppyheads. The church is dominated by the rood screen, complete with gallery, tabernacle work and cresting. The medieval screen was broken up in 1883 by Baring-Goulds' grandfather, but enough fragments were rescued by Baring-Gould to make an accurate reconstruction possible. The work was supervised by Bligh Bond, a cousin of Baring-Gould, between 1889 and 1915. The present screen is fine but shows little evidence of medieval work. Paintings on the gallery frontal are largely by Margaret Rowe, Baring-Gould's daughter. The pier of the aisle which projects through the screen is encased in carving. The medieval doorways to the loft are blocked, the lower doorway is chamfered with an ogival head. Late C19/early C20 drum pulpit on a wine glass stem, modelled on the reconstructed medieval pulpit at Kenton, carved by the Pinwill sisters. Pulpit has nodding ogees above paintings of the evangelists. Early C20 parclose screen on a C16 model. Other fittings in the church reflect the taste and travels of the Reverend Sabine Baring-Gould. Circa C16 timber eagle lectern originating from Brittany. Late C15/early C16 North Flemish triptych, probably by Cornelius Engelbert (1468-1533) the centre panel of the entombment copied from Quentin Metsys' triptych in Antwerp, the side panels depicting the carrying of the cross and the Ascension. Above the altar a duplicate painting of Paul Deschanden's Adoration of the Magi from the church at Freiburg in Switzerland. In a recess in the south chancel wall a recumbent effigy of a sleeping child, 1879 by Knittel of Freiburg (Pevsner), commemorating Beatrice Baring-Gould. On the north wall of the aisle are numerous C17 slate and brass memorials commemorating members of the Baring-Gould family. Some of these were rescued from Staverton church in 1877 and introduced at Lew Trenchard. 1 brass memorial commemorating Margaret Baring-Gould, died 1662, includes the witty epitaph: "Death darts at all, spares not a Margaret/Although a pearle in Gould most neatly set/". Slate memorials against the exterior south wall and one fixed above the porch doorway may also have been introduced from Staverton. Painting of the crucifixion by Lavidiere on north wall. The south window of the chancel is filled with late C19 glass and incorporates 4 circa early C16 evangelists' heads and an Agnus Dei. The east window in a C16 style, said to be by Carl de Bouche of Munich, was erected in 1914. The Reverend Sabine Baring-Gould (1834-1924) was squire and parson at Lew Trenchard from 1881 until his death and is buried in the churchyard. He was a High Churchman, antiquarian and prolific author of fiction and theological works. He also wrote a number of hymns and collected Westcountry folksongs. His severe criticisms of most contemporary restoration make

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his own work at Lew Trenchard of especial interest. Acting as his own architect he rebuilt a number of houses in the parish including Lew House (q.v. The Manor Hotel). Listing NGR: SX4571686115

Church of St Michael De Rupe, Brentor
English Heritage Building ID: 92287, GV I

Parish church. Probably largely C13 with C15 alterations and C15 tower. Evidence of considerable repair. Restoration of 1889-1890. Local volcanic stone, formerly rendered, with local Hardwick stone dressings, lead roof concealed behind parapets. Small C13 nave and chancel plan, east front masonry indicates narrow width of previous chancel. In the C15 the tower was added and the chancel extended to the same width as the nave, and the probably steeply-pitched C13 roof was replaced by an almost flat C15 roof protected from the weather by tall battlemented parapets supported on the C13 corbel table. Very exposed position and fortified appearance with 1 window only to north and south sides and deep battlemented coped parapet carried on C13 moulded corbels, some replacement of parapet and corbels. Unbuttressed throughout. East wall partly rebuilt in roughly dressed coursed stone, chamfered plinth to south only. Triple lancet window with square-head looks C19. South side has chamfered arched doorway under bead hoodmould with 1 pyramid, 1 bar stop. South doorway opposed to north porch. 1 round-headed circa C12 window on south side, change in plane of south wall indicates rebuilding. North side has single lancet circa C13 window, evidence of rebuilding in change of wall plane. Slate memorial to Walter Batten of Brinsabach (q.v.), buried 1677, fixed to north wall. Small 3-stage battlemented C15 west tower has 2 moulded strings, no west door. West face has round-headed window to first stage. Rectangular opening on north face to bell ringers' stage, round-headed openings with carved spandrels on north, south and west faces. Slate sundial fixed to exterior south wall of tower dated 1642 has initials W.B. for Walter Batten (q.v. Brinsabach) and 12 zodiacal signs carved on the border. Battlemented north porch has shallow-moulded arched doorway, some moulded stones replaced, and north face largely rebuilt. Porch has shallow stone benches and probably late C19 roof of unusual section. Chamfered arched inner doorway under bead hoodmould. Interior No chancel arch, unmoulded tower arch. Circa C15 octagonal font on octagonal stem and base. Rim of bowl retains fastenings for font lock. Almost flat roof of 1889-90, said to be a copy of the C15 roof: massive rafters, moulded to the nave, unmoulded to the chancel, rest on heavy bead-moulded wall plates supported on long plain corbels. 6-sided drum pulpit of 1884-1890 has moulded cornice above frieze of pierced rectangular panels. Benches and altar rail contemporary with pulpit. East window signed James Paterson, 1971. Brentor church is built on the summit of a tor which is surrounded by probably iron age earthworks. The first church on the site was built circa 1130 by Robert Giffard, Lord of the Manor of Lamerton, and may have been built as a chantry chapel. The site of the church makes it a landmark for miles around. Listing NGR: SX4707780402

Yew Tree Cottage, Marystowe
English Heritage Building ID: 92411, GVII*

House. Medieval origins with C16 and C17 alterations, C20 renovations. Whitewashed stone rubble with late C20 concrete tile roof, formerly thatched, gabled at ends. 3 stone stacks: 1 at each gable end, 1 on ridge. A 2-bay open hall house, the lower end divided from the through passage by a tall solid partition wall. The lower end may have been ceiled over before the hall, the hall ceiled over in the C17 when a stack was inserted backing on to the through passage. The gable end stack to the lower room is also inserted, probably in the late C17. The inner room has been entirely rebuilt at first floor level and re-roofed. C20 roof added above the hall roof. 2 storeys. 5-window front with scattered fenestration. A C20 gabled porch leads into the through passage, a stone relieving arch immediately to the right of the porch marks the original through passage entrance, which is blocked. 1 C20 ground floor single tier bow window, all other windows 1- 2- and 3-light C20 casements with leaded panes under timber lintels, probably preserving the original embrasures. Rear doorway to through passage blocked. Interior: of the medieval house 2 massive unmoulded arch braced smoke-blackened trusses with wind braces survive, truncated above the square-set purlins. The principals are raised crucks. An ogee-headed timber doorway from the passage to the lower end is under a now concealed relieving stone arch above the level of the first floor. This doorway, and a similar blocked doorway to the rear of the through passage are probably C15. Over the lower end the 2 trusses are chamfered, the chamfer continuing over the cambered collar, trusses formerly had trenched purlins. These trusses do not appear to be smoke-blackened, although staining from timber treatment makes this difficult to decide, and may have been the roof to a solar over the lower end, or may predate the ceiling over of the lower end. The massive C17 hall fireplace has granite jambs, the left-hand jamb altered to accommodate a brick bread oven which no longer exists, but which formerly projected into the passage. The unmoulded timber lintel of the fireplace is unusual, projecting out as a rough corbel which supports an axial timber pad below the cross beam. The joists are chamfered with ogee stops. A timber newel stair to the left of the fireplace may be an early C18 replacement of the original stair, although the newel post appears to predate the steps. A Caernarvon arched doorway with scratch moulding leads from the hall into the inner room which has a massive axial beam and exposed joists, mostly replaced. The lower end room has 1 probably C16 axial beam with a deep chamfer and run-out stops, and a circa mid to late C17 chamfered fireplace lintel with ogee stops, jambs rebuilt. The ceiling of the lower end room cuts across the ogee-head of the doorway into the through passage. A high status medieval open hall house, formerly part of the Sydenham Estate. Listing NGR: SX4286384654

Forda House, Chillaton, Milton Abbot
English Heritage Building ID: 92446, GV II*

Farmhouse. Medieval origins, circa late C16 remodelling. Stone rubble, partly plastered, slate roofs, gabled at right end, hipped at left end. 2 stacks, one at right gable end, 1 on ridge at junction between roofs. Probably a medieval open hall house, the remains of a tall cusped timber window found in the rear wall of the wall suggest an early C16 date. The hall was probably ceiled over in the late C16 with a stack inserted backing on to the through passage, the 2-storey porch looks circa late C16. A drain discovered during C20 renovations suggests that the lower end was used as a shippon. 2 storeys. Asymmetrical 6-window front with scattered fenestration the lower end and the through passage under a slightly lower roofline. 2-storey porch on front

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at left, rectangular stair projection in centre of higher end, front left outshut under catslide roof to left of porch. The gabled porch has a chamfered arched granite doorway below a 2-light mullioned window with a hoodmould. Large C20 window with granite hoodmould and architrave to stair projection, all other windows 1- 2- and 3-light C20 casements with glazing bars, 3 first floor windows under timber lintels, 2 ground floor windows under concrete lintels. Interior 1 massive closed truss from the medieval hall visible with a cambered collar mortised into the principals, which are raised crucks, and massive purlins. No access to roof apex at time of survey (1985). A circa late C16 doorframe on the first floor leads into the room over the passage. A high status medieval house with an unspoilt interior. The hall has a probably C16 cross beam with deep chamfers and stops and an early C19 chimney piece. The inner room fireplace has a timber lintel with ogee stops. The through passage plan survives. Listing NGR: SX4352182147

East Liddaton Farmhouse, Brentor

English Heritage Building ID: 92275 II*

Farmhouse. C15 or earlier origins, C16 remodelling, C17 extension, C19 additions. Stone rubble, partly rendered; slate roof hipped at ends, formerly thatched. Rendered chimney on axial ridge. C19 rear addition slate-hung. Medieval open hall house remodelled in the C16 when a floor and front stair turret were added and a stack inserted backing on to the cross passage. A solid high end partition may also be of the C16. In the C17 the inner room was extended as a parlour wing. A first floor window to the main block also dates from the C17. Lower end partly dismantled, probably in the C19 when a rear addition formed the present T-plan. Salting room on front may also be C19. 1 + 1-window front. Porch to right of stair turret has sloping slate roof. A probably C16 arched shouldered timber doorway into the former passage has hollow and roll moulding. C20 front door into lean-to on front. Lean-to roof is built across a first floor 3-light C17 timber ovolo-moulded mullioned window with leaded panes and some old glass. C20 casement with glazing bars to first floor of stair turret. C19 casement, 6-panes per light, in right return of lean-to. Small reset slit lancet in one stone on right-hand end may have been a stair light. Interior 1 smoke-blackened medieval truss, a massive raised or possibly upper cruck with saddle and square-set ridge. Below the collar are 2 diagonal braces to the principals, braces visible below first floor ceiling. C16 fireplace has massive granite chamfered lintel formerly supported on corbels with curved ends (q.v. Monkstone and Perry Ash), right-hand corbel and end of lintel probably removed when C19 stair was inserted to right of fireplace, left-hand corbel intact. Slate floors to hall and parlour. Hall retains timber bench fixed to wall opposite fireplace. 2 plastered over cross beams to hall ceiling. Chamfered stopped lintel over hall doorway may be a reused door jamb. Large semi-circular oven projecting into former cross passage is probably C19. A house which has been remarkably unaltered since the C19. Listing NGR: SX4627982638

Parish Church of St Andrew, Coryton

English Heritage Building ID: 92298, GV II*

Parish church. C13 chancel, C15 nave, C16 tower, 1840s porch, north aisle of 1885. Roughly dressed stone with some granite and local stone dressings, asbestos slate roof, north arcade and chancel arch Purbeck. C13 plan probably nave and chancel, C13 chancel walling survives. Nave rebuilt in the C15, west tower added C16, non-alignment of chancel, nave and tower may be due to the site. In the 1840s the south porch, a large north transept and probably the north east vestry were added. A major restoration by the Newman family in 1885 replaced the north transept with a 2-bay aisle, and replaced the chancel arch in the Early English style. East wall of chancel partly rebuilt, C19 Perpendicular 3-light east window with hoodmould and label stops. 2 probably C13 lancets in the south wall of the chancel, the western most chamfered. The nave has 2 C 15 3-light perpendicular windows with hoodmoulds and label stops, south wall partially rebuilt. 1840s porch has gabled roof and doorway with segmental arch. Dressed granite and freestone 3 stage battlemented tower, masonry brought to course above plinth which extends partly round the west end of the nave. The tower has some unconventional features: the west buttresses are diagonal, the south east buttress angle, the moulded string course below the parapet forms the hoodmould to the belfry openings. Projecting rectangular north east stair turret. Moulded arched west doorway with hoodmould and label stops below a 3-light perpendicular west window, string course rises to form hoodmould. 2-light belfry openings with cinquefoil heads to west, south and east faces of tower. Similar 1-light opening to north face. North east stair turret lit by trefoil-headed 1-light window to first stage. South face of tower has trefoil-headed 1-light window below belfry opening. 2-bay north aisle has date plaque of 1885 and arms of the Newman family. West window 2-light granite C19 perpendicular, 2 C19 perpendicular 3-light north aisle windows have hoodmoulds and label stops. Nowy headed slate sundial fixed to south wall of nave inscribed with church warden's name. Parish stocks to west of porch. Interior: Tall chamfered tower arch. Square font on 4-corner shafts, the bowl probably C 15, the rest of the interior is largely 1885. 1885 Purbeck double-chamfered chancel arch carried on engaged shafts with bell capitals. Far less architectural is the 2-bay Purbeck north arcade with almost flat arches carried on a pier of square section with engaged corner shafts with bell capitals. Wide 1885 arch between chancel and north east organ chamber cum vestry. 1885 arched panel and rib chancel roof with carved bosses. Contemporary arched brace and collar roofs to nave and aisle. 1885 benches and contemporary rectangular pulpit with chamfered corners and blind tracery. Fixed to the east end of the north aisle are the 1840s commandment boards and creed above a stone painted with fleur de lys. 2 north aisle windows signed Kempe and Towers commemorating Elizabeth Newman, died 1909. Window in nave signed Kempe commemorating Ralph Newman, died 1896. East window signed Kempe, commemorating Lionel Newman, died 1902. 1894 brass to Thomas Newman, fixed to north wall of aisle. 3 old bell clappers fixed to timber frame on north wall of tower above a verse, lettering formed by studs: "Our duty done/in belfry high/ now voiceless tongues/at rest we lie/". The Newman family who financed the north aisle over the family vault purchased the Coryton estate in 1809. Although the 1885 restoration is not very distinguished, the C16 tower and, particularly, the C13 chancel makes this a grade II* building. Listing NGR: SX4570583554

Upcott, Broadwoodwidger

English Heritage Building ID: 90747, GV II*

South West Archaeology Ltd.

Land at Ridgecombe Farm, Lifton, Devon

Upcott (formerly listed as 23.8.57 Upcott Barton) Farmhouse. Late C15/early C16 or earlier with C19 rear addition. The main range is probably stone and whitewashed and rendered with a bitumen-painted slate roof gabled at ends and a similar hipped roof to the porch. Rendered stack at left gable end, rear right lateral stack to main range. The quality of the surviving details and what appears to be the stub of a crosswing wall at the left end suggests that the present house is a fragment of a larger building, possibly the parlour wing. The present plan is a single depth main range, 2-rooms wide with the principal room to the right heated from the rear lateral stack and divided from a smaller heated lower end room by a wide passage containing a stair. The principal room appears to be a complete early C16 room although the fine mullioned windows on the right gable end are an unusual feature and may perhaps have been resited. 8 roof trusses of an upper chamber, probably also early C16, survive. The porch is probably a late C17 addition and the original entrance to the range may have lead into the passage which contains a circa late C17 stair. A service room in a lean-to to the rear of the lower end may be an C18 addition, in the C19 a rear right wing was added providing additional accommodation to the rear of the hall. 2 storeys. Asymmetrical 4-window front with regular fenestration and a 2-storey porch with a hipped roof. To the right of the porch 1 first floor 4 and 1 ground floor 4-light mullioned granite windows each with moulded mullions and architraves. Ground and first floor granite mullioned windows to the right return of the main range are similar but with king mullions and stanchions intact. Elsewhere the fenestration of the front elevation is 2-light casements, C19 and C20, with glazing bars. At the left end of the range the stub of what may have been a left crosswing wall survives. Interior The principal room has 2 chamfered stopped cross beams and a fireplace with hollow-chamfered jambs, and a hollow-chamfered segmental head. The gable end hall window contains a circa early C16 stained glass heraldic shield. The inner porch door which leads directly into the principal room is probably late C17 with cover strips, the door leading from the main room to the passage is an unusual late C17/early C18 board and batten door forming 2 panels between wide styles. A circa late C17/early C18 dog-leg stair in the passage has bobbin turned balusters, some replaced in the C19. The lower end room has a fireplace with a low chamfered stopped lintel, the jambs appear to have been rebuilt but retain traces of scratch mouldings. On the rear wall of the lower end room a high quality early C18 china cupboard without doors with a round-head and a timber keystone feature, is set into the wall. The cupboard partly blocks an extremely unusual 5-light window visible only from the rear lean-to, this consists of a 5-light window visible only from the rear lean-to, this consists of a 5-light stone mullioned all cut out of 1 slab of stone. The lights are narrow slits and the function of the window must have been for ventilation rather than lighting. Above this window on the first floor is an equally notable 4-light window the outer face of which is now in the roofspace of the lean-to. This window has 4 small trefoil-headed lights which are cut out of a single stone slab. The lights are flush on the inner face but recessed on the outer face with chamfered mullions. The inner face contains various holes, some with the stubs of wooden pegs presumably for shutters. The window may be C15 or C16 but could be earlier. 8 closely-spaced roof trusses are of a high quality of carpentry and probably C16 with chamfered principal rafters, the chamfer continued on cambered collars which are mortised into the principals. The principal rafters are mortised at the apex with a diagonally-set ridge and there are 2-tiers of trenched chamfered stopped purlins. Some early C18 2-panel doors survive on the first floor. An important survival of part of a high status early C16 house with some unusual stone and joinery details. Listing NGR: SX3966790114

Wrixhill Farmhouse (GII*) & barn, shippon & wall (GII), Bratton Clovelly
English Heritage Building ID: 94269, GV II*

Farmhouse. Late C15 extended and altered in approximately early C17 with later C17 wing and further alterations in C18 and C19. Rendered cob walls. Asbestos slate roof hipped at left end and gabled to right. 2 axial stacks, left-handed one is of rubble, right-hand one is constructed of dressed granite; rendered rubble lateral stack to inner face of rear wing. Complex and unusual development of plan. Originally three room and through-passage plan with lower room to the right. There was a central hearth in the 2-bay hall and the house was also open to the roof over the lower end but the inner room was floored. The insertion of the 2 axial stacks may have coincided with this addition or occurred at any time in the first half of the C17; they need not necessarily be exactly contemporary. An unusual aspect of this customary stage of modernisation was that instead of keeping to the tradition 3-room and through-passage plan the insertion of the 2 stacks created just 2 rooms with a very wide passage onto which the stacks backed; thus the hall was occupied by the passage and lower stack and the passage was absorbed into a large heated lower room. Possibly this became a kitchen and the left-hand room, which had the 2nd axial stack, a parlour. The hall, which had now become the passage, was ceiled at this stage; the lower room, despite the insertion of a stack, was not ceiled and remarkably, according to the present owner, was recalled by his grandmother as having been still open to the roof within her memory. This is corroborated by the lack of ceiling beams visible at this end of the house and the existence of only C19 joinery compared to the C17 and C18 joinery visible in other parts. In the later C17 a 1-room wing was added at the rear of the left-hand room heated by a lateral stack - this may have been intended as a kitchen although this then raises the question of what use the unceiled right-hand room was put to. A certain amount of remodelling appears to have occurred in the C18 from the evidence of several 2-panel doors and a staircase with turned balusters leading from the lower room to over the passage. In the C19 leanto additions were made at the right-hand end of the house, at the rear of the main block and against the inner face of the rear wing - this formed a passage from the house to an outbuilding which was attached at the rear of the wing. 2 storeys. Asymmetrical 3-window front of C19 and early C20 2-light casements with glazing bars; the ground floor right-hand window has 3 lights. Early C19 20-pane hornless sash to left on ground floor. 1st floor right-hand window is in gabled dormer. C20 panelled door at centre with a large sloping buttress to either side and one towards the right-hand end. The wing projects to the rear of the left-hand side with a small outbuilding attached at its rear which is parallel to the front block and has on its rear wall a shouldered-head wooden door frame with studded oak door which has been reused from the house. The outshuts at the rear of the house and side of the wing are under continuous catslide roofs. Interior: the 4 original roof trusses survive in slightly varying forms which suggest the status of different ends of the building. The right-hand truss has threaded purlins and diagonal threaded ridge with cranked collar. The 2 trusses over the higher end of the passage and over the hall are very similar but have curved collars. All these timbers are smoke-blackened, the principal rafters curve into the walls but it is not possible to see how

Land at Ridgcombe Farm, Lifton, Devon

far they extend. Over the inner room part of an identical clean truss survives. An unusual feature of these trusses is that instead of being arch-braced the principal rafters begin to curve on their inner face before they meet the collars which continue the curve - thus making it continuous. In the approximately early C17 extension the rear blade of the roof truss survives, clean, with threaded purlin. Over the rear wing the roof trusses are probably original and consist of substantial well cut principal rafters with cambered collars which are lapped and pegged to the principals. The only other surviving feature in the house dating from its original build is a wooden shouldered-head doorframe which was at the rear of the original passage. Both fireplaces in the main range are blocked but that in the rear wing has a chamfered wooden lintel. The only beams visible on the ground floor are in the passage end are chamfered with no visible stops. On the 1st floor C17 square-headed wooden doorframe survives leading into the chamber over the inner room, it is chamfered with ogee stops. Adjoining it in the rear wall of the inner room where it joins the wing is a curved recess which probably housed a newel stair. In the present passage are 3 C18 2-panel doors. In several ways this house is an important survival; the form of its original roof trusses shows it was a high quality medieval house which had a complex and unusual development that can be traced from a number of features of various periods. The remarkable existence in relatively recent times of one end of the house still open to the roof raises questions about the modernisation of Devon farmhouses in general. The house has been little altered since the C19 and forms part of a traditional farm complex. Listing NGR: SX4642890670

North Breazle Farmhouse, Bratton Clovelly (borderline)

English Heritage Building ID: 94264, GV II*

Farmhouse. Circa 1500 with C17 and C20 alterations. Rendered cob walls. Gable ended slate roof. Projecting rubble stack at left gable end; rendered rubble stack at right gable end; projecting rubble lateral stack at right side of hall bay with rendered brick shaft. 3-room and through-passage plan. Both the lower and inner rooms have solid wall partitions, the latter full height, the former only head height. Originally with central hearth open to the roof at least over the hall. Ceiled in early to mid C17 when hall stack was added integral to a large projecting hall bay, lateral to its right-hand wall. Inner and lower room gable end stacks also inserted in C17; newel stairs in projection at rear of inner room. In C20 rear door of passage blocked and staircase inserted there. The lower room fireplace was removed and a door put in its place. 2 storeys. Asymmetrical 3-window front with large projecting 2-storey gabled hall bay at centre. Mainly C19 casements although left-hand and right-hand first floor windows are C20 of 2 and 4 lights. Ground floor windows to left and centre are 4-light with a 3-light window to the right. First floor window at centre has 2 lights. These windows have H-L hinges. To right of centre is C19 panelled and glazed door to front of passage under C20 porch with leanto slate roof. Rear elevation towards right-hand end has semi-circular projection for newel stairs. Interior: Over lower end of hall 1 arch-braced smoke-blackened truss survives with rafters and ridge, which has curved feet the full extent of which are not visible. Morticed cambered collar and threaded purlins with morticed apex and diagonal ridge. Inner room truss visible only on 1st floor possibly contemporary with morticed cambered collar. Over the lower end are softwood trusses probably C18 or C19. The doorway to the hall from the passage has a shouldered cranked head but is encased on the front. The hall fireplace has a chamfered wooden lintel with ogee stops and chamfered granite jambs. The lower room has chamfered longitudinal beams with hollow step stops; on 1 beam the stop curiously finishes further in on one side than the other. The particular interest of this house is in the large hall bay with its integral stack which is a most unusual feature and might be a unique arrangement. The hall is quite narrow from higher to lower side, so when the hall was floored there would not have been much room for the stack in the conventional position. The solution was to build a large hall bay thereby enlarging the hall and putting the fireplace in the bay.

Listing NGR: SX448989211

Milltown House & garden, Yeolmbridge, Werrington (borderline)

English Heritage Building ID: 68213 GV II*

Milltown and garden walls to front. Circa early C18. Stone rubble with moulded plinth, hung with rag slates on front and left hand side elevation. Large central brick axial stack with C19 terracotta chimney pots. Stone rubble lateral stack with brick shaft to service outshut. Plan: Double depth plan. Central entrance flanked by large reception room to left and with stair on front right. Integral service outshut across rear. The later outshut on the right hand side may be for a secondary stair. Exterior: Two storeys. Symmetrical 3-window front. Flight of dressed granite steps up to central entrance with C18 pedimented doorcase and circa late C19 door. Flanked by probably the original C18 mullion and transom windows. Three, possibly original 2-light casements on first floor. Rendered two storey outshut on right hand side. Circa C18 stone rubble garden walls to front with slate coping, ramped at the corners. Interior: Not accessible, although it appears complete and unaltered. C18 stair to front right with closed string, square newels, turned balusters and moulded rail. Left hand room has a moulded dado rail and heavy multiple moulded cornice. Large moulded cornice to C18 chimney-piece and C18 china cupboard. Raised and fielded panelled shutters. Listing NGR: SX3161687431

Roman Catholic Church of St Cuthbert Mayne (Church of the English Martyrs and attached walls and steps) ST STEPHEN'S HILL, LAUNCESTON

English Heritage Building ID: 370079, GV II

Catholic Church. 1911. By Arthur Langdon, brother of donor Canon Charles Baskerville Langdon; mason was F.H. Nicholls of Lewannick; carpentry by J.H. Harry; oak doors by Mr Clifton of Ashwater; plumbing including copper dome by T. Chapman (Jun) of Launceston; lighting by Lord and Sland Ltd; work completed by Rallings and Tonar after Langdon's death. Slatestone and other dressed stone including Polyphant to give polychrome effect; dry slate roofs with coped gable ends and moulded eaves cornices or exposed rafters plus copper dome at east end; leaded half-dome at west end and flat roof over S chapel. Plan: Nave/chancel; central N chapel; N (2-storey) vestry over organ and boiler house (partly underground); S porch and chapel. Romanesque style. Exterior: 4-bay S elevation has porch on left with 3-light window (doorway to right-hand return); next bay and right-hand bay with traceried 2-light window under round arches; all with shouldered headed lights, other bay with

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interlaced rose window. N elevation has 2-light window, similar to the 2 south windows, between boiler house and chapel; 3-light window to right-hand return of chapel and 2-storey vestry wing on left with 4-light window to ground floor with pair of doors on its right. East end has 4 small lights to apse and west end has smaller semi-circular projection with 2 small lights; bellcote over right-hand (SW) corner. INTERIOR: dressed Polyphant walls; plaster barrel vault over moulded cornice with billet enrichment; detached columns to round chancel arch with carved impost; round-arched doorways and Diocletian window with reticulated tracery over doorway to vestry. Fittings: medieval holed stone in porch otherwise original or slightly later fittings including granite altar table on 2 turned polished shafts to chancel; marble altar to each chapel; N chapel with aedicule framing carving by Cuthbert Mayne; S chapel with round glazed ceramic of Virgin and child also carved wooden figures of Christ, Christ with child, St. Stephen and 2 of St Peter; round polished Polyphant stone font by architect with interlaced carving to bowl over shaft with fishes; wall-mounted organ pipes; movable pine pews with numbered ends and painted and carved wall memorial panels, depicting the crucifixion story, to Carol Langdon 1886-1913. Subsidiary features: porch forecourt with low granite-coped walls; vestry approached by granite steps and bridge on half-segmental arch. A robust and strongly-articulated design. Listing NGR: SX325858441

Church of St Thomas By Launceston

English Heritage Building ID: 370056, GV II*

Priory church. Norman font; 1482 on site of former Augustine Priory (qv), restored 1871.

Dressed volcanic stone, greenstone and granite; dry Delabole slate roofs with central ventilators; octagonal stone stack to west gable of S, aisle and moulded stack to N gable of transept. Plan: nave/chancel; west tower; south aisle and south porch C19 north transept. North wall rebuilt and the whole re-roofed in 1871. Slender 2-stage unbuttressed embattled tower with slate louvres to upper stage; strings and squat leper window in position of usual west doorway. C15 three-light traceried windows to chancel; 3 to S wall of S aisle and 5-light window to west of aisle, otherwise C19 traceried windows except for 3-light N transept window with segmental-arched lights; rood stair projecting to S wall left of moulded basket-arched priests doorway. Porch has crucifix finial to coped end over square hood to C15 doorway; carved fragments including Catherine wheel right of doorway. INTERIOR: plastered walls with fragment of wall painting at east end; C15 five-bay Standard A (Pevsner) arcade: 1871 arch-braced, wind-braced roofs; trefoil-headed aumbry to S wall of chapel in S aisle. Fittings: large Norman font with square bowl, octagonal shaft and round base; some old coloured glass; early C16 linenfold screens to tower and inside S door; earliest bell 1745, recast 1911; C19 carved octagonal pulpit and other C19 fittings. (The Buildings of England: Pevsner N: Cornwall: 1953-1970: Listing NGR: SX3279385062

Launceston Town Walls

UID: 369986, GV II*

Includes: Launceston Town Walls ANGEL HILL Launceston. Ruins of town walls. Probably C12. Local slatestone rubble. Thick walls with parts surviving up to 8 feet high. Visible remains extending from a point a little to the north east of the Southgate (qv) to a point adjoining the walls of St Dominick House (qv). Listing NGR: SX3329584623

Dockacre House & attached road frontage walls

English Heritage Building ID: 369984 GV II*

Formerly known as: No.2 HORSE LANE. House just outside town wall. C16 and C17, remodelled early C18. Stuccoed rubble and cob, rendered at rear; stucco on timber-frame of part jettied front; ends partly slate hung; left-hand end jettied; steep dry Delabole slate roof with late C19 crested clay ridge tiles; brick stacks; axial stack left of centre, end stack on right and out built gabled lateral stack at rear left. Long single-depth plan. 2 storeys over basement on left; 10-window range, 5 gables to front; 2-windows to each gable. 4 left-hand bays have deep jetties, under built mid/late C18, the date of surviving glazing with horizontal sliding sashes to form internal passage, 7 mid/late C17 transomed mullioned windows, to first floor left, with old leaded lights and sills of earlier windows, otherwise C18 twelve-pane hornless sashes with thick glazing bars. Also under the jetty are C17 oak windows with pine opening casements similar to those above. C18 pedimented eared doorway slightly right of centre with C18 probably adapted 2-panel door planked on the inside. INTERIOR: 2 bays of C16 roof structure on left, otherwise C17 roof with uneven oak trusses with lapped and pegged collars, trenched purlins and asymmetrical apexes; feet of trusses visible to rear of chambers proving that they predate the late C17 cross windows. C17 floor joists, cross and axial relating to jetties; cyma mouldings to inside of C17 windows; two C17 basement windows blocked from outside; C17 winder stair on left and imperial late C17 stair in large entrance hall with shaped door head, panelled newels, closed string with pulvinated frieze, turned balusters, irregularly spaced steps and a rare pair of late C17 dog gates with turned splat balusters. Late C17 or C18 features include: plank and muntin panelling to hall; bolection-moulded panelling and chimney-piece to right-hand room with later C18 niche with shaped shelves; ovolo-moulded panelling to room left of hall and chimney-piece with dentilled cornice; moulded ceiling cornices and 6-panel doors with small central panels; late C18 inverted-arch over-arch iron gate and moulded ceiling cornice to right-hand chamber; bolection-moulded chimney-piece to chamber towards left with similar grate; 3-panel doors to chambers; many shutters with fielded panels; 4-sided canopied ceiling to chamber further to left. Late C18 or C19 cloam oven fitted to original basement fireplace. Blocked vaulted wine cellar under gateway. Subsidiary features: rubble walls to road frontage and gateway with resited (after discovery in garden 1970) chamfered granite column bases as caps. HISTORY: Of former owners and occupiers documented, Nicholas (Mayor 1716 and 1721) and Elizabeth Herle are remembered for a number of stories surrounding the death of Elizabeth whose large memorial survives behind the organ loft in the Church of Saint Mary Magdalene (qv) inscribed, "Depart ye life ye December 1714 by starvation or other unlawful means." An interesting account of the death of a Nicholas Herle appeared in the Norwich Mercury on Saturday 10th August 1728. "On Sunday last, August 4th died at Hampstead, Nicholas Herle of Launceston in Cornwall, Esq.; a gentleman of good character and great estate who not long since when he was High Sheriff of that county, had the misfortune accidentally to shoot his lady." Dockacre

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House is reputed to be haunted, possibly by Elizabeth and apparently by others, and there are numerous examples of objects moving from one place to another. In the house is a collection of walking sticks of former occupants and tradition determines that these have to be kept in the correct order lest they rattle in the night. Another eminent occupant was Coryndon Rowe, Physician and Alderman; mayor 1792, 1797, 1810, 1821 and 1829. A son born to this couple in 1801 was to become Sir William Carpenter Rowe. Listing NGR: SX3331484628

5 & 7 Southgate Street

English Heritage Building ID: 370122, GV II*

Formerly known as: Nos.5 AND 5A SOUTHGATE STREET. Large town house. Early/mid C18 but possibly a re-walling of a C17 timber-framed house jettied to each floor and each side. Red brick face laid to Flemish bond on rubble; flat keyed arches; rag slate roof with pediment to front over central 3 bays broken forward; modillion eaves and pediment cornice. Double-depth plan. 3 storeys; nearly symmetrical 5-window front. Original hornless sashes with thick glazing bars: square windows to 2nd floor, tall windows below. Ground floor has full-width early C20 transomed shop front with leaded glazed top-lights; end pilasters, slender mullions; fascia with moulded cornice and blinds. Rear is a similar symmetrical 5-window garden front with original sashes. Right-hand return has original Venetian stair sash and smaller sash to back stair on its right. INTERIOR: many original C18 moulded ceiling cornices, some with dentils, including that of stair hall with Tuscan columns to window; right-hand room with fielded panelling to right (now in passage), modillion cornice and ribbed ceiling with concave corners, central quatrefoil and arabesques. Jointed and pegged oak studwork partitions, with later brick noggin, and ceiling beams with dragon beam to each corner of upper floors suggesting possible jettied origins; C18 oak roof structure. Plaque on front of house records that this was the birthplace on 23rd April 1758 of Philip Gidley King appointed Governor of New South Wales 1800 and who sent Lt. Col. Paterson to found Launceston, Tasmania in 1804. Listing NGR: SX3323684570

26 Church Street

English Heritage Building ID: 369976, GV II*

Inn, later shop with accommodation. C17, remodelled C18 and C19. Render on timber-frame to jettied front; corbelled end of masonry wall on left, steep rag slate roof with asbestos slate hanging to front gables, and too much of rear. Single-depth plan gable ends on to the street plus wing at angle to rear right. 3 storeys; 2-window range. C20 copies of mid C19 hornless sashes with glazing bars; paired sashes to 1st floor. Ground floor has C20 double shop front with splayed central doorway; house doorway on the left with C20 door with integral 6-pane overlight. Slate hung rear has large rubble lateral stack. INTERIOR retains most of its C17 structure and features including: oak studwork partitions, roof structures; ovolo-moulded doorframes and scratch-moulded doors with some old red and brown paint; ovolo-moulded outer frames of former mullioned windows, some with headrail only; chamfered granite fireplaces with splayed backs; octagonal stone pier between ground floor areas and complex-moulded oak doorframe into rear wing with large hidden fireplace and, of particular interest, a semi-circular stair turret with winders and a domed ceiling structure. A remarkably complete C17 interior. Listing NGR: SX3319584601

11, 13 & 13A High Street

English Heritage Building ID: 370009 GV II*

Includes: No.12 BROAD STREET. Two merchants' houses. No.13 of 1555 for Thomas Hicks (inscribed T H on label stops), other house of similar date. Painted slate hanging on jettied timber-frame between stone side walls with incised stucco, with triple-moulded corbels. No.11 (left) with front roof parallel to street, probably originally a pair of gables. No.13 gable end on to street and with 1st floor under built in the C18; dry slate roofs; hipped returns to No.11; rubble lateral stacks (rear of No.11 and on left of No.13). Plan: No.13 has cross passage on right leading to semi-circular-on-plan newel stair projection and projecting rear wing on left; No.13 is 1-room plan later subdivided to upper floors. 3 storeys over basement to No.11; 2 storeys and attic; overall 3-window range. No.11 is 2-window range with original or C17 four-light mullioned windows to 2nd floor with mid/late C18 casements with thick glazing bars to second floor, except for blocked light on right; 1st floor with original or C17 oriel windows with moulded sills on shaped brackets, intermediate mullions removed and early/mid C18 pairs of horizontal-sliding sashes with very thick glazing bars and return lights. Ground floor has late C19 three-light shop front on the left and early C20 projecting 3-light shop front with glazing bars except where removed to central light; older granite stall-risers with squat basement windows; original moulded oak doorframe on right with original 15-panel studded door. Window to 2nd floor of right-hand return mostly blocked. Old down pipe echoes shape of jetties. Rear is slate hanging on timber-frame and has at least 2 windows with leaded lights and many C18 windows with very thick glazing bars at least 2 of which are horizontal sliding sashes, one to wing with return light and all within remains of C17 of original frames. No.13 has 1-window front set back from other front. Early/mid C18 paired sashes with very thick glazing bars to upper floors; splay towards corner to 1st floor on right. Ground floor has late C19-light shop window with doorway on right plus splayed light to far right, the whole shop front angled so that it projects on the left moulded fascia curves in on right and fits under jetty; slender turned mullions with curved bases and caps; scribed pilaster on left. Right-hand return has 4-light shop front with similar detail, right-hand light in former doorway. 1st floor has original moulded granite jambs and lintel with hoodmould and inscribed stops linked to granite string, with pair of C18 sashes like those to front; 2nd floor with pair of late C19 four-pane horned sashes over possibly original granite sill. INTERIOR of both houses retain many original or C17 features including: ovolo-moulded door frames, with unusual stops to several openings; one C17 door with ovolo moulding; winder stair with C18 elliptically-arched doorways with C17 caryatids to ground and 1st floors, carved newel post and ovolo-moulded frame to 2nd floor; very wide elm floorboards where visible and roof structure where inspected (central bay of front) has oak trusses with lap-dovetail collar joints and original trenched purlins. C18 features include moulded ceiling cornice to cross passage and many 2-panel doors. Most fireplaces hidden: large fireplace to ground floor of rear wing has C19 shelf and shaped hanging brackets over. Basement not inspected. C18 frames of doorways between houses suggests the linking of the 2 properties at that time. These houses are visibly the most interesting of the earlier

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houses within the town centre of Launceston and both externally and internally have survived little altered since the C17 and not altered since the C19. HISTORY: Thomas Hicks was Mayor of the town in the C16 at the time of the Reformation. Listing NGR: SX3316984594

No 4 incorporating the Judges Kitchen

English Heritage Building ID: 370005 GV II*

Probable merchant's house. C16, or early C17, remodelled early C18. Render on timber-frame with moulded wooden cornices to shallow jetties to front; rear and wing has render on rubble to ground floor and slate hanging on studwork above; steep rag slate roof with 2 gabled dormers and deeply coved eaves cornice; stone stack on right. Courtyard plan including deep wing at right-angles to rear right and wing returned parallel to rear (the Judges Kitchen). 3 storeys; 4-window range with late C19 two-pane horned sashes within wooden architraves. Ground floor has house doorway with panelled door on the left and large late C20 shop front on its right. Rear has C18 stair window with thick glazing bars. Left-hand elevation of rear wing has carved lead gutter dated 1707; original former 3-light granite mullioned window with 1 original leaded light and 1 mullion removed breaking eaves at far right; 2 mid C19 12-pane hornless sashes on its left and late C19 fourteen-pane horned sash to far left; ground floor with pentice roof and 8-pane horned sashes in possible original openings in pairs of lights with rendered mullions between and original 4-centred arched chamfered doorway on the right. Other elevation has at least one C18 window with thick glazing bars. Wing, known as the Judges Kitchen, returned parallel and enclosing yard at rear has similar original doorway on its right; 4-pane horned sash breaking eaves above; projecting gable resembling pediment on left over blind 1st floor and blocked window to ground floor. INTERIOR: C16 floor structures and roof structure, with both trenched and butt purlins, to front range; some floor structure and original roof structure, with feet of trusses only, visible to rear wing. Interior of the Judges Kitchen not accessible except for ground-floor passage later cut through from inside its original doorway (with internal oak lintels) to right-hand wing. This evidence suggests that these 2 wings may not have had internal communication originally. Surviving original features include: 2 moulded oak doorways to 2nd floor between front and adjoining wing with cup and cover stops, the other with armour stops, both with original 9-panel studded doors; some panelling to 1st-floor landing area and some ovolo-moulded doorframes; later C17 scratch-moulded door (repaired C19) between front attics. C18 features include: open-well closed-string staircase with pulvinated frieze; fairly heavy turned balusters; moulded handrail, newel caps and pendants; ovolo-moulded panelling to wide passage beside shop including a round-arched niche and frame for fireplace; communicating doorway between landing and rear room of wing and several 2-panel doors; bolection-moulded chimneypiece to 2nd-floor right. Mid C19 remodelling of rear right-hand wing includes a curved open-well stair; quadrant-on plan door and an iron grate. HISTORY: reputed to be a former house of "The Hanging Judge", Judge Jefferies. An interesting and remarkably (for Cornwall) complete large probable merchant's house built around 3 sides of a courtyard at rear and adjoining the former castle ditch. Listing NGR: SX3317684628

Church of St Michael, Lawhitton

English Heritage Building ID: 393565 GV II*

Parish church. C15 with C13 tower. Restored late C19. Roughly coursed slate stone to nave and chancel with granite to windows; polyphant stone to tower and south chancel aisle with granite to porch. Windows and buttresses; graded slate roofs with tile cresting and stepped coped verges. Nave; chancel; south aisle; south transeptal tower and south porch. Tower: Unbuttressed in 3 diminishing stages with chamfered string courses, embattled parapet and plain corner pinnacles. First stage on south has 3-light C15 window with hoodmould; segmental-headed slate-louvered window to second stage. Belfry has similar paired slate-louvered windows with hollow spandrels on all sides, all with segmental relieving arches, south and west with cusped heads and labels. Projecting rectangular staircase turret to north-east corner has plain corner pinnacles, chamfered rectangular slit openings and 4-centred chamfered doorway to bottom. Nave North side, buttressed in 3 bays, has square-headed C15 windows of triple cinquefoil-headed lights with hollow spandrels and labels to 2 west bays and one of 2 lights to east bay; segmental relieving arches. West end has C19 five-light window with panel tracery and hoodmould. Chancel: North side has C19 three-light decorated-style windows with hoodmould. Similar 5-light east window. South aisle: All windows are C15 of 3 lights with panel tracery, 4-centred arches and hoodmoulds, one to east and west walls, one to right of porch and 2 to buttressed section to right of tower, with chamfered eaves cornice. Infilled segmental-arched chamfered doorway beneath easternmost window on south. Gabled C15 Porch: has 4-centred outer arch with label and weathered Perpendicular tracery to spandrels. Probably C19 Tudor-arched inner doorway with quatrefoils and trefoils to spandrels and label; C15 ogee-arched image recess above and crudely carved holy water stoup to right. Exposed waggon roof with carved ribs, rafters and bosses. Interior: C19 door reuses earlier strap hinges. Nave has heavily restored C15 arch-braced triple-purlin roof in 7 bays with a St Andrew's cross to each panel between purlin and principal rafter. Principal rafters painted and foliated crosses intersecting with St Andrew's crosses forming celure to east bay. Chancel has C19 hammerbeam roof with carved angles (some possibly C19 and reused). Exposed waggon roof to south aisle with bosses to centre rail and small carved figures to wall-plate at division between main part of aisle and south chancel aisle. Nave arcade in 5 bays continuing into chancel (no structural division; has granite moulded segmental arches supported on clustered columns with moulded capitals and bases (Of Church of St Briochus, Lezant). Pointed single-chamfered tower arch dying into responds. Tower has panelled roof (floor of second stage) with bosses at intersections and narrow pointed chamfered doorway to stair turret. C15 carved bench ends to C19 nave benches. Panelled pulpit dated "1665" resting on short moulded wooden column, with carved floral motifs to top row of panels and bracketed ledge has brass sconce dated "1887". c19 encaustic tiles to raised chancel and sanctuary, which had C19 wooden reredos with contemporary blind Gothic tracery panels (stone) to either side. C19 trefoil-headed aumbry in north wall of sanctuary and C19 screen between it and east bay of chancel aisle. C12 Hicks Grey Mill Stone front has carved head to each corner with carved leaf emblem encircled by twin-headed serpent to each face; octagonal base. Partly cut away on west side (traces of paint adhering) suggesting that it formerly abutted one of the arcade columns. Bench in south-west corner of aisle has turned balusters to back, possibly re-used from C17

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communion rails. granite Celtic cross-head on floor of chancel aisle and late C19 stained glass throughout. Monuments: C19 wall memorials in nave and tower. Grave slab (formerly in floor) of Robert Bennet (d. 1683) with incised armorial shield fixed on wall next to door. Coade stone memorial by Coade and Sealy of Lambeth to Richard Goffic (d.1796) at east end of chancel aisle, sarcophagus with figure of a woman reclining on a draped urn, formerly with attendant putti. BOE p.99. Listing NGR: SX3554782356

Greystone Farmhouse, Lezant

English Heritage Building ID: 393571, GV II*

Farmhouse. C15, remodelled late C16 or early C17 and extended late C17 with later additions and alterations. Rendered roughly coursed slate-stone; hipped slate roofs to main range and C17 addition, half-hipped roof to projecting rear range. Original L-plan consisting of former open-hall range with slightly later shorter range at right-angles to rear on right (possibly former solar) with lower hip-roofed range added to right of hall range in C17, forming present T-plan. 2 storeys. 3 late C20 casements directly below eaves to hall range with horned 16-paned glazing bar sash to left and segmental-headed C20 metal casement to right of central 6-panel door with narrow rectangular latticed overlight (stained glass) under C20 narrow gabled porch. Integral slate-stone end stack with toothed red brick capping to right at junction with C17 addition, which has C20 window on each floor. Rear: Projecting range has integral lateral stack with tall brick shaft to left and lean-to to right side. Garage door inserted to C17 addition. Wide infilled 4-centred chamfered arch-way (possibly not in situ) to far right of hall range has C20 window inserted and buttress to left. Interior: Chamfered ceiling beams to left and right ground-floor rooms with mortices for former joists: ceilings are now raised with C20 joists. Infilled inglenook fireplace to right room. Rear projecting range has large open fireplace with massive granite lintel and jambs. Segmental-headed stone doorway with moulded jambs leads to stone spiral staircase to left. Segmental-headed wooden doorway at top of stairs. Roof of hall range visible in roof space with bottom of trusses projecting through onto first floor. Moulded arch-braced cambered collar truss roof in 5 bays including to hips, left retaining original arrangement of cambered collar between principal rafters, right altered by insertion of stack. 2 sets of butt purlins, upper chamfered, lower moulded, with long curving windbraces between. Original rafters and ridge piece. The whole roof is uniformly but not extensively smoke blackened, suggesting that it is of late medieval construction, that the whole of the main range was open to the roof and that it was first floored over at a relatively early date. The survival of the original common rafters is unusual. The rear projecting range (possibly a solar) is later as purlin and rafters are cut away at this point: the roof structure of this range is early C20. 3-bay roof of standard collar truss type to C17 addition. Listing NGR: SX3626179958

Lower Trekenner Farmhouse, Lezant (borderline)

English Heritage Building ID: 393675, GV II*

Lower Trekenner Farmhouse and Cottage. Open-hall house, now 2 cottages. C15, partly remodelled early C17 with C18, C19 and C20 additions and alterations. Roughly coursed slate-stone, partially slate-hung to right gable end of right cottage and rendered to remainder; slate roof in 3 sections with asbestos sheeting to rear of right cottage. Open-hall house comprising open hall (floored over and stack inserted in C17) with through passage and lower end (largely rebuilt in C19) to left. Upper end (Trekenner Farm Cottage) survives almost intact. 2 storeys. Trekenner Farmhouse (left part lower end and right part former hall) has two C20 casements directly below eaves to left plus 2 more to ground-floor left and centre of left section with C20 gabled porch to right on site of through passage: opposing doorway to back wall now internal. Right section has C19 casement and C20 casement to left directly under eaves and large mid-C20 casement to left directly under eaves and large mid-C20 metal casement on ground floor. Integral end stack (inserted C17) to left and smaller integral end stack to left section. Trekenner Farm Cottage has 2 irregularly spaced C19 casements on each floor, those to first floor directly below eaves. Entrance through C20 plank door in lean-to abutting right gable end. This has external end stack with red brick top. Slate-hung lean-to to rear. Lean-to to rear of right section of Trekenner Farmhouse now carried down as catslide outshut but formerly under separate pitch. Interior: End stack at lower end of former open hall has large open granite fireplace on ground floor with continuous moulded lintel and jambs. Lower Trekenner cottage has 3 deep-chamfered cross beams including one above fireplace supported on granite corbel to left of fireplace; unusual carved stops with ballflower terminations and finely moulded joists. The end of the middle beam has been cut away for insertion of staircase. Original access to first floor of solar was by semi-circular staircase projection against back wall reached through C15 round-headed pegged doorway with similar doorway off-set on first floor. Top steps survive but rest destroyed when present lean-to to rear of cottage was built. First floor of solar has original floor boards. Roof structure visible through C17 chamfered wood doorway leading from solar to inserted first floor of former open hall. Immediately facing doorway at top of former staircase projection is oak-stud wall with infilled doorway, presumably formerly giving access to first floor of solar. Roof of solar is in 3 bays and was probably originally visible from first floor. Cambered collar trusses with chamfered (unblackened) principal rafters having curious stepped notched joints to collars; some thatching spars remain. Right end truss practically abuts gable end and left bay is separated from former open hall by stone wall rising to apex. Roof structure of former open hall visible in roof space: common rafter construction, largely replaced by new timbers c1980: - some traces of blackening but this may not be a result of smoke from former open hearth. C20 flat-roofed addition at right-angles to rear of lower end is not of special architectural interest.

Listing NGR: SX3422978296

Church of St Briocus, Lezant

English Heritage Building ID: 393678 GV II*

Parish church. Early C13, C14 and C15, restored 1869. Mainly roughly coursed polyphant with granite to C15 windows and tower (large blocks); graded slate roofs with ornamental tile cresting, stepped coped verges and C19 Celtic cross to gable end of chancel. Nave; chancel; aisles; west tower; south porch and north-east vestry/boiler house. Tower: Circa 1480 in 3 stages with moulded plinth, chamfered string courses and set-back buttresses. Moulded cornice, embattled parapet and octagonal corner

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turrets with crocketed corner pinnacles rising above false battlements. Small stone crosses to each pinnacle except north-west replaced by brass weather-cock. Paired lancet on each side to belfry and recessed segmental-headed window with hollow spandrels in rectangular surround and clock above to second stage on south. First stage on west side has 3-light window with panel tracery and hoodmould directly above moulded pointed doorway with quatrefoils and daggers to spandrels and dripmould with circular label-stop on north and square label-stop to south. South aisle: West wall has C19 two-light Decorated style window in C14 internal splay. Re-set C12 corbel of devil or cat at south-west corner. Three 3-light C15 windows with panel tracery and hoodmoulds to south and contemporary gabled porch in west bay. This has moulded 4-centred outer arch with carved decoration to impost. Slate sundial above with date "1686" and initials of churchwardens inscribed. Pointed concave-moulded inner door with reset cross (probably from north-west tower pinnacle) above. Ceiled waggon roof with bosses to centre and ends. 3-light Perpendicular window with panel tracery and hoodmould to east wall of aisle. North aisle: Three square-headed C15 windows of triple cinquefoil-headed lights with labels to north wall which has pointed single-chamfered doorway to far right. Projection for staircase of rood screen immediately to west of east window. East wall has 3-light C15 windows with panel tracery and hoodmould; C14 broad cusped lancet to west wall. Chancel: South side has C13 paired lancets with segmental relieving arch. C13 east buttresses. 3-light C19 Decorated-style east window. C19 lean-to to vestry/ boiler house on north side has pointed east window with L-hinges. Grave slabs fixed to wall all round church including large slab on south wall of south aisle commemorating Fitz Anthony Pennington (d1690). Interior: Ceiled waggon roof to nave and chancel with bosses at intersections, gilded to chancel which comprises C13 sanctuary and east bay of nave arcade. Moulded granite cornice below wall-plate, stepped at junction between nave and chancel marking position of former road screen. Bosses are square in shape to nave and circular to chancel. Granite cornice terminates at join with sanctuary but wall plate has billet moulding for full length of chancel. North aisle has ceiled waggon roof with bosses at intersections and granite cornice with later wood modillion eaves cornice directly above on south side. Similar roof, said to have been entirely renewed in 1928 to wider south aisle without trailing vine decoration to wallplate and granite cornice below. Nave arcades in 4 bays: C15 with granite moulded segmental arches on clustered columns with moulded capitals and bases, practically identical to those at Church of St Michael, Lawhitton (qv). Tower arch also segmental-headed having clustered responds with moulded capitals and bases. Narrow single-chamfered 4-centred doorway to internal stair turret. Doorways to staircase (surviving) and loft of former rood screen in north aisle. C14 trefoil-headed piscina in south wall of chancel and square aumbry in north. Apart from C12 octagonal Ventergen font, probably originally with carved heads to corners and still with carved leaf emblem to each cardinal face, fittings and furnishings are C19 and later. Late C19 and early C20 stained glass in some windows including east window of south aisle in memory of William Pallexfen Bastard, Rector of Lezant (d 1915). Reproduction of C15 Flemish altar-piece at west end of north aisle. Monuments: North aisle has three C18 and two C19 wall memorials. South aisle has 2 early C19 wall memorials and wall memorial to Thomas Snell, Rector of Lezant (d 1670) to west of door: Ionic columns surmounted by obelisks flanking inscription panel with armorial device to top. In south east corner an early C17 wall memorial of stiffly reclining lady holding skull with draped curtains behind; Corinthian columns supporting entablature with armorial device to centre and figures to corners: space for inscription panel beneath with grotesque head below. Against east wall with slab of right return partly blocking piscina in south wall is early C17 slate altar tomb, said to be memorial to Thomas Trefusis (d 1610), his wife, Mary and their children. Armorial shields and strapwork decoration to slab against east wall and carved kneeling figures of Trefusis, wife and children with the decoration around border to right return. BOE p 102. Listing NGR: SX3384779087

Whitely, Lifton

English Heritage Building ID: 92372, GV II

Farmhouse. Circa late C18. Whitewashed and rendered with slate roof hipped at ends, 3 rendered brick stacks at rear. Double depth plan with off-centre entrance into entrance hall with main stair to the rear of the hall. The house has been widened to the rear and the asymmetrical plan probably indicates an C18 rebuilding of an earlier house, although there is little visible evidence of the earlier build. 2 storeys. Asymmetrical 6-bay front, the porch has Tuscan pilasters and an entablature with pediment. Ground floor window left C20; first from left blocked, the rest 12-pane sashes. Above the blocked window is an 8-pane sash, other first floor windows 12-pane sashes.

Interior Contemporary joinery includes doors with 6 fielded panels and a staircase with turned balusters. Cornices and 1 C18 chimney piece survive. Roof trusses probably C18. Listing NGR: SX4068784332

Ashleigh, Lifton

English Heritage Building ID: 92361, GV II

Farmhouse. Medieval core, circa early to mid C18 and late C19 alterations. Rendered whitewashed stone rubble with cement washed scantle slate roof gabled at ends, the rear wing has a corrugated asbestos roof. 3 rendered stacks with brick shafts, 2 at gable ends of main range, 1 on ridge. The original plan was a probably a 2-bay open hall house of which 1 smoke-blackened truss survives. A south wing at right angles to the hall has a probably mid to late C16 roof and may have been the great chamber before the hall was ceiled over. The main range was extended at both ends, possibly in the C18 when a short projection with a hipped roof was added on the north side although this may have been an adaptation of an existing structure. An outshut was added at the west on the south side between the wing and the main range, and a lean-to at the east on the south side between the wing and the main range, probably in the late C19 when most of the main range was refenestrated. It seems likely from the remnants of a circa C15 stone traceried window at the south of the house that the medieval build was substantial. 2 storeys. Asymmetrical 4-window north front with approximately central front projection under a hipped roof. Change in plane of front indicates addition at left end. Entrance through C19 half-glazed porch to left front projection. Ground floor windows late C19 sashes with glazing bars, 2 similar first floor windows, first floor window left is a 16-pane hornless sash, first floor window right temporarily blocked. The rear wing has been extended to the south and the south end is used as a farm building with loft over. Interior 1 smoke-blackened truss with 1 broken principal immediately to the east of the stack on the ridge. The truss is halved

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and pegged at the apex, with a straight pegged collar, former purlins were threaded. The truss is blackened on the east side only. A wall to the east marks the length of the medieval hall with some smoke-blackening visible beneath later plaster. Truncated principals to the north projection below a later roof suggest circa late C16 origins for the projection. The south wing trusses are not smoke-blackened and have cambered pegged collars and large principals which may be crucks. Fireplaces all said to be modern, but may conceal earlier features. The masonry of a large stone traceried window and what appears to be a font plinth exist to the south of the house. Lysons states that the Manor of Ashleigh belonged to the Ashleigh family from the C13 to the C14 before passing to Tirell, Hals and Trelawney and eventually to the Bullers in 1730. Listing NGR: SX3962983543

Tinhay: Southern Bridge

English Heritage Building ID: 92399, GV II

Road bridge over the River Lyd. Probably C17 or with earlier origins and with some rebuildings in C19 including parapets. Stone rubble with granite arch rings. 3 span bridge with elliptical arches with imports at arch probably reconstructed and enlarged. Listing NGR: SX3960784927

Logs Cottage

English Heritage Building ID: 92398, GV II

House. Possibly medieval origins, late C16 or early C17 alterations, C20 renovations. Whitewashed rendered cob with thatched roof gabled at ends and large stone stack on ridge with thatch weatherings and rendered stack at right gable end. Said to have smoke-blackened roof timbers at the higher end of the stack but no access to these at the time of survey 1985. It may have been a medieval open hall house with a stack backing on to the through passage inserted in the late C16 or early C17, when the lower end may have rebuilt with accommodation above a byre or storage space. Front of hall slightly advanced to left of stack. 3 room and through passage plan survives with single-storey lean-to addition at rear. 2 storeys. 3 window front with entrance on front at right. 2 first floor 3-light casements at higher end have 3 panes per light. similar 2-light casement to right of stack. Ground floor window left 6-pane sash, 2 other ground floor windows 2 light casements, 6 panes per light. Interior chamfered stopped timber lintel to fireplace. Cobbled floor below cement at lower end. 2 large pegged trusses at lower end without collars, originally with diagonally-set ridge.

Formerly known as Downs View. Listing NGR: SX3937385128

The Forge

English Heritage Building ID: 92396, GV II

House. Circa C18. Colourwashed and rendered with thatched roof hipped at right end, roof partly slated and gabled at left end, brick chimney shaft on ridge. Single depth plan. 2 storeys. 5 window asymmetrical front with scattered fenestration, the thatch brought down over a single-storey section at the right end, the left end under a slightly lower slate roof. Break in plane on front indicates rebuilding. Off-centre C20 gabled porch. 3 ground floor windows are 2-light casements, 8-panes per light. 1 partly blocked embrasure in the single storey section has a small casement with glazing bars. Ground floor window right has lapped glass. First floor window left 4-pane sash, 2 other first floor windows are 2-light casements, 6-panes per light. Interior not inspected. The single-storey section at the right end may have been a workshop. Listing NGR: SX3934685225

Tinhay Bridge

English Heritage Building ID: 92395, GVII

Road bridge over the River Thrushel. Circa early C19. Stone rubble with granite ashlar arches. 3-span bridge with elliptical arches and semi-circular cutwaters with granite coping below semi-circular battered piers. String course at road level, parapet above has chamfered granite capping rising to a peak above the piers. Listing NGR: SX3937085367

Lifton:

Holly Cottage

English Heritage Building ID: 92377 GV II

2 houses, formerly 1 property. Circa early C17, 2 builds. Cob and stone, Holly Cottage whitewashed and rendered, no.8 colourwashed and plastered. Asbestos slate roof gabled at ends, formerly thatched. Large projecting stack with set-offs at left gable end, lateral stack on front. Probably originally a 3 room and through passage plan with a small 2-storey gabled projection to the rear. The inner room is now a separate property (Holly cottage) and the lower end may have been dismantled beyond the through passage, which is now an end passage. In the C19 a 2-storey block was added to the rear of no.8. 2 storeys. 4 window asymmetrical front. Holly Cottage has C20 casements and a C20 front left single-storey addition used as a porch. No.8 has a front lateral stack and a C20 half-glazed porch on the front at the right. Ground floor window left 2-light C19 or C20 casement, 8 panes per light. 12-pane fixed window to right of the porch inserted in the late C20. First floor window left C20 2-light casement 4 panes per light, first floor window to right of stack 2 light C19 or C20 casement, 6 panes per light. Rear entrance through gabled projection, 2-light casement with glazing bars to first floor of projection. Interior of no.8 retains a through passage with timber lintels to front doorway and rear doorway leading into new build at rear. The hall has chamfered stopped cross beams and a large fireplace with a chamfered timber lintel partly concealed behind a later lintel. 1 casement window in what was the rear wall of the house survives. Large C18 cupboard doors conceal a former doorway to the inner room. The ground floor of the rear projection has rounded plastered walls and may have been a stair projection although the construction of the ceiling uncovered during 1980s renovations suggests that the projection was 2 storeys at an early date. The inner gable of the projection was formerly filled with a cob wall. Large principals visible in the upstairs rooms, 1 above the passage has a curved foot supported on a probably C19 timber pad. Stud and plaster partition walls to middle first floor room,

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the wall adjoining Holly cottage continues to the roof apex. Roofspace not inspected, rafters removed during 1980s re-roofing are not smoke-blackened. Interior of Holly cottage not inspected. Listing NGR: SX3868884988

Hornapark

English Heritage Building ID: 92378, GV II

Lodge to Lifton Park (q.v.). 1867 (datestone), built for Henry Bradshaw. Polychromatic brick and stone with granite dressings and rusticated granite quoins. Ornamental slate roofs gabled at ends, fleur de lys cresting on ridges. 2 stone and brick stacks with round-headed recesses and moulded cornices. Vigorous High Victorian Gothic. Double depth plan under a 2 span roof. Single storey, attic and basement. Symmetrical 2-window south front with overhanging eaves, the roof gabled out to the front in the centre over decorative blind Gothic timber tracery plastered between. A central gabled stone porch has a moulded depressed arched stone doorway with a 2-leaf half-glazed front door with Gothic lights, datestone in gable. To either side of the porch a granite 4-light bay window with granite coping. The timber cross windows have Gothic tracery: quatrefoils above the transom and trefoil-headed lights below. Panels of ornamental Gothic iron work run from the corner of the eaves to the corner of the walls. The west end of the south block has an embattled 4-light granite bay window with granite transom and timber traceried lights. The west end of the north block is slightly advanced and has a 3-light granite transomed window with traceried lights. Friezes of timber quatrefoils and trefoil-headed arcading, plastered between, fill the gable ends of both blocks. 2 gables on the east side and 1 on the north have similar decorative blind tracery. Interior not inspected. Hornapark is the most elaborate of the 3 lodges to Lifton Park. Photographs show that it formerly had remarkable pierced Gothic barge boarding of a very fanciful character. Although the barge boarding has been lost it preserves all its other contemporary external details intact. Listing NGR: SX3847084978

Wall & Gatepiers to SE of Hornapark

English Heritage Building ID: 92379, GV II

Wall, gatepiers and gate. 1867 (datestone) for Henry Bradshaw of Lifton Park (q.v.) and contemporary with the adjacent lodge to Lifton Park, Hornapark (q.v.). Rusticated stone with granite dressings, iron gates. U plan section of wall with chamfered square-section gatepiers on granite plinths with moulded granite caps and finials. Similar corner and end piers to the wall are also crowned with moulded caps and finials, 1 is missing. Contemporary iron gates, the verticals rising above the top rail as spiked finials. 1 corner pier has "H B 1867" in granite lettering on the cap. Included for group value with Hornapark. Listing NGR: SX3848084971

Cockpit C.8m N of Arundel Arms

English Heritage Building ID: 92380, GV II

Cockpit, now in use as rod and tackle room. Probably C18 with late C20 alterations. Stone rubble with steeply-pitched pyramidal wooden shingle roof, formerly thatched. Octagonal cockpit with gabled entrance with C20 door below chamfered 1-light segmental pointed window. A second entrance, filling most of one side, has been converted into a 2-light fixed window above a plank panel. Weathervane at apex of roof. Interior A raised earth octagonal platform in the centre is said to be the original fighting pit. The roof timbers and thatch were replaced in the circa 1970s. An indated photograph of the building when thatched shows double timber doors in place of the present window. Cock-fighting remained popular into the C19 and although legislation to abolish animal-baiting was passed in 1835 there are records of illegal baits in the 1850s. Listing NGR: SX3862585117

The Old manor

English Heritage Building ID: 92392, GV II

House adjoining and formerly part of the Old Rectory (q.v.). Early to mid C16 with C18 and C19 alterations, late C20 alterations to plan and fenestration throughout. Rendered stone with massively thick front wall and 2-span slate roof gabled at ends. Rendered stacks at gable ends of front block, brick stack in valley between roofs. The C16 plan has been obscured by later alterations, but the core of a grand house exists at the left end of the existing house and running at right angles to it. The early house may have been 2 storeys with a principal first floor chamber, or an open hall in association with a stack. In the C18 when the house was extended to the left (now a separate property) the Old Manor was probably refronted and the axis of the roof changed. C19 and C20 alterations include a rear right kitchen and considerable replacement of joinery. 2 storeys. Symmetrical 3 window front with plastic 2-leaf glazed front door and plastic pivot-hung late C20 windows replacing timber casements and sashes. Interior At right angles to the facade, at the left, is a fine 3-bay moulded arched brace roof, probably of chestnut, with a heavy roll moulding. The principals have curved feet and are probably raised crucks. Rafters, 3-tiers of trenched purlins and 1 wind brace survive; the ridge was diagonally-set. The timbers are not smoke-blackened. There is no evidence of an original fireplace at first floor level. The ground floor fireplace has been rebuilt and the lintel replaced. A massive beam (axial to the early roof) and exposed joists look largely replaced, and the stack at the left end of the front block appears to be an insertion. Adjacent to the rebuilt fireplace is an intact, probably C19 range for cream-making. A C16 chamfered arched shouldered timber doorway, formerly described as being on the ground floor, is now on the first floor and blocked. The house was formerly the manor house and probably became the rector's residence in 1555 when William Harris of Hayne purchased the manor (Kellys, 1906). Listing NGR: SX3868485062

The Old rectory

English Heritage Building ID: 92391, GV II

House adjoining and formerly part of the Old Manor (q.v.). Circa 1760 with C20 alterations. Rendered with slate roof with gabled ends and rendered stack at left gable end. Rendered stack at right gable end shared with the Old Manor. Single depth

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Land at Ridgcombe Farm, Lifton, Devon

plan, 2 rooms wide with central rear stair projection with hipped roof. Rear left and right outshuts under catslide roofs may be integral. 2 storeys. Symmetrical 5-bay front with moulded timber eaves cornice. Central C20 front door, 18-pane boxed sashes on front. There is some evidence for an C18 entrance on the left return into the left outshut. Interior The lack of service rooms suggests that this house was used as the principal reception rooms and the earlier build (the Old Manor) used as kitchen and service rooms. The front entrance leads directly into the left hand room but the presence of a large archway may indicate a former entrance hall leading into the rear stair hall. 2 C18 panelled rooms, some of the panelling replaced in the C20, with original cornices and fireplaces consisting of consoles supporting an entablature decorated with a running frieze with central scallop shell. Dog-leg stair with turned balusters and flat moulded ramped wreathed handrail. 6-panel doors, some introduced from elsewhere.

Listing NGR: SX3868285050

Lifton Cottage Hotel

English Heritage Building ID: 92381, GVII

House, now in use as hotel circa 1830s. Whitewashed and rendered with slate roof, rendered stacks with brick shafts.

Picturesque with Gothick details. L plan with 1 2-span range parallel to Fore Street and a more irregular 2-span range at right angles to it forming an attractive forecourt. 2 storeys. Asymmetrical 4-bay main range, the facade broken forward at the left by a polygonal front projection under a pyramidal roof and at the right by a 2-storey canted bays. Flat-roofed porch between projection and bay is an addition. Circa 1830s entrance on front at left has an arched, studded timber door with strap hinges and glazed trefoils in the spandrels flanked by 2 arched timber Gothick windows with glazing bars. First floor Gothick window above has an arched central light in a rectangular frame with marginal glazing. two 3-light arched Gothick timber windows with glazing bars to the polygonal bay. 2-light casement with glazing bars above porch; 4-light windows to the canted bays, 6 panes per light to the first floor, 8 to the ground floor. The range parallel to Fore Street has Gothick arched windows recessed in rectangular architraves: 2 first floor 2-light windows with glazing bars, 1 3-light ground floor window with glazing bars missing. The left return of this range has 1-light Gothick windows. 4 gabled dormers to the rear of the main range also have Gothick windows. Interior Early C19 stair with stick balusters and contemporary joinery and cornice survive, including a curious skirting board with applied fleur de lys decoration. Some stained glass. C20 addition at right end (south) not included in the listing.

Listing NGR: SX3875485110

Dingley Dale

English Heritage Building ID: 92394, GVII

House. Circa late C17/early C18, C20 alterations and addition. Whitewashed rendered cob with Norfolk Reed thatched roof hipped at left end. Stacks at right gable end and on ridge. Single depth plan with rear lean-tos with slate roofs. A 2-cell house extended at the left end and refenestrated in the late C20. 2 storeys. 4 window front with C20 gabled porch on front at left. 1- and 2-light C20 casements with diagonal leaded lights, the eaves eyebrowed over 3 first floor windows. Pigeon holes under eaves on front. 1 circa early C18 2-light first floor casement at the rear has old leaded panes and some crown glass. Interior Right gable end fireplace rebuilt with replaced jamb. Fireplace to stack on ridge has decayed chamfered lintel and has been made narrower. Some exposed ceiling beams. Roofspace not inspected, some old timbers said to survive with replaced purlins.

Listing NGR: SX3873785217

Lifton Bridge

English Heritage Building ID: 92384, GV II

Road bridge over the River Lyd. Probably C17 or with earlier origins and with some rebuilding in C19. Stone rubble with granite arches. 3 span and flood span with elliptical arches with slightly recessed granite ring arches and 2 tall cutwaters that rise to the height of the arches. Parapets probably rebuilt. Listing NGR: SX3891284819

South Lodge & Gatepiers

English Heritage Building ID: 92382/92383, GV II

Lodge to Lifton Park, now in use as a house. Circa late 1860s for Henry Bradshaw. Stone rubble with dressings of granite and buff and orange brick. Ornamental slate roof gabled at ends with 3 gables to the front, elaborate brick shaft on ridge. High Victorian, although less decorative than Hornapark (q.v.), the lodge to Lifton Park in Lifton. 2 storeys. 3-bay symmetrical front with very deep eaves, plinth, rusticated quoins, and a predominant central chimney stack. Central porch with moulded cornice and embattled parapet. 2-leaf half-glazed front door with diagonal leaded panes and 2-light windows to left and right returns. 3 first floor and 2 ground floor 2-light casements have diagonal leaded panes, chamfered buff and orange brick architraves, keystone and projecting granite sills. Blocked keyed brick oculi to the left and right front gables. The tall 2-stage brick shaft has a corbelled cornice and a lower tier of blank recesses, an upper tier of round-headed blind arcading in polychromatic brick work. The lodge formerly had elaborate pierced Gothick barge boarding (NMR) of which the stumps remain on the facade. Interior not inspected. The character of the house has been preserved despite the loss of the barge boarding and C20 reglazing. Listing NGR: SX3887084808 Gatepiers, gates and railings. Circa late 1860s for Henry Bradshaw of Lifton Park (q.v.), and probably contemporary with the adjacent South Lodge. Rusticated stone and granite piers, iron railings. Gatepiers of rectangular section have chamfered plinths and chamfered corners and are crowned by moulded granite caps with ball finials. Contemporary iron railings and pair of carriage gates have verticals of circular section terminating in urn finials above the top rail. A frieze of linked ovals runs between the 2 middle rails. Included for group value with South Lodge. Listing NGR: SX3889484799

Sprytown, Stowford:

Lowertown Farmhouse

South West Archaeology Ltd.

Land at Ridgcombe Farm, Lifton, Devon

English Heritage Building ID: 92525, GV II

Farmhouse. C16 origins, C19 and C20 alterations. Colourwashed and rendered with 2-span slate roof with hipped ends. 1 massive projecting stone stack with set-offs at left end, 1 lateral stone projecting stack with set-offs on front at right. The original plan was probably 3-room and through passage with heated lower end and the hall heated by the lateral stack. Disturbance to the right-hand end wall suggests that the inner room has been demolished. In the C19 the house was extended to the rear forming a double depth plan, and a stair was inserted in the passage. 2 storeys. Asymmetrical 3-window front with the former hall stack on the front at the right and the front door in a long lean-to porch on the front. Ground floor window left is a 20-pane sash. Ground floor window in right-hand end of lean-to is a 2-light casements. Interior Modernized but may conceal earlier features. Ground floor room left has 2 boxed-in cross beams. Listing NGR: SX4112285360

The Thatched House

English Heritage Building ID: 92524 GV II

House partly in use as restaurant. Circa C16 core with substantial late C20 alterations. Probably cob, whitewashed and plastered with thatched roof hipped at left end, gabled at right end. Large projecting stack at right end, rendered axial stack on ridge, stack at left end. Changes in plane of front suggest several builds but the right-hand end is probably the earlier part of the house and may have been an open hall with a stack inserted backing on to a through passage. Present plan single depth with central rear wing. 2 storeys at the left end, single storey at the right end, probably with attic, thatch eaves eyebrowed over a window above the front door. Long irregular 5-window front with scattered fenestration. C20 porch on centre front, further entrance on front at left. C19 and C20 2-light casements with glazing bars. Access to interior unobtainable at time of survey, 1985 but true cruck recorded. Listing NGR: SX4116885445

Rose Cottage

English Heritage Building ID: 92526, GV II

Cottage. Circa early C18. Whitewashed rendered cob with partial asbestos slate roof gabled at ends, roof partly dismantled at time of survey, 1985. 1 rendered stack at left gabled end. Small 2-cell cottage. 2 storeys. Asymmetrical 2-window front. Front door on front at right under gabled canopy. Ground floor window left 8-pane fixed window. Small 1-light window above front door. First floor window left 3-light casement with glazing bars. No windows to rear. Small lean-to adjoins left gable end. Principals said to be visible in first floor rooms. Interior not inspected. Listing NGR: SX4124485339

Homeleigh

English Heritage Building ID: 92528 GV II

House. Late C16/early C17 core, C19 addition. Whitewashed and rendered, C19 addition slate-hung to the front. Scantle slate roof to left-hand end, slate roof gabled at ends to C19 addition. 2 stacks, one at the junction between the left-hand block and the C19 addition, one at the right gable end. The left-hand end may originally have been 1 property with 'Brambles' (qv) which adjoins at the left but the original plan is not clear. Homeleigh has a front gabled projection at the left end, possibly a chamber to the hall which is hected at the right-hand end. A 2-bay C19 block, separately roofed with an integral outshut adjoins at the right end and is slightly advanced. 2 storeys. Irregular 3-window front with a front door at the left of the C19 block, separately roofed with an integral outshut. The gabled projection has a ground floor C20 2-light casement with glazing bars below a wider drip ledge and a C20 window to the first floor. The middle windows are circa early C19 20-pane sashes without horns. The 2 windows in the C19 block are 4-pane sashes in deep reveals. Interior The left-hand block has a chamfered cross beam and chamfered joists, some C20 replacement of joists. The fireplace has been blocked. Listing NGR: SX4126385367

Brambles

English Heritage Building ID: 92527, GV I

House. C17 or earlier, C20 renovations. Colourwashed, and plastered with slate roof gabled at the left end, 1 projecting left gable end stack, 1 stack on ridge, slim brick chimney shaft at right end. Although the plan appears to be a straight forward 3 room and through passage the relationship of this property to 'Homeleigh' (qv) which adjoins at the north west end is something of a puzzle. 2 storeys. Asymmetrical 5-window front with a C20 front door on front at left and further entrance on front at right. C20 fenestration. Interior Through passage survives with exposed joists. The hall is heated by a stack on the opposite wall to the passage. Large hall fireplace with granite jambs and replaced lintel. The hall has a large chamfered cross beam. The wall between the hall and inner room has been partly dismantled. The inner room fireplace has a chamfered lintel. The chamfered lintel to the lower end fireplace is concealed behind a modern lintel.

Maitland Cottage

English Heritage Building ID: 92529, GV II

House. Circa late C16 core, circa early C18 alterations. Whitewashed cob and stone with asbestos slate roof, formerly thatched, some slate-hanging. 2 projecting stacks, 1 lateral with set-offs. The early core is a single cell plan at the north end heated from a lateral stack and forming a crosswing to the main range which is heated from a left gable end stack. The main range is probably an addition or rebuilding. There is a circa early C20 addition to the rear of the main range. 2 storeys. 2:1 window front, the C16 block forming a front right crosswing heated by a lateral stack on the right return and gabled to the front. Front door to left of wing in main range. C19 and C20 sashes and casements. Interior The wing has a large fireplace with a replaced lintel and a cross beam with a deep chamfer and stops. Stair with Chinese Chippendale design balusters. Listing NGR: SX4129385334

Milford Farmhouse, Stowford

South West Archaeology Ltd.

Land at Ridgecombe Farm, Lifton, Devon

English Heritage Building ID: 92522, GV II

Farmhouse. Mid C19. Stone rubble with slate roofs. The main block is double depth with a hipped 2-span slate roof and 2 slightly projecting stone stacks with paired chimney shafts. Adjoining at the rear right is a T-plan block with a paired stone chimney shaft on the ridge, the front part of the block may have been converted from a horse engine house and barn in the mid C19. 2 storeys. The main block has deep eaves. 3-bay front, a slightly projecting chimney stack to the left-hand bay has paired shafts projecting through the eaves. Gabled stone porch on front has an arched doorway with a stone arch. Ground floor window to right of porch and 2 first floor windows are 12-pane sashes under flat stone arches. The front elevation of the wing is symmetrical with a central single-storey canted bay which may have been a horse engine house, the central bay has a blocked window, the outer bays have 2-light casements with glazing bars. 4 other windows are 12-pane sashes with flat stone arches. Some C20 fenestration to the rear of the wing. Listing NGR: SX4095086440

Kellacott, Broadwoodwidge:

Little Kellacott Farmhouse

English Heritage Building ID: 90737, GVII

Farmhouse. Late C17. Colourwashed cob on stone rubble footings, thatched roof gabled at ends, right gable end projecting stack, axial stack to left. The original plan appears to have been 2 rooms and through passage with an adjoining outbuilding at the left end. The stair rises against the rear wall of the hall which is heated from the right gable end stack. The lower end is heated from the axial stack which is on the wall opposite the passage. The first floor of the adjoining outbuilding has been converted as a bedroom with a first floor doorway leading into the house proper. A rear left outshut under a catslide roof may be an addition of the C18 or C19. 2 storeys. 3-window symmetrical range with a central thatched porch on timber posts. Regular fenestration of 2-light circa late C19 casements, 6 panes per light with external shutters. First floor window to the former outbuilding similar, ground floor window to outbuilding is a 2-light casement, 2 panes per light. Interior The through passage plan survives with partition walls to the passage which has 1 exposed beam. The hall (right-hand) fireplace has plastered jambs and a brick fireback with an ovolo-moulded C17 timber lintel. A timber bench is fixed to the front wall of the hall which has exposed joists and a wide plank and batten door to the rear right. The stair runs along the rear wall of the hall behind a timber partition. The lower end room has exposed joists and a large fireplace altered in the C20. 3 first floor rooms with some plank and batten doors open off a first floor lobby. Some pegged roof trusses said to survive. Listing NGR: SX4002988448

Kellacott Farmhouse

English Heritage Building ID: 90736, GVII

Farmhouse. Probably late C17 core, extended or remodelled in the circa late C18. Whitewashed rendered cob with a corrugated asbestos roof formerly thatched, gabled at ends, rendered gable end stacks. Single depth plan with 2 heated rooms at ends, an unheated central half-room contains the main stair. The development of the house is not clear, the lower end floor level is approximately 1 metre below the floor level of the higher end. An internal doorway between the lower and higher ends has been blocked and there are separate front entrances to the lower and higher ends. The plan may have been 3 rooms and a cross passage, rebuilt at the higher end, or a 2-cell cottage extended at the higher end. 2 storeys. Asymmetrical 2-window front with a front door leading directly into the central half-room and further entrance on the front into the lower end. Ground floor window left is a 2-light casement, 6 panes per light, ground floor window right C20. A wide first floor casement with glazing bars to the higher end projects slightly above the eaves line, 1 first floor 2-light casement, 2 panes per light to the lower end. Interior The lower end (right-hand) room has a chamfered ceiling beam and exposed joists. Large fireplace has a chamfered lintel with mason's mitres for chamfered jambs. The lower end stairs have been replaced. Listing NGR: SX4015788440

Elmsleigh Farmhouse

English Heritage Building ID: 90731, GVII

Farmhouse. Circa late C17 origins, remodelled in the C18. Colourwashed rendered cob on stone rubble footings, asbestos slate roof gabled at left end, half-hipped at right end, 2 rendered axial stacks. The original plan was probably a 3 room and passage house with the hall stack backing on to the passage and an unheated lower end. A remodelling of the C18 probably removed the lower end wall of the passage and provided a new entrance directly into the hall creating a symmetrical elevation between the stacks. An addition at the left end may originally have been used as a woodstore with an apple loft over. 2 storeys. 5-window front with regular fenestration and a symmetrical elevation between the stacks, the range slightly set back to the left of the left-hand stack. Central gabled porch with a round-headed outer doorway, a second entrance to the right under a slate canopy on timber brackets may represent the original passage doorway, the left-hand addition has a separate entrance on the front. Sash windows throughout, 20-pane sashes between the stacks with a 12-pane sash above the porch, first floor window left and ground floor window right 16-pane sashes, first floor window right paired 12-pane sashes. Interior Early features may be concealed behind the plaster. Roofspace not inspected. Listing NGR: SX4020888354

Thorne Farmhouse, Broadwoodwidge

English Heritage Building ID: 90745, GV II

Farmhouse. Late medieval core, C16, C17 and C18 alterations. Probably stone rubble, whitewashed and rendered; partly thatched, partly slated roof, gabled at the left end and hipped at the right end of the main range, 2 span slate roof to rear wing with 2 gables to rear. Rendered stack at left end, rendered axial stack at junction between thatched and slated roof, gable end stack to rear wing. Late medieval open hall house, possibly with an inner room, ceiled over in the late C16 when the cross passage and lower end room were added. The hall was heated by a stack backing on to the passage; the lower end room was probably an unheated service room. In the circa early C18 the 3 room and through passage plan was extended by the addition

Land at Ridgcombe Farm, Lifton, Devon

of a rear kitchen and service room with a rear stair. The lower end fireplace may have been inserted in the early C18 to convert the service room to a heated parlour. In circa 1800 a new stair was inserted at the rear of the passage. 2 storeys. Asymmetrical 3-window front, the roof thatched at the left and slated at the right. C20 gabled porch on front to the left of the axial stack leads into the cross passage. Small bay with sloping slate roof to ground floor right is probably C18, with a 3-light casement, 6 panes per light. All the fenestration with plain architraves: 3-light casements, 6 panes per light to ground and first floor left; 2-light casement, 6 panes per light above porch, 2-light casement, 3 panes per light to first floor window to left of bay. Interior Curved foot smoke-blackened truss with E-apex over hall (Alcock). The hall fireplace blocked with a C20 grate, probably concealing earlier features. The ceiling has 2 narrow chamfered half beams with cut stops, the ends of the chamfered central beam have been replaced, chamfered joists have step stops. A trimmer beam indicates that a straight stair existed at one time to the right of the fireplace, probably replacing an earlier newel. The projecting bay has an C18 planked back. The front door to the passage is cross-planked with imitation bolts in wooden studs: it is either a notable C17 door but "might be C18/C19 archaic" (Alcock). A similar rear side door to the passage is narrower with the horizontal planks to the exterior and may have been reversed when the rear stair was inserted. The passage has 2 chamfered half beams, one with a scroll stop. The circa 1800 rear stair is high status with a turned newel post. The lower end room (left) has a fireplace with a plain lintel and a recess to the right with a low rough lintel. There is a moulded cornice and a cross and half beam with small scroll stops. Circa late C18/early C19 parlour china cupboard. The first floor has a chamfered C17 doorframe with scroll stops. A house with a very unspoiled interior illustrating the small scale of some high status west Devon houses when compared with those in east Devon and described as an "important example of successive developments of a small west Devon farmhouse" (Alcock). Listing NGR: SX3909088319

Stone Farmhouse, Lifton

English Heritage Building ID: 92371, GV II

Farmhouse. C16 origins. C18 and C19 alterations. Rendered colourwashed stone, some cob, scantle slate roof gabled at ends, rendered lateral stack on front, brick shaft at right gable end, further brick shafts to rear. The original plan may have been a rear courtyard house, the rear range now in use as a barn and a 3 room and through passage house at the front. The front range is now a 2 room and through passage plan with a rear right wing which adjoins the barn above a cart entrance. A separate dwelling at the higher end, demolished in the C20, may have been the inner room. The front range is now 2 span and it is likely that a rear outshut has been raised into a 2-storey block. The roof of the front range has been raised at the higher end of the through passage. 2 storeys. Asymmetrical 4-window front with irregular fenestration. C16 moulded arched stopped granite doorway has blind trefoils carved in the spandrels below a square-headed hoodmould with 1 round, 1 square label stop. Doorway retains old gudgeon hooks. Massive front lateral stack with set-offs. Blocked opening at ground floor left; 3-light C19 casement, 6 panes per light, to left of stack; similar 2-light casement to right of stack; 8-pane sash to right of doorway. 4 first floor windows, all 3-light C19 casements, 6-panes per light. Interior 1 circa mid C16 truss survives in the rear right wing, with chamfered principals with curved feet, diagonally set ridge and 1 tier of threaded purlins, 1 purlin surviving. The truss has virtually failed and concrete block wall has been built to support the roof. Roof timbers elsewhere are said to be more recent. Slates throughout are fixed to rafters with wooden pegs. The fireplace to the front lateral stack is partly blocked and may conceal earlier features. In the late C15 the Stone heiress married Harris of Radford in Hooe. Listing NGR: SX3920686352

Stowford Bridge, Stowford

English Heritage Building ID: 92523, GV II Roadbridge over the River Thrushel. Probably an C18 rebuilding of an earlier bridge. Stone rubble with granite arch rings. Single span bridge with a segmental arch with a keystone and cambered parapets. String course below parapets. The roadway is about 3½ metres wide. Listing NGR: SX4278087344

Yeat Farmhouse, Lifton

English Heritage Building ID: 92376, GVII Farmhouse. C17 with later alterations. Rendered stone and cob. Asbestos slate roofs gabled at right end, hipped at left end, formerly thatched. 3 stacks on ridge with brick shafts: stone stack at left gable end, rendered stack at left end of higher end, stone stack at centre of higher end. 2 builds, cob at the lower end, stone at the higher end. Probably originally 3 room and through or cross passage plan with circa C19 rear addition. Internal alterations have obscured the original plan, gabled front wing to higher end. The lower end has a lower roofline. 2 storeys. 1 + 3 window front. Present entrance into lean-to adjoining front at right. 2 entrances into lower end, 1 on front at left, a second on front at right possibly the passage doorway. Ground floor window in front projection is a pair of 6-pane sashes. Ground floor window right is a 3-light granite C17 mullioned window with casements with glazing bars. First floor window in lower end is a C19 16-pane sash. 2 8-pane C19 or C20 sashes and 1 C20 casement to first floor of higher end. Interior Fireplaces partly blocked and ceiling of middle room boarded over, possibly concealing earlier features. Roofspace not inspected. Listing NGR: SX3799985903

Higher Cawdron, Lifforddown, Lifton

English Heritage Building ID: 92393, GVII House. C16 and C17. Stone and cob, partly plastered, partly whitewashed and rendered with some cladding in corrugated iron. Thatched roof, 1 stone lateral stack, 1 brick shaft at left gable end, 1 brick shaft on ridge. 3 room and through passage plan with front right wing forming an L plan. The wing, which is partly cob with a lateral stack may be the earlier part of the house with a C17 remodelling or extension at right angles to it. 2 storeys. 3 window front to main range with scattered fenestration and a C20 front door under a timber lintel in a shallow 2-storey projection on the front. Ground floor window left 3-light C19 casement with glazing bars. Ground floor window right 3-light C20 window under timber lintel. First floor window left C20 casement, small 2-light C19 casement with glazing bars above front door. The front right wing has 2 C20 casements. C20 casements to rear of main range. Interior and roofspace not inspected. Listing NGR: SX3680685211

Land at Ridgecombe Farm, Lifton, Devon

Lifton Park, Lifton (borderline)

English Heritage Building ID: 92364, GV II

House and ruins to the east. Circa 1815 for William Arundell of Kenegie in Cornwall who inherited the Lifton estate in 1775. Alterations of 1857 for Henry Bradshaw who acquired the estate in 1844. Stuccoed stone with some stone dressings, and slate roofs with rendered stacks. An extensive Gothick house of 1815 partly remodelled in a more archaeological but still Gothick style in 1857. The west block survives but to the east the house is ruinous. The original build seems to have had a west entrance and a sequence of principal rooms facing south and opening into one another, the now ruinous central room, said to have been an orangery on the south side being single-storey with 3 tall arched Gothick windows with timber tracery between the slightly advanced blocks to the west and east. The exterior alterations of 1857 seem to have been confined to the entrance front at the west which was refenestrated with stone traceried windows and given a battlemented parapet and stepped and Dutch gables. In the circa 1950s the east part of the house became ruinous, renovations in progress on the west block at the time of survey, 1985. The west block 1815 with alterations of 1857 (dated rain water head). Stone stuccoed and blocked out and rusticated with various unarchaeological designs. Slate roof with stepped gables at ends. Rendered stacks with moulded caps and tall ornamental chimney pots. Double depth plan with rooms leading directly off a large entrance hall. 2 storeys. 8 bay symmetrical front with central embattled porte-cochere with flying diagonal buttresses to the front and double chamfered arches carried on short shafts. Front left and right projections have Dutch gables to the front crowned with crosses and slender setback buttresses with set-offs. The battlemented parapet to the central 5 bays rises as a stepped gable, crowned with a cross above the middle bay. Stone Perpendicular style stone traceried windows throughout, 1-, 2- and 3-light with cusping in the heads of the main lights. Tall arched doorway with 2-leaf door to main entrance. Adjoining at the north of the entrance front is 1 bay which preserves the 1815 detail. A single-storey embattled projection has a 2-light Gothick arched timber traceried casement in a rectangular architrave. The south side of the west block has 2 stepped gables to the south and 1 to the east but preserves its 1815 fenestration of 2-light timber traceried casements in rectangular architraves, the ground floor windows being French windows. Interior Plaster vault to porch, presumably of 1815. Most of the joinery and cornices also date from 1815 including large 2-leaf doors with Gothick panelling. Fine hall fireplace surround has moulded stone pinnacles, 1 finial missing, and a cast iron fireplace corbelled out on Gothic heads. The principal staircase is dog-leg and supported on iron columns with stone stairs and paired cast iron balusters. A second timber stair has balusters with Gothick detailing and a trail of foliage carved on the newel post. The east block 1815. Stuccoed stone with vermiculated rustication, rendered stacks with moulded caps. Roofless and forming a picturesque ruin to the east of the house. The remains of the central 3-bay room on the south side has an embattled parapet and tall arched Gothick windows with timber tracery and buttresses with set-offs between. To the east of this the plan seems to have been an irregular picturesque block with canted bays and 2-light Gothick arched timber traceried casements in rectangular architraves. William Arundell is said to have rebuilt an earlier house on the site, but there is no sign of a pre 1815 core. Listing NGR: SX3808284562

Baucombe & adjoining barn on S, Bradstone

English Heritage Building ID: 92248, GVII

Farmhouse and barn attached. Circa 1840s. Stone rubble with rendered front. Slate hipped roof of single span across front and 2 spans over rear the ridge forming a U-shaped plan. Stone rubble stacks with brick shafts on rear ridges. Large right-hand stack. Square, double depth plan with projecting single depth wing on south and barn projecting at right angles. 2 storeys, symmetrical, 3-window west front with incised lines on render. Ground floor with 2 C19 16-pane sashes flanking contemporary gabled porch with slate roof. 4-centred arch to entrance with plank door and fanlight above. Pointed heads to windows in side walls. Above 3 C19 16-pane sashes. Rear elevation almost symmetrical with complete C19 fenestration beneath cut stone arches. Adjoining domestic wing and barn on south of stone rubble with slate roof with hipped end. Slightly lower than main range. Steps leading to loft on south. Interior not inspected. Believed by owner to have been a hunting lodge for Lifton estate. Listing NGR: SX3781582103

Yalford Cottages, Kelly

English Heritage Building ID: 92324, GV II

Pair of identical adjoining cottages. Circa mid C19. Stone rubble with brick dressings and slate roof hipped at ends. 2 stacks: a large brick stack on the ridge in the centre and a second brick stack on the ridge at the right-hand end. Each cottage has a symmetrical 3-bay front. 2 storeys. Gabled stone porches each have a segmental brick arch to the outer doorway. Ground floor windows are 2-light casements with high transoms, 4-panes above the transom, 6-panes below. The first floor windows are gabled half-dormers with 2-light casements, 8-panes per light under flat brick arches. Interior not inspected. Listing NGR: SX3919482494

Hall Farmhouse, Kelly

English Heritage Building ID: 92323, GV II

Farmhouse. Circa early C17 with later additions. Stone rubble with slate roof and stone chimneys. Single depth plan to core, wings to left and right may be later. 2 storeys. Asymmetrical front with off centre entrance in front at left. Irregular fenestration. Interior exposed ceiling beams with chamfered cross beam. Large fireplace. Description approximate as thorough access unobtainable at time of survey 1984. Described by Hoskins as a "good Elizabethan house in local stone" and said to have been a manor house of the Cloberry family. Listing NGR: SX3993282150

Woodlands Cottage, Bradstone

English Heritage Building ID: 92259, GV II

Land at Ridgcombe Farm, Lifton, Devon

Farmhouse, converted to cottages, now empty. Possibly late C16 to early C17. Stone rubble with slate roof with gabled ends and projecting wing with gabled end on right. Rear projecting lateral stack to central hall. Stone rubble stack in right-hand gabled end. Access difficult therefore plan uncertain, possibly 2 rooms with central entrance and wing at front of right-hand end producing an overall L-shaped plan. 2 storeys, asymmetrical 5-window front. Ground floor of main range with wide plank door in rendered lean-to porch with corrugated iron roof. 2-light opening to left. Openings over-grown to right. Above 2-light casement below eaves. Three C19 gabled half-dormers with remains of late C19 3-light casements. In gable end of projecting wing, 3-light casement in partly blocked entrance. Opening above, overgrown. Interior not inspected. Considerably overgrown at time of inspection, 1985. Listing NGR: SX3866281222

Albert Cottages, Bradstone

English Heritage Building ID: 92247, GV II

4 estate cottages. 1870 (datestone). Stone rubble with brick dressings. Slate roof with hipped ends. 2 brick stacks on ridge. Plan with 2 central cottages served by front entrances and 2 outer cottages served by side entrances. Rear wings added in C20. 2 storeys, symmetrical 4-window front. Ground floor with 2 gabled stone rubble porches with slate roofs and 4-centred brick arches. Left-hand porch with C20 glazed door and right with probably original plank door. Left-hand porch flanked by original C19 mullion and transom windows with glazing bars beneath brick segmental arches. Right-hand porch flanked by similar windows with glazing bars removed. 4 gabled half-dormers above with 2-light casements beneath brick arches. Right-hand windows with glazing bars removed. Stone datestone in square moulded surround in centre. Similar porches and half-dormers in side walls. Interior not inspected. Listing NGR: SX3883780985

Holland, Bradstone

English Heritage Building ID: 92253, GV II

Farmhouse. Circa late C16. Rendered stone rubble and cob with metal sheet roof with gable ends. Brick shafts on right-hand gable end and to right of entrance. Probably 3 room and cross passage, extended on right-hand higher end and to rear of higher end with short wing. Cross passage now blocked possibly by re-orientation of fireplace. 2 storeys overall 5-window range, symmetrical 2 windows to both storeys to right of 2-storey porch and asymmetrical fenestration to left of porch with 2 ground storey windows and one above disposed towards the central porch. Ground floor, to left of porch. 2 C20 windows. Segmental moulded granite arch in 2-storey porch with C20 part glazed door. To right, 2 C19 3-light casements with glazing bars. First floor with C19 2-light casement with glazing bars directly to left of porch. 2 similar windows to right of porch above ground floor openings. C19 2-light casement beneath C19 segmental arch in gable end of porch. Interior Room to left of porch with 2, partly exposed heavy chamfered ceiling beams with run-out stops. Left-hand beam with notches cut out on both sides possibly originally for muntins of a timber screen. Room beyond to north has had earlier ceiling beams removed. Present baffle entry plan possibly result of the re-orientation of a fireplace which backed onto cross passage heating room to right of porch. Fireplace now heats room to left of porch. Plastered ceiling to room to right of porch. Room on far right (south) possibly added in C19. Thinner stone rubble gable end, change in height of ceiling, modern grate. High quality C19 king post truss roof with boarded underside slope. Repair work by Kelly Estate. Appears as Holland in mid C17 records. Part of lands belonging to Bidlake in Bridstowe. Probably came into Bidlake hands by a 1408 marriage. Listing NGR: SX3949380725

Granary & dairy to W of Holland

English Heritage Building ID: 92254, GV II

Dairy with granary above, now used as store. Circa 1820s. Stone rubble with galletting. Rag slate roof with half-hipped ends. 2 storeys. Rectangular plan. North elevation with 2 rectangular openings with timber mullion windows and lintels. Plank door in centre and plank door above. In east half-hipped end, entrance to dairy partly below ground with circular owl hole above. 4 doveholes. Similar owl hole and doveholes in west elevation. South elevation with ground rising up and stone rubble and granite steps leading up to granary. Interior. Stream originally ran through building to cool produce in dairy which was positioned partly below surrounding ground level. Some blue-slate slabs remain. Granary with slots remaining for slatted boards. Pegged rafter roof. Listing NGR: SX3946880732

Parish boundary stone 200m S of Hill Park, Bradstone

English Heritage Building ID: 92258, GV II

Parish Boundary stone. Circa mid C18. Granite. Polygonal in section with oblique splayed face and cambered top. Fine lettering with serifs. Left-hand face inscribed 'Bradstone' and right-hand side 'Dunerton'. Listing NGR: SX3729480244

Downhouse, Milton Abbot

English Heritage Building ID: 92441, GV II

Farmhouse. Early C19. Stone rubble, partly slate-hung, partly colourwashed and rendered. Slate roofs gabled at ends, brick stacks. An unusual plan for the date with a 2 room and wide passage plan single depth main range, the partition to the passage removed on one side with gable end stacks and a gabled front projection containing the stair. The main range is extended at either end by symmetrical l-bay wings under a slightly lower roof line the wings being heated at the outer gable ends. The wings appear to be contemporary with the main range. 2 storeys. Symmetrical 5-bay front, the wings slightly narrower than the 3-bay main range which is slate-hung to the first floor. Front door on left return of the gabled projection. Most of the C19 fenestration remains intact: two 2-light casements 8-panes per light to ground floor left, on the right-hand side these have been replaced with a 4-pane horned sash and a 2-light casement, 4-panes per light under a segmental head. First floor window left is a 2-light sliding sash, 6-panes per light, other first floor windows 2-light casements 6-panes per light. The gabled projection has a 1-light 6-pane stair window. On the rear elevation facing the farmyard 1 casement window has been replaced by a 4-pane horned

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sash, otherwise all the C19 casements with glazing bars remain intact. Interior Contemporary early C19 stair with stick balusters. An attractive small early C19 farmhouse with an unusual plan. Listing NGR: SX4138780656

2 ranges of outbuildings forming N & W sides of yard at Downhouse

English Heritage Building ID: 92442, GV II

2 ranges of farm buildings. Early C19 and probably contemporary with Downhouse (qv) the farmhouse that forms the south side of the farmyard. Stone rubble formerly limewashed, with corrugated asbestos roofs. The range on the west side consists of a shippon with loft over, the range on the north side consists of a threshing barn. Entrances to the shippon have flat stone arches. The threshing barn has a large entrance under a slate canopy carried on timber brackets, and pigeon holes with flight ledges. An unusually small farmyard associated with a contemporary farmhouse and forming part of an attractive group. Included for group value with Downhouse. Listing NGR: SX4137880672

The Round House inc' garden wall, Milton Abbot

English Heritage Building ID: 486888, GVII

Toll house. Circa early C19. Painted stone rubble, formerly slate hung. Slurried scantle slate hipped roof with stone ball finial at the apex. Rendered lateral stack. PLAN: Square 1-room plan with direct entry through doorway in splayed corner and unheated room at back in single storey integral outshut. EXTERIOR: 2 storeys. Plank door in splayed corner with window above and similar windows on either floor of returns; C20 2-light casements and small single-light ground floor window on right. Small stair window on east side and single storey outshut with lean-to roof at rear [N]. Including low curved painted stone rubble boundary wall on south side. INTERIOR: Plank doors. Fireplace blocked by late C20 chimneypiece. NOTE: Built by the Tavistock Turnpike Trust [formed 1762].SOURCE: Kanefsky, J. Devon Tollhouses, p.29. Listing NGR: SX4376880942

East Quither Farmhouse, Barn & Gate piers, Milton Abbot (Borderline)

English Heritage Building ID: 92510, GV II

Farmhouse. C17 origins, partly remodelled in the C19. Stone rubble, whitewashed and rendered to first floor, slate roof gabled at ends. Projecting left gable end stack with set-offs, rendered chimney shaft at right gable end, brick chimney shaft on ridge. 3 room and through passage plan with hall stack backing on to the passage. The lower end and 2-storey porch largely rebuilt and re-roofed in the C19. Circa C18 rear outshut under catslide roof to rear right, circa C19 lean-to at rear left. 2 storeys. Asymmetrical 5-window front with small gabled projection on front right of centre. 2-storey gabled porch to passage on front to left of centre, porch slate-hung to the first floor. The porch masonry is brought to course and the porch is probably rebuilt. Chamfered arched granite doorway, lintel replaced, jambs have ball and pyramid stops. Three C17 3-light granite mullioned windows on ground floor to right of porch have 3-panes per light and iron stanchions. Ground floor window to left of porch has a 2-light C19 casement 6-panes per light. First floor windows are C19 and C20 2- and 3-light casements with glazing bars. 2 of the rear outshut windows are under timber lintels. Interior Rear door of through passage now blocked. The hall fireplace has a chamfered lintel with ogee stops. Pegged trusses are probably late C17. Quither was part of the Manor of Tavistock Abbey at Domesday. In 1686 Thomas Rundle, Bishop of Derry 1734-43 was born at East Quither. Listing NGR: SX4428181114

Sunnyside & Cottage to S, Milton Abbot (Borderline)

English Heritage Building ID: 92456, GV II

Pair of cottages. Late C19. Stone rubble with granite quoins, hipped slate roof and central stone stack. Double depth rectangular plan consisting of 2 adjoining cottages heated from a central stack. 2 storeys. Entrances through gabled stone porches on left and right ends. Symmetrical 2-bay front to the street with 6-pane horned sashes. Interior not inspected. Listing NGR: SX4330181906

Rock Farmhouse, Chillaton, Milton Abbot

English Heritage Building ID: 92454, GV II Farmhouse, disused at time of survey 1985. Probably early C18 or earlier with a C19 addition at the north west. Stone rubble, the main range with a corrugated iron roof gabled at the left end and half-hipped at the right end, formerly thatched. The main range has a stone stack at the left gable end and a stone stack at the left gable end of the C19 addition and a stone stack on the ridge. The C19 addition is under a lower slate roof gabled at the left end with a left end stone stack. Single depth plan with no rear windows, probably a 3 room and cross passage plan with an unheated higher end room. 2 storeys. Irregular 6-window front. 2 entrances on front of main range at left, windows mostly early C20 casements with glazing bars. Interior not inspected. Listing NGR: SX4350182044

Broadtowne, Milton Abbot

English Heritage Building ID: 92439, GVII

House. Late C17, thorough C20 renovations. Stone rubble, mostly colourwashed and rendered, slate roof of diminishing courses hipped at ends, 1 stone stack on ridge, 1 rear right lean-to addition. formerly a 3 room and through passage plan, 1 wall of the passage dismantled. 2 storeys. Asymmetrical 4 window front with central gabled projection, slate-hung in the gable. Porch on front to left of projection has sloping slate roof. 2 ground floor, 4 first floor C20 casements, all 2- and 3-light with glazing bars. Interior Hall has a chamfered fireplace lintel, probably softwood, with ogee stops, 1 jamb rebuilt. During the 1970s renovations the right gable end stack was dismantled and the roof timbers replaced. Listing NGR: SX4426882266

Hayne Manor gardens, Stowford (borderline)

UID: 1684

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Remains of a mid C18 landscape including a grotto together with early C19 gardens and parkland. The Hayne estate was acquired by the Harris family in the early C16, and continued in their ownership until the mid C19. The site is marked as a house on both Saxton's Map of Devon (1575), and Speed's Map of Devon (1610), and a series of terraces marked on the hillside south-west of the house on the OS 1st edition map of 1883 may have been connected with gardens associated with this earlier house (Cherry and Pevsner 1989). In the early C18 successive generations of the Harris family served as members of Parliament, while John Harris of Hayne was Master of the Household to George II and George III (Hoskins 1954). The remodelling of the grounds and the construction of the grotto appear to date from the mid C18 and were perhaps influenced by John Harris' Court connections. A house, but no park, was noted on Donn's Map of the County of Devon (1765). Wollocombe (1908) suggests that the grounds formerly contained a 'Chinese pagoda' and a further temple, but no trace of these structures survives. The house was rebuilt in a Gothic Revival style in the early C19, and was extended in 1865, the year after its purchase by the Blackburn family. The grounds and parkland are shown in essentially their present form on the OS 1" map (1809), the Tithe map of c 1840, and the late C19 OS maps. By the 1980s the house had become derelict and the estate divided. Following its sale in 1987 a thorough restoration of the building was undertaken, while the estate has been substantially reassembled into a single ownership. The property remains (1999) in private occupation and extensive planting has been undertaken in the park in the 1990s. New gardens have also been created around the house. GARDENS AND PLEASURE GROUNDS Lying principally to the north, south and west of the house, the gardens and pleasure grounds comprise formal terraces and informal woodland gardens. The terraces and gardens around the house have been extensively remodelled in the late C20. To the south of the house a narrow terrace is linked by stone steps to a late C20 square formal garden laid out with specimen trees and shrubs. Sweeping lawns are separated from the park to the south and south-west by a stone-faced ha-ha, with a higher stone retaining wall c 30m south-west of the house. South-west of the house and at a lower level, an area of lawn is separated from further formal gardens and a late C20 lean-to conservatory on the south-facing wall of the stable block by a young (1990s) yew hedge. The lawn is separated from the park to the south by mature trees and yews which survive from planting shown on the 1883 OS map. Some 50m north-east of the house late C20 gardens have been developed around an existing pond with specimen trees and shrubs, and contemporary sculptures. The informal pleasure grounds, known as The Wilderness, lie c 100m west of the house. A network of serpentine walks pass through mature trees and specimen C19 conifers and shrubbery, to reach the grotto (listed grade II) c 320m west-north-west of the house. The single-storey late C18 rubble structure recalls the style of similar mid C18 structures designed by Thomas Wright, and may be based on one of his published designs. There is structural evidence that the roof may have been thatched, but is now tiled (1999). The front or south wall rises as an irregular stone screen, while simple round-headed entrances to each side allow access to the shell-encrusted interior. The internal roof is groin vaulted, and there are niches in the walls. To the south the grotto faces an elliptical lawn surrounded by trees and shrubs, while to the north it faces a mill leat fed from the River Thrushel. Some 80m west of the grotto the leat feeds a mill pond adjacent to Hayne Mill which lies within the pleasure grounds. In the C19 the ornamental circuit walk extended north of the mill into Bridge Plantation, and was carried across the river on a footbridge. PARK Lying to the east, south and south-west of the house, the park remains pasture with scattered mature trees, with extensive late C20 replanting particularly adjacent to the southern boundary. The replanting will recreate the pattern of tree cover in the park shown on the early C19 Tithe map, with an area of concentrated planting on the north- and north-west-facing slope c 100m south of the house. To the east and south of the house the park has been divided into a series of grazing enclosures by late C20 post and rail fences. KITCHEN GARDEN Lying c 100m north-east of the house, the former walled kitchen garden lies outside but immediately adjoining the registered site. The garden is (1999) no longer cultivated and is laid to grass; only the footings of the north-west wall and a short section of north wall remain standing.

Sydenham House, Marystowe(borderline)

Grade II, Reference GD1694

Late 17th or early 18th century garden enclosures and 19th century gardens and pleasure grounds, with late 20th century additions. Sydenham is situated about 1.25 kilometres north-west of the hamlet of Marystow, and about 2.5 kilometres south-west of the village of Lewtrenchard. The site occupies about 10 hectares and comprises some 1.5 hectares of formal gardens, and about 8.5 hectares of parkland. To the east and north-east the site is bounded by a minor road which leads from Portgate to the north-west, to Coryton to the north-east, and by Sydenham Wood, an area of ornamented woodland on the south-west-facing hillside north-east of the House. To the west and south-east the site adjoins farmland, and to the south the buildings of Sydenham Farm. Sydenham occupies on an area of level ground to the west of the River Lyd, which flows in a valley enclosed by steeply rising wooded slopes to the north-east, and more gently rising slopes to the west and south-west. Views from the site north-west and south-east along the Lyd valley are framed by Sydenham Wood which lies within the registered site to the north-east, and further ornamented woodland, Blackdown Wood, which lies outside the registered site to the west.

Werrington Park, St Stephens By Launceston

Grade II Reference GD1493

A mid 18th century park which was further developed in the late 18th century, with an early 20th century arboretum. Werrington Park is situated about 2 kilometres north of Launceston, to the east of the B3254 which runs north-west from St Stephens to Yeolmbridge. The site, of about 157 hectares, is bounded on all sides by agricultural land, from which the park is separated by a late 18th century stone wall. The River Ottery flows from north-west to south-east through the site towards its confluence with the River Tamar about 1 kilometre east of the house. The river valley affords fine views to the south-east, while to the south of the river well-wooded land rises steeply. The park encompasses hills to the south-east and south-west of the house, and three combes which branch off the main valley. Smallacombe Wood, a plantation to the south-south-east of the house (outside the site here registered), forms part of the setting of the site and contains a folly, the Sugar Loaves (Listed Grade II) which was described in an 18th century poem, 'The Doom of Morice', concerning Sir William Morice, third Baronet. This

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structure may correspond to the 'model of the Tomb of the Horatii' noted by Pococke in 1750 (Pococke 1888-1889); Pevsner however suggests that the design may be derived from Thomas Daniell's (1749-1840) Indian drawings (published 1795-1808), which would indicate a date of about 1800 (Cherry and Pevsner 1989). The reciprocal vista to the Sugar Loaves from the park and house is today (2000) obscured.

Billacombe Farmhouse; Watermill and Stables; Stables; Bank Barn

English Heritage Building ID: 92319, GV II

Farmhouse. C17 with C19 alterations and C20 renovations. Stone rubble with asbestos slate roof gabled at ends. Stone chimneys at right gable end, gable end of wing and on ridge. Evidence of 2 or 3 room and through passage plan with front left projecting wing forming L-plan. The lower end appears to have been partly rebuilt, probably in the C19 when the axial stack may have been inserted into the former passage and the higher end was largely refenestrated. The lower end was used as a dairy and office at one time. The rear of the C17 house is now the front. 2 storeys. Asymmetrical 4-window front with irregular fenestration. Straight joint indicates some rebuilding at lower end. Off centre late C20 gabled stone porch with timber ovolo-moulded doorway reused from C17 entrance at rear. To the left of the porch a 3-light casement, 8-panes per light, under a wider timber lintel which probably marks the rear door of the former through passage. Ground floor window right 3-light casement, 4-panes per light. 2 ground floor windows left, each a 2-light casement, 6-panes per light. First floor window left; 3-light casement, 6-panes per light: first floor window above porch; 3-light casement, 8-panes per light: first floor window right; 3-light casement 6-panes per light. 3-light C17 ovolo-moulded timber window on right return of front. The rear of the house, formerly the C17 front, has a 2-storey gabled porch retaining an ovolo moulded timber doorway in situ. Interior Exposed ceiling beams to ground floor right. Probably C19 fireplaces with brick lintels. Ground floor room right has fixed timber seat below window. Partly concealed timber ovolo-moulded C17 window to right of porch in former front wall indicates that the rebuilding of the lower end was only partial. Ovolo-moulded doorway into room above porch has step stops. Side pegged collar trusses of large scantling throughout, formerly with diagonally set ridge. Pegged truss over porch. Listing NGR: SX4214482305

English Heritage Building

ID: 92322, GV II

Watermill and stables. Stables 1815 (datestone), extended in the late C19. Stone rubble with scantle slate roof hipped at left end, gabled at right end. 2 storeys. Overshot mill wheel in pit at rear, rear right outshut. Front has 3 round-headed stone entrances and 2 blocked entrances under brick lintels. Large rectangular entrance in front at right. 2 loft entrances, that to the right under a slated canopy carried on brackets. Pigeon holes under eaves. Listing NGR: SX4214282345

English Heritage Building ID: 92320, GV II

Stables. Circa early C18. Stone rubble with slate roof hipped at end. 1 large entrance front and pigeon holes under eaves, 1 rectangular ventilation slit. The stables adjoin Billacombe farmhouse and form part of the courtyard of the old C17 front of the house. Included for group value. Listing NGR: SX4212282314

English Heritage Building ID: 92321, GV II

Bank barn. Some of the walling may be C17, considerable rebuilding and extension in the C19. Stone rubble with brick dressings and slate roof hipped at ends. 2 storeys at left end, single storey at right end, built on a sharply sloping site. The front has 3 C19 entrances under cambered brick lintels and 2 ventilation slits with 1 opening under a timber lintel to the 2-storey part and 1 first floor blocked entrance. Pigeon holes on left end. The barn forms part of the courtyard to the old C17 front of Billacombe farmhouse and is included for group value Listing NGR: SX4212182281

Sunday School and Wall; The Old Vicarage Marystowe

English Heritage Building ID: 92423, GV II

Sunday school now used as church hall including pair of small granite gate posts with pyramidal caps, simple iron gates and short section of wall connecting gateway to schoolroom. Early C19. Stone rubble with asbestos slate roof gabled at ends, stone stack at left gable end. Rectangular plan of 1 room. Single storey. 2 window symmetrical front with gabled central porch with elliptical stone arch and ornamental slate roof and 4-panel inner door. To either side of the porch a 4-light casement with diamond leaded panes under a timber lintel. 1 similar rear window. Gates and wall. Listing NGR: SX4344682883

Appendix 4
Supporting Jpegs



View up the long eastern boundary, from the base of the slope; from the north.



View along the northern boundary, against the road; from the east.

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View up to the curving southern boundary, showing the central section where it has a pronounced rounded curved section, a solid earthen bank, not topped with a hedge as the rest of the hedge-bank; from the north.



View up to the clump of trees on the western hedge-bank boundary of the field; from the north-east.

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View to the eastern hedge-bank boundary, where it 'kinks' and changes direction, this section of the boundary appears to be of a solid earthen bank, similar to the section of the northern boundary; from the north-west.



View down and across the field showing wide views; from the south-east.

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View up the field, showing the natural undulations up the slope, as it rises to the south and the west; from the north.



View of the more pronounced although slighter in size undulation which crosses the field, but appears to curve ever so slightly; from the south-east.

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View across to the adjacent field, where the track will run; from the south-west.



View along the upper section of the eastern boundary, from the gateway leading to the adjacent field, where the track will run; from the north.

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View across the proposed location of the turbine, showing no obvious earthworks, crop marks or evidence of archaeology; from the east.



The point at which the field boundary 'kinks' or 'dog-legs'; from the south-west.

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The adjacent field across which the track will run; from the gateway between the fields, from the west



View down the hedge-bank which the two fields share, showing the 'dog-leg' in the boundary and the change in the slope; from the south-west.

Land at Ridgecombe Farm, Lifton, Devon



View from the north-west towards Brent Tor, showing how the rock outcrop has wide landscape primacy; from the north-west.



View of the field near Longcross crossroads and Sand Pit, which contains two bowl barrows, visible as the slight earthworks within this pasture field; from the north-west.



Boundary stone at Felldownhead, with no views out of the junction's immediate surroundings; from the south-west.



Distant landscape view of Bradstone church, from the south-west, towards the turbine location, showing the landscape presence of the church and potential for views.

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View of Bradstone Manor, showing the north side of the house and the outbuildings which wrap around its north side and the relationship between the house and the large courtyard of barns; from the north-west.



The large courtyard of barns and buildings which sit to the north and north-east of the main house, blocking views to the turbine; from the west.

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Views to Kelly House and church, looking across the settlement to where the turbine will appear, showing the landscape presence of the church; from the south-west.



Views within the settlement at Kelly, showing the relationships and visual links between the church, main house and outbuildings, as well as the local blocking from the trees which surround the buildings; from the north-east

Land at Ridgecombe Farm, Lifton, Devon



St Andrew's church, Coryton, showing local blocking from Yew Trees; from the south



Views to the barns and buildings west of St Andrew's church, as well as the wooded grounds of Coryton House, all providing local blocking; from the south-east.



Lewtrenchard Church in its wooded churchyard; from the south-west



Lewtrenchard Manor, visible from across the walled gardens, which provide local blocking, with the trees to protect the house from views to the turbine; from the south-west.

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View to Broadwoodwiger, from across the A30, showing the high knoll of ground upon which the village has been built; from the south.



Views of Broadwoodwiger church tower, showing it amongst the trees with the local blocking factors; from the south.

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Views from the edge of Broadwoodwidge towards the location of the turbine, confirming general views; from the north-east.



Brent Tor, with St Michael de Rupe, from the east, showing the pronounced earthworks, to the north, visible in profile.

Land at Ridgecombe Farm, Lifton, Devon



Roundhouse toll house, showing blocking; from the south



Forda farmhouse in Chillaton; from the south-east.

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Rock Farmhouse in Chillaton; from the west.



Marystowe, showing the blocking to the west of the church and the Old Vicarage amongst the trees; from the south-west.

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The Sunday school in Marystowe, locally blocked by trees and hedges; from the north-west



Sunnyside and cottage, just north of Chillaton, set into a bank to the west, looking east across the village; from the north-east.

Land at Ridgecombe Farm, Lifton, Devon



Sydenham House estate, with landscaped grounds, located in its valley; from the south-west



Downhouse, set in wooded grounds, but with views to the north and north-east to the turbine; from the west.

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Boundary Stone near Pallastreet, set into a hedge-bank blocking all views; from the south



View down private track to Baucombe Farm in the valley below and the turbine on the high ground to the east; from the south.

Land at Ridgecombe Farm, Lifton, Devon



Woodlands Cottage, set in a valley to the east of Bradstone; from the north-west



The private drive down to Hall Farm, showing the position of the turbine on the high ground to the north (on the left hand side of the photograph); from the west.

Land at Ridgecombe Farm, Lifton, Devon



Ashleigh, Lifton, set high on the left hand side of the photograph, with the turbine site visible to the right, on the high ground.



Yalford Cottages, set in the woods north of Kelly; from the south-west.

Land at Ridgecombe Farm, Lifton, Devon



View over south bridge in Tinhay, showing local blocking from trees but views beyond and through the trees to the turbine site on the hills opposite; from the north-west.



View from Sprytown across to the turbine on the high ground to the south-west; from the north-east.

Land at Ridgecombe Farm, Lifton, Devon



Enclosure at Castle Hill, partially blocked by hedge-banks with better views from the western half of the monument; from the south-east.



View to Lifton, showing the primacy of the church down the valley. Also showing the high hill immediately south of the village; from the east.

Land at Ridgcombe Farm, Lifton, Devon



Lifton Hall Hotel, with views to the east, down Fore Street, showing some views across the houses to the south-east; from the south-west.



The Arundell Arms hotel and public house, on the main street in Lifton; some views to the east, down the street, but views across the street are blocked; from the south-west.

Land at Ridgcombe Farm, Lifton, Devon



The church in Lifton, with a tall tower; from the north-west



View to the Manor House from the church in Lifton; from the west.

Land at Ridgecombe Farm, Lifton, Devon



View from the east in Lifton, the walled grounds of the Manor House, showing the local blocking, with views to the church tower over the top.

Appendix 5 Context List

Context	Description	Relationships	Depth/Thickness	Spot Date
(100)	Topsoil	Dark grey-brown, friable clay-silt with occasional small stone fragments	0.26-0.37m	C20-C21
(101)	Subsoil	Mid grey-brown, friable-soft clay-silt with occasional angular stone & root disturbance, = plough soil	0.14-0.28m	C20-C21
(102)	2 nd Subsoil	Light yellow-brown, soft silt-clay with frequent small-medium and occasional large angular stones = remnant plough soil with very occasional charcoal flecks intrusive from roots	0.26m	-
(103)	Natural	Light yellow, compact clay and gravelly degraded granite/chert	Below 0.50-0.92m	Pre-med
[104]	Cut of Ditch	Cut of linear ditch (1.40m wide), aligned WSW-ENE, steep sides, sharp break of slope, flat base, 2fills, undated, equates to [204]	0.72m	Pre-med
(105)	Fill of Ditch	Lower fill of Ditch [104], light yellow-brown, soft silt-clay with frequent grit and medium angular stones, = natural tumble and wash-in (primary and secondary fill), no finds	0.14m	Pre-med
(106)	Cut of Ditch	Upper fill of Ditch [104], mid yellow-brown, soft-friable clay-silt with occasional-moderate medium-large angular stones and very occasional charcoal flecks, no finds	0.58m	Pre-med
(200)	Topsoil	As (100) + moderate-frequent angular stone fragments, finds = pottery, anthracite, Cu alloy button	0.34m	C20-C21
(201)	Subsoil	As (101)	0.02-0.15m	C20-C21
(202)	2 nd Subsoil	As (102) + mid yellow-brown and more sitly and friable	0.22m	-
(203)	Natural	As (103)	Below 0.38-0.70	Pre-med
[204]	Cut of Ditch	Cut of linear ditch (1.95m wide) turning from ESE-WNW to SSE-NNW at its westerly end, steep to very steep sides on its bend, sharp break of slope, flat base, 2 fills, undated, equates to [104]	0.82m	Pre-med
(205)	Fill of Ditch	As (105)	0.22m	Pre-med
(206)	Cut of Ditch	As (106)	0.60m	Pre-med

Appendix 6 Finds Concordance

Context	Notes	POTTERY			OTHER			DATE
		Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	
(200)		3	12	White Refined Earthen Wares, 1 with Blue Transfer Print	1	2	Anthracite	C20
					1	2	Cu alloy button, abraded	

* All finds were discarded

Appendix 7

List of Jpegs from Archaeological Evaluation

List of Jpegs on CD to the rear of the report

<i>Photo</i>	<i>Description</i>	<i>From</i>	<i>Scale</i>
LRF14 (1)	Ditch [104] - section	W	1m
LRF14 (2)	As above	E	1m
LRF14 (3)	Trench 1, north end	S	1m
LRF14 (4)	Trench 2 post-excavation	SE	2m
LRF14 (5)	As above	NW	2m
LRF14 (6)	As above post removal of layer (203)	NW	2m
LRF14 (7)	Trench 2 – site shot	S	2m
LRF14 (8)	Ditch [204] - section	S	2m
LRF14 (9)	As above	N	2m
LRF14 (10)	Ditch [204]	S	2m
LRF14 (11)	Section, Trench 2, NW end	W	1m
LRF14 (12)	Section, Trench 2, SE end	W	1m
LRF14 (13)	Trench 1 post-excavation	S	2m
LRF14 (14)	As above	N	2m
LRF14 (15)	Section, Trench 1, north end	E	1m
LRF14 (16)	Section, Trench 1, middle	W	1m
LRF14 (17)	Section, Trench 1, south end	W	1m

Land at Ridgcombe Farm, Lifton, Devon



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