

LAND at RAMSDOWN MILTON ABBOT DEVON

Results of a
Historic Visual Impact Assessment



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Land at Ramsdown Milton Abbot, Devon

Results of a Historic Visual Impact Assessment

For

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of
Aardvark Environment Matters

On behalf of

Mr. S Ellam
of
Murex Energy Limited

By



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Summary

This report presents the results of a historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) on land at Ramsdown, Milton Abbot, Devon in advance of the construction of a single 500kW (77m to tip) wind turbine.

The proposed turbine would be located within fields enclosed from open common in the early 19th century. The name Ramsdown first appears in the 17th century, although the manor of Milton Abbot had been held by the abbot at Tavistock since the 10th century before passing to the Dukes of Bedford at the dissolution.

Judging by the results of the geophysical survey there are seemingly few archaeological features across the proposal site, and those which have been identified probably date from the early 19th century or later.

In terms of the wider landscape, the site is located on a south-west facing slope, below the summit of a gentle ridge orientated east-west. The landscape is relatively open and exposed, and any tall vertical element will be highly visible. However, the remnants of the Ramsdown Plantation to the north and north-east provide substantial local blocking from these directions. Within 5km of the proposed turbine there are 48 Listed buildings or groups of Listed buildings, most of which are Listed Grade II, but a high number are of greater value, with six Grade II and Eight Grade I. There are a further eleven Grade II* buildings and five Grade I buildings at 5-10km. There are 5 Scheduled Monuments within 5km, and another 19 Scheduled Monuments at 5-10km. Several of the Scheduled Monuments are Bronze Age barrows and hillforts 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, particularly by plantations, and by 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 primarily comprised of parish churches, including those of St. Constantine in Milton Abbot; St. Nonna in Bradstone; St. Mary in Kelly; St. Mary in Sydenham Damerel; and St. Mary in Marystowe. The only other assets which will be impacted to a similar extent are farmhouses at Holland in Bradstone and Greystone in Lazant.

*With this in mind, the overall impact of the proposed turbine can be assessed as **negative/moderate to negative/ minor**, on the basis that most of the heritage assets affected derive their significance at least partly from their settings.*

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1.0 Introduction

Location:	Land at Ramsdown
Parish:	Milton Abbot
County:	Devon
NGR:	240903.80270

1.1 Project Background

This report presents the results of a desk-based assessment and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Ramsdown, Milton Abbot, Devon (Figure 1). The work was commissioned by Nick Leaney of Aardvark Environment Matters (the Agent) on behalf of Mr. S. Ellam of Murex Energy Limited (the Client) in order to identify any heritage assets in the wider area that might be affected by the installation of a 500kW wind turbine.

1.2 Topographical and Geological Background

The proposed turbine site comprises five fields located approximately 0.8km north-east of Milton Abbot, close to the western boundary of the parish. The site lies at approximately 253m AOD on land that slopes down to the south-west (see Figure 1).

The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983). These overlie the mudstone, siltstone and sandstone of the Teign Valley Group (BGS 2013).

1.3 Historical Background

This parish of Milton Abbot lies in the hundred and deanery of Tavistock and the manor was given to the abbot and convent of Tavistock, by its founder, Ordulph. After the dissolution, it was granted to John Lord Russell, ancestor of the Duke of Bedford. The manors of Week Dabernon, West Liditon and Foghanger also passed to the Russell family and the Duke of Bedford. Edgcombe, formerly a further manor within the parish, was formerly linked to the family of that name but by the 19th century had also passed into the hands of the Russell family.

The area around the proposed turbine site is classified as *post medieval enclosures* on the Devon Historic Landscape Characterisation. There are *Medieval enclosures based on strip fields* to the south of the site and around Milton Abbot, but otherwise much of the surrounding landscape is comprised of post-medieval, modern and woodland enclosures.

1.4 Archaeological Background

There has been little archaeological work in or around the immediate location of the proposed turbine and there is no record of monuments within the vicinity of the site except for some 19th century quarries and the buildings of a planned 19th century farm to the north and east. However, there are the earthworks of a Hilltop enclosure known as Castle Park Camp, 720m north-west of Pomphlett, to the south-east of the site.

Land at Ramsdown, Milton Abbot, Devon

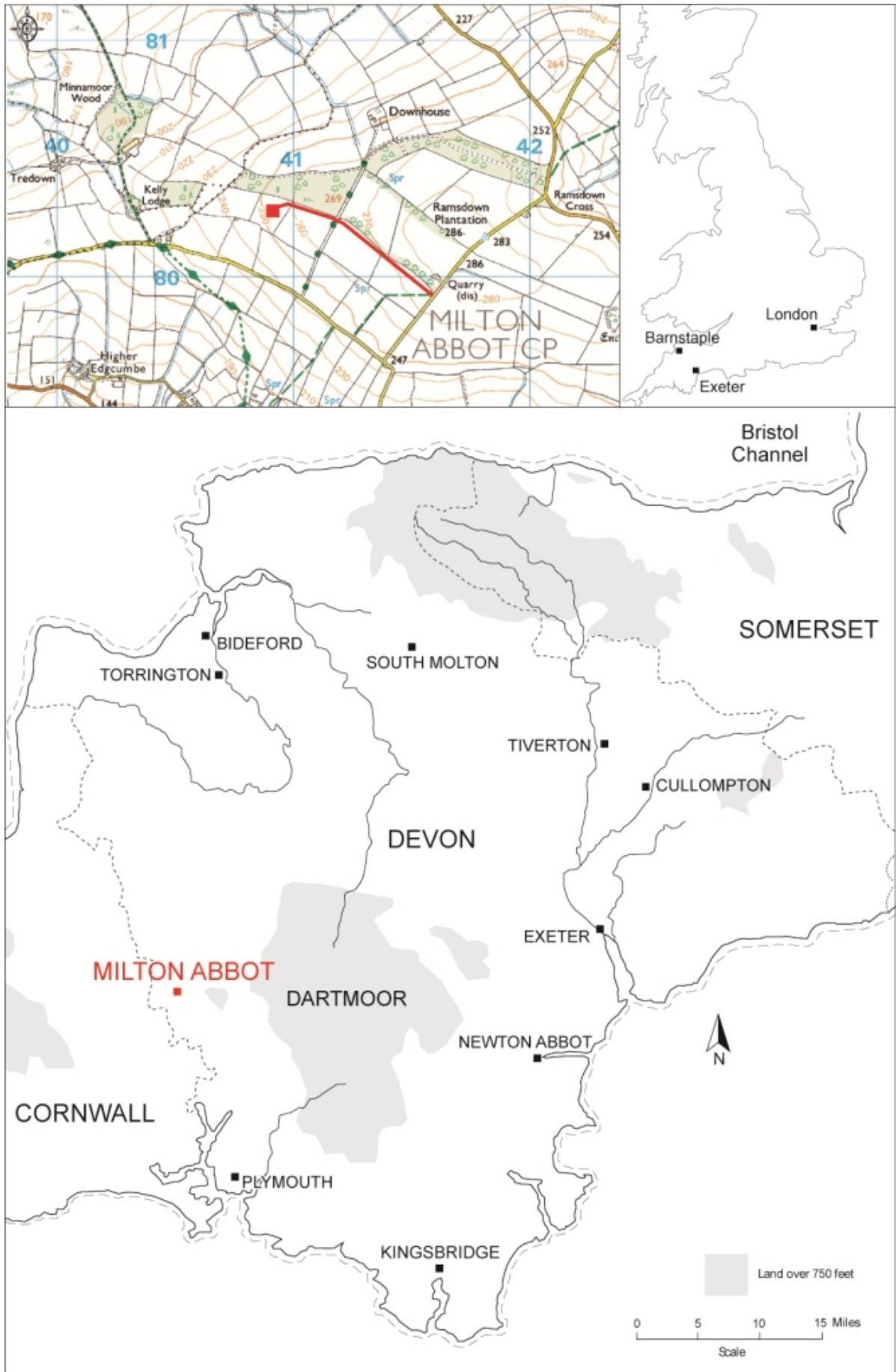


Figure 1: Site location (the location of the proposed turbine and access track is indicated).

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).

2.0 Results of the Desk-based Appraisal

2.1 Desk-based Assessment

The parish of Milton Abbot lies halfway between the historic market towns of Tavistock (to the south-east) and Launceston (to the north-west) within the Hundred and Deanery of Tavistock. Milton Abbot manor and the Barton of (Innes)Leigh (a separate Domesday Manor) were given to the abbot and convent of Tavistock, by its founder, Ordulph in the 10th century (c.974). The Barton at (Innes)Leigh in the parish acted as a park and probable country residence for the abbots. After the dissolution the manor of Milton Abbot (along with others including Week Dabernon, West Liditon and Foghanger) were granted to John Russell (1st Duke of Bedford). The holding of Edgcumbe, formerly a further manor within the parish, was formerly linked from the 13th century to the family of that name (Edgecombe), but by the mid-19th century had also passed into the hands of the Russell family (based on Lysons 1814 and Hoskins 1954).

The place-name Ramsdown first appears in 1601 (Dyer and Manning 1998) and suggests that at this date the area was open common.

2.2 Ordnance Survey Surveyor's Draft Map

The Ordnance Survey Surveyors Draft Map is the earliest map available to this study. Ramsdown is shown with little detail, indicating that it was mainly open downs at this time, with a road marked along the eastern boundary and a track bisecting the downland from south-east to north-west. However, at the northern end of this track there appear to be two tracks leading off to the west with possible areas delineated by the trackways to the south-east of the enclosures marked between the downs and Milton Abbot village.



Figure 2: Extract from the Ordnance Survey Surveyors Draft Map of 1806.

2.3 The 1840 Milton Abbot Tithe Map

The 1840 Milton Abbot tithe map (Figure 3) shows that by this time the area of the proposal site was enclosed to form four separate fields. These fields are numbered 368, 369, 374, 375, and in the accompanying tithe apportionment the names of the plots generally allude to the lands former upland common status, with the field containing the proposed turbine site (number 368) named *Mid Down*; set between *Higher Down* (369) and *Lower Down* (363). All of the fields and those in the immediate vicinity are owned by the Duke of Bedford, but they are split into three separate tenements; *Little Beech* (374) part of the *Down Farm* holding leased to a William Adams; *Down Piece* (375) part of the *Higher Edcumbe* holding leased to Robert Bickle; and fields 368 and 369 part of a larger portion of *Higher Edcumbe*, leased to a William Badge.

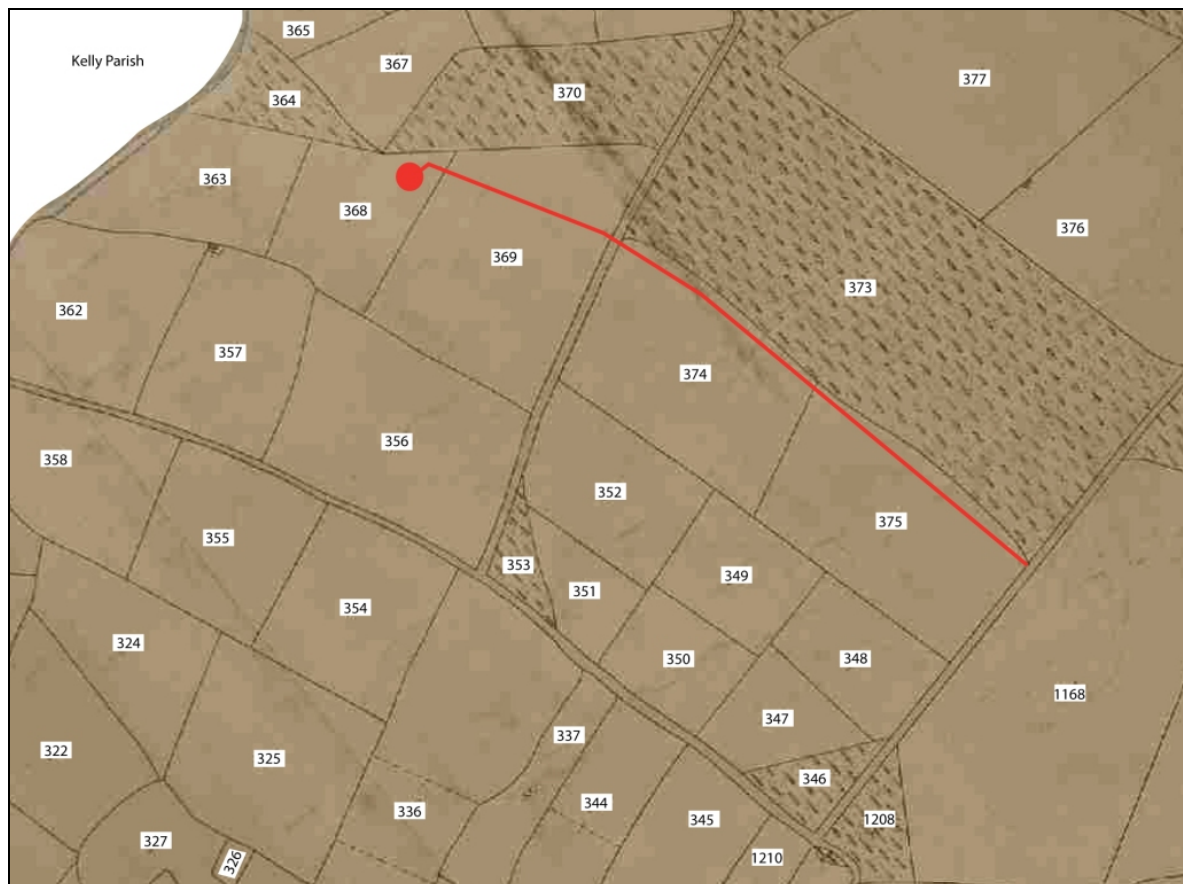


Figure 3: Extract from the Milton Abbot tithe map of 1840, with the location of the turbine and access route indicated.

2.4 Ordnance Survey 1st Edition Map

By the time of the next available cartographic source, the 1891 Ordnance Survey 1st Edition (Figure 4), the plantation to the north of the proposal area had encroached into the field numbered 369 on the tithe, forming the layout of the Ramsdown Plantation as it survives today. There is also a footpath shown running to the north, along this now straightened boundary. The further footpath shown bisecting the most eastern of the fields to be impacted is presumably a relict right of way from when the area was unenclosed, and it appears to be shown on the Surveyors Draft (Figure 2). The fields to the south of the easternmost proposal fields had been

amalgamated into larger enclosures, but otherwise there were few changes within the wider landscape.

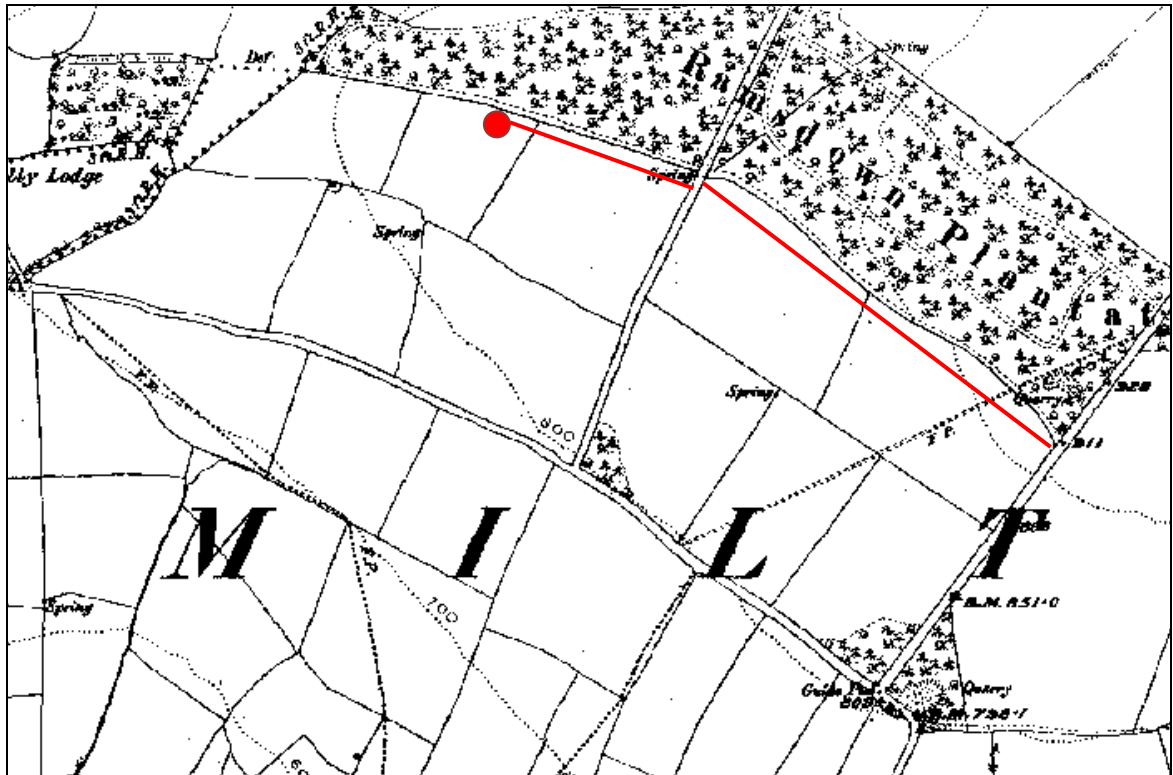


Figure 4: Extract from the 1891 Ordnance Survey Map.

2.5 Later Maps

The Ordnance Survey 2nd edition map shows few changes, and the westernmost boundary of the proposal site was not removed until after 1964. Between 1954 and 1964 some of the Ramsdown Plantation to the north began to be felled, a process which continued until the late 20th century.

3.0 Site Inspection and Archaeological Background

3.1 Site Inspection

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

The field lies north of the village of Milton Abbott, on a south-west facing slope, with wide views to the south and west. Immediately to the north the field is abutted by a large and established plantation of trees, which will provide an element of local blocking to heritage assets north of the site; to the west within the adjacent field enclosure is another smaller plantation of trees, providing some limited element of local blocking to the west. The site is accessed via a small road, which runs up to Downhouse; the turbine site is located in the second field over from this road. Gates in the southern part of both these western fields provide access. The field in which the turbine is to be situated is long and narrow, of a sub-rectangular form, with the ground dropping away to the west and the slope flattening out to the north of the field, with a shallow slope to the south from the middle of the field, down to the southern boundary. The boundaries to the north, east and west are largely straight, with a marked angle to the western boundary forming an elongated south-western corner to the field. The southern boundary is slightly curvilinear, although irregular, appearing to curve inwards, towards the centre of the field about half way along its length and then dropping back sharply into the south-east corner, where gates lead into the field to the south and the field to the east. A further gate in the north-west corner leads to the field to the west. All the field boundaries are stone-faced banks; parts of the banks have surviving hedges to the top, but the majority are merely grassed, or with bramble scrub. Inside the banks of all of the proposal fields, are sheep fences and wooded posts. The field-gates are metal five-bar form, of typical agricultural form, set into timber gateposts. The access onto the road, however, from the neighbouring field has granite slab gate posts.

The field in which the turbine is to be situated is currently lain to pasture, roughly level with no substantial or marked earthworks, there is a slight undulation as the slope changes about a third of the way down from the northern boundary of the field, most likely due to ploughing as the northern part is far flatter and more level, than the rest of the sloping enclosure. There is a very slight rise in the north-east section of the field, running just east of the middle, towards the corner, but not into it. This could be described as a slight mound, however it is irregular in shape and so slight as to best be identified as a natural geological feature, possibly associated with the underlying bedrock. No cropmark or change in colouration of the grass was observed here and there were no other marked changes in colour or condition of the grass pasture across the field. A line of telegraph or electricity poles runs across the south-west corner of the field. The south-east corner of the field appears wetter and is very muddy, with several tractor ruts.

The field between the turbine site and the road is a smaller enclosure, of sub-square form, with straight sided field boundaries. It is gently sloping to the south, ploughed and planted with a winter root vegetable crop. The access track will cross the north section of this field, a new gate linking it to the turbine location being inserted in the north-western corner, through the hedge-bank. The access track will cross two other large field enclosures, directly to the east, accessed via the north-west corner of these fields. The middle field is divided by the wire fence and is laid to pasture, with hedge-bank outer boundaries to the west, south and east and a bank with mature trees to the north, forming a narrow shelter belt. The field is sub-rectangular in shape and appears fairly level and well grazed by stock. At the northern end of the hedge-bank which divided the two

eastern fields there is a fenced enclosure and a gate just south of this links the two fields. This enclosure is also used for grazing stock, with hedge-banks to the west and south, straight-sided and banks with mature trees to the north, and to the east along a parish road to Milton Abbott, which runs down the eastern side of the field. There is a gate in the north-east corner of this field which leads directly onto the parish road. There were no obvious archaeological, above or below ground, remains evidenced during the walkover was viewed when walking this proposed access track, with the grass pasture being fairly level and no cropmarks or discolouration or marked changes in condition.

3.2 Archaeological Background

There has been very little archaeological work carried out within the locale of the site and the majority of HER entries for the area (see Figure 5), are based on features identified on cartographic sources; primarily quarry and mine shaft related (see Table 1). There are however three slightly more interesting, although relatively vague, HER entries within the immediate area. These consist of a small assemblage of flints to the east (MDV2724); a possible prehistoric enclosure (MDV21696) to the south-southeast; and a large group of barrows and cairns to the north-west (MDV56186).

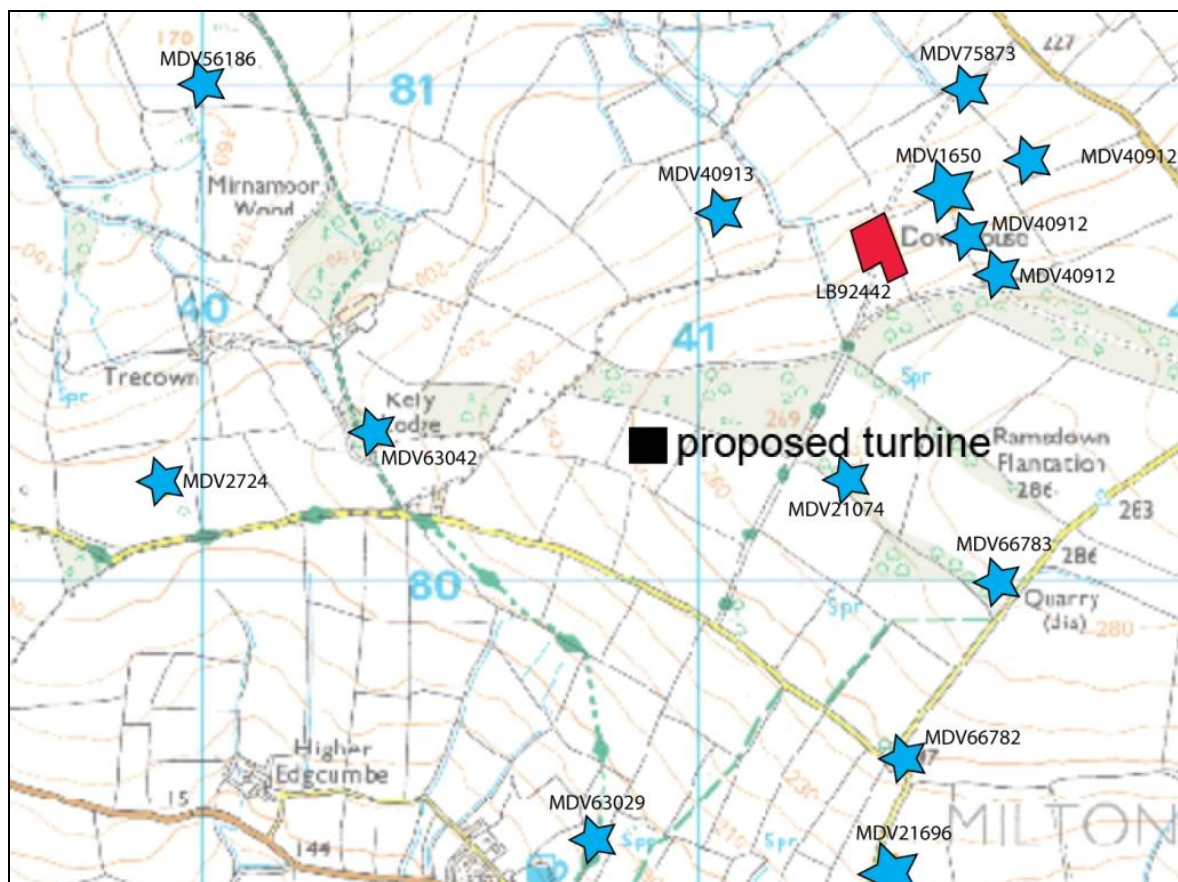


Figure 5: Map of the nearby undesignated and designated assets.

Mon. ID	Site Name	Record	Notes
MDV66783	Quarry	Cartographic	Marked on the OS 1 st Edition
MDV21074	Enclosure Award for ramsdown common	Documentary	Dated 1864

Land at Ramsdown, Milton Abbot, Devon

MDV66782	Quarry	Cartographic	Marked on the OS 1 st Edition
MDV63042	Kelly Lodge	Building	Derelict Lodge shown on the 1 st Edition
MDV40913	Shafts to North-West of Downhouse, Kelly	Cartographic	Marked on the OS 1 st Edition
MDV40912	Shafts at Ramsdown Mine, Milton Abbot	Cartographic	Marked on the OS 1 st Edition
MDV1650	Ramsdown Mine, Milton Abbot	Cartographic	Marked on the OS 1 st Edition
MDV75873	Buildings to North-East of Ramsdown Mine, Milton Abbot	Cartographic	Marked on the OS 1 st Edition
MDV21696	Prehistoric Enclosure	Aerial Photo	Soilmark of a possible enclosure is shown on 1958 raf ap. Circular, with bisecting mark and double perimeter band on n. Small circular mark within sw quadrant from which a branched 'trackway' extends to s + sw
MDV63029	Gatepost	Structure	Granite farm roller used as gatepost/fastening
MDV2724	Flint Scatter	Findspot	a number of flint flakes, and one or two fragments with definite flaking on them which appear to be wasters.
MDV56186	Possible barrows and cairns?	Site visit?	Eleven possible barrows and two heaps of large stones, possible cairns, were seen in a field on the edge of ram's down common near the road to Kelly
LB92442	2 Ranges Of Farm buildings Forming The North And West Sides Of The Farmyard To The North Of Downhouse	Listed Building	Downhouse Farm is a planned farm of the mid 19th century, consisting of a courtyard with the house on the south side. Part of the Duke of Bedford's Estate.

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

4.0 Results of the Geophysical Survey

A magnetometer (gradiometry) survey was carried out at the site of the proposed turbine, and along the line of the access track. This work was undertaken by SWARCH personnel in February 2014, and the data was processed by Stratascan. What follows is a summary of the full report (see elsewhere – Stratascan Report J6529).



Figure 6: Shade plot of the data for the western end of the site, with minimal processing (Stratascan Report J6529: Figure 7).

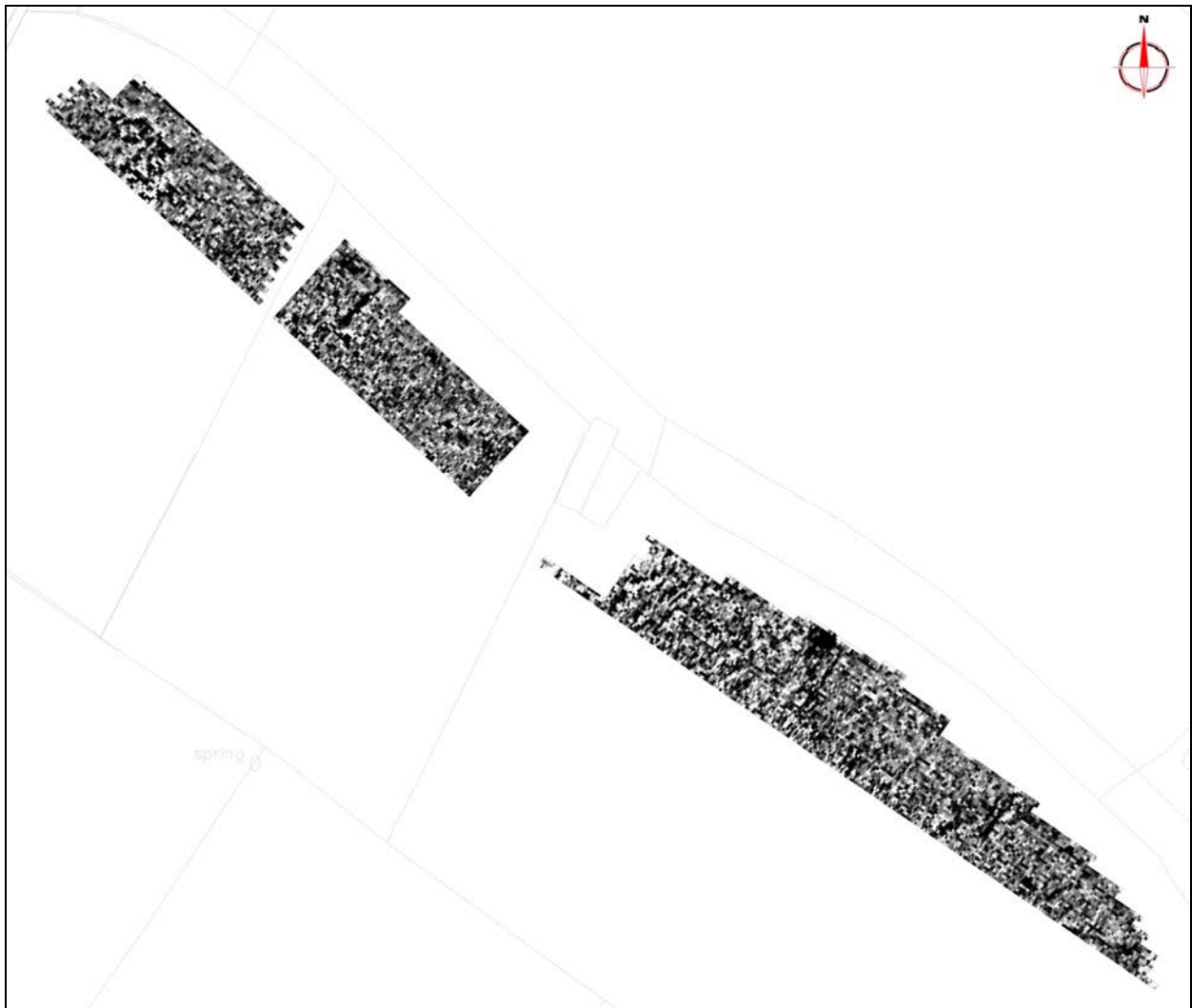


Figure 7: Shade plot of the data for the eastern end of the site, with minimal processing (Stratscan Report J6529: Figure 8).

4.1 Interpretation

The geophysical survey has revealed very small geophysical anomalies that almost certainly correspond to archaeological features (Figure 8). Apart from a pair of recent service/pipe trenches that cross the site, modern interference is surprisingly scarce.

Feature:	Description:
1.	Two short lengths of linear ditches, most likely relating to a former footpath shown crossing this field on cartographic sources.
2.	A further ditch, perhaps a field-drain or removed boundary.
3.	As above.
4.	Two lengths of ditch, regularly spaced seemingly from anomaly 6 (an earthwork), most likely field drains.
5.	Three short irregular lengths of ditch of unknown purpose or date, perhaps wheel rutting or plough scars?
6.	See Anomaly 4 above.

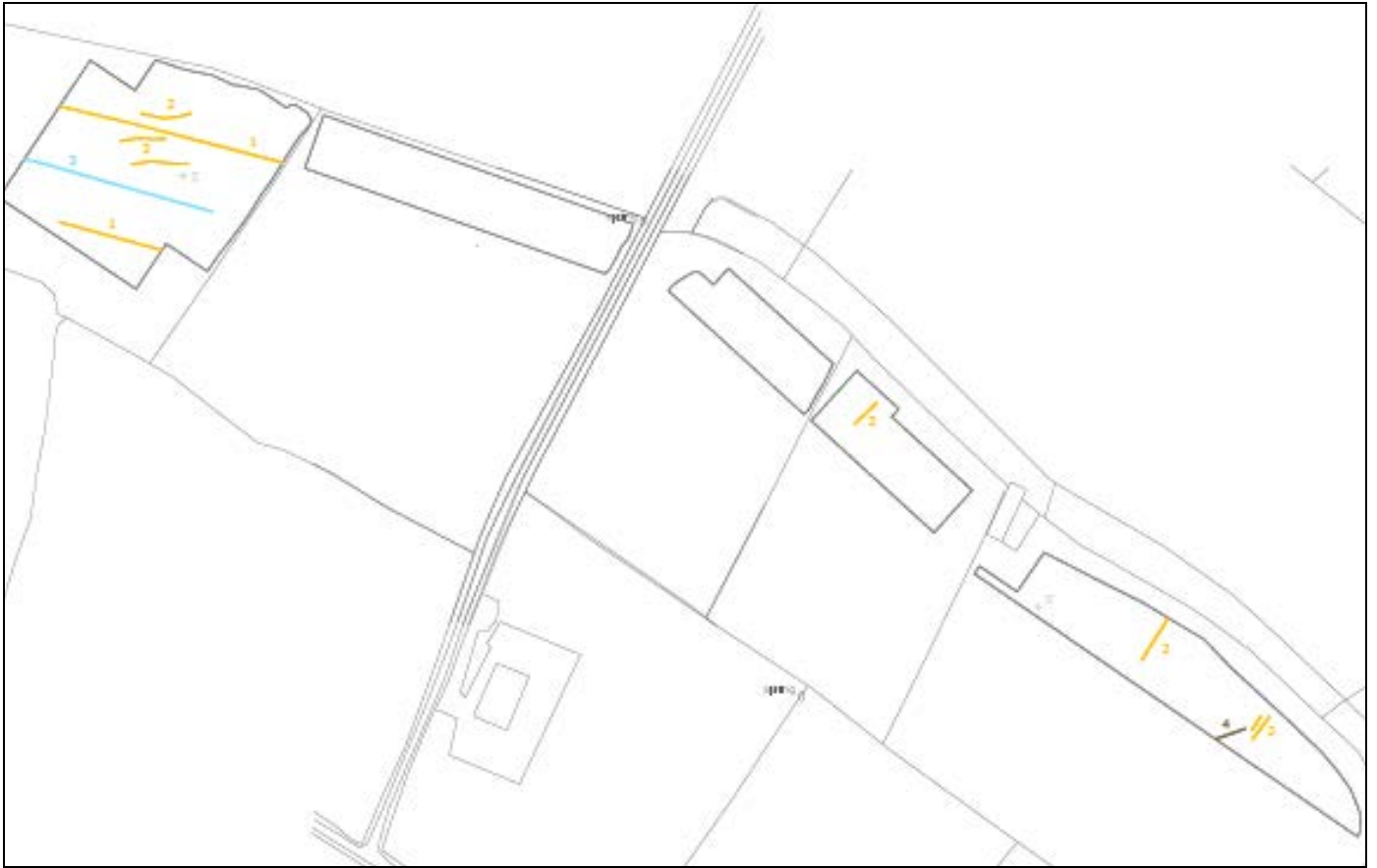


Figure 8: Interpretation plot (based on Stratascan Report J6529: Figure 9).

4.2 Conclusion

The survey identified a small number of geophysical anomalies across the site (Figures 6-8). These appear to be of largely recent origin (i.e. since the land was enclosed) and are of limited archaeological interest.

5.0 Visual Impact Assessment

5.1 National Policy

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

Paragraph 128

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

Paragraph 129

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

5.2 Likely Impacts of the Proposed Development

5.2.1 Types and Scale of Impact

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

- Construction phase – The construction of the wind turbine will have direct, physical impacts on the buried archaeology of the site through the excavation of the turbine foundations, the undergrounding of cables, and the provision of any permanent or temporary vehicle access ways into and within the site. Such impacts would be permanent and irreversible.
- Operational phase – A wind turbine might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase, given the height of its mast (50m to hub and 77m to tip). Such factors also make it likely that the development would have an impact on Historic Landscape Character, although given the frequency of single wind turbines within the surrounding landscape it is arguable that wind turbines themselves form a key element of the area's landscape character. The operational phase impacts are temporary and reversible.

5.2.2 Scale and Duration of Impact

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

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

Impact Assessment

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

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

Condition Assessment

<i>Excellent</i>	The monument or structure survives intact with minimal modern damage or interference.
<i>Good</i>	The monument or structure survives substantially intact, or with restricted damage/interference; a ruinous but stable structure.
<i>Fair</i>	The monument or structure survives in a reasonable state, or a structure that has seen unsympathetic restoration/improvement.
<i>Poor</i>	The monument survives in a poor condition, ploughed down or otherwise slighted, or a structure that has lost most of its historic features.
<i>Trace</i>	The monument survives only where it has influenced other surviving elements within the landscape e.g. curving 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.

5.2.3 Statements of Significance of Heritage Assets

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

Scheduled Monuments

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

Important sites have been recognised as requiring protection since the late 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.

5.3 Methodology

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

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

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (below).

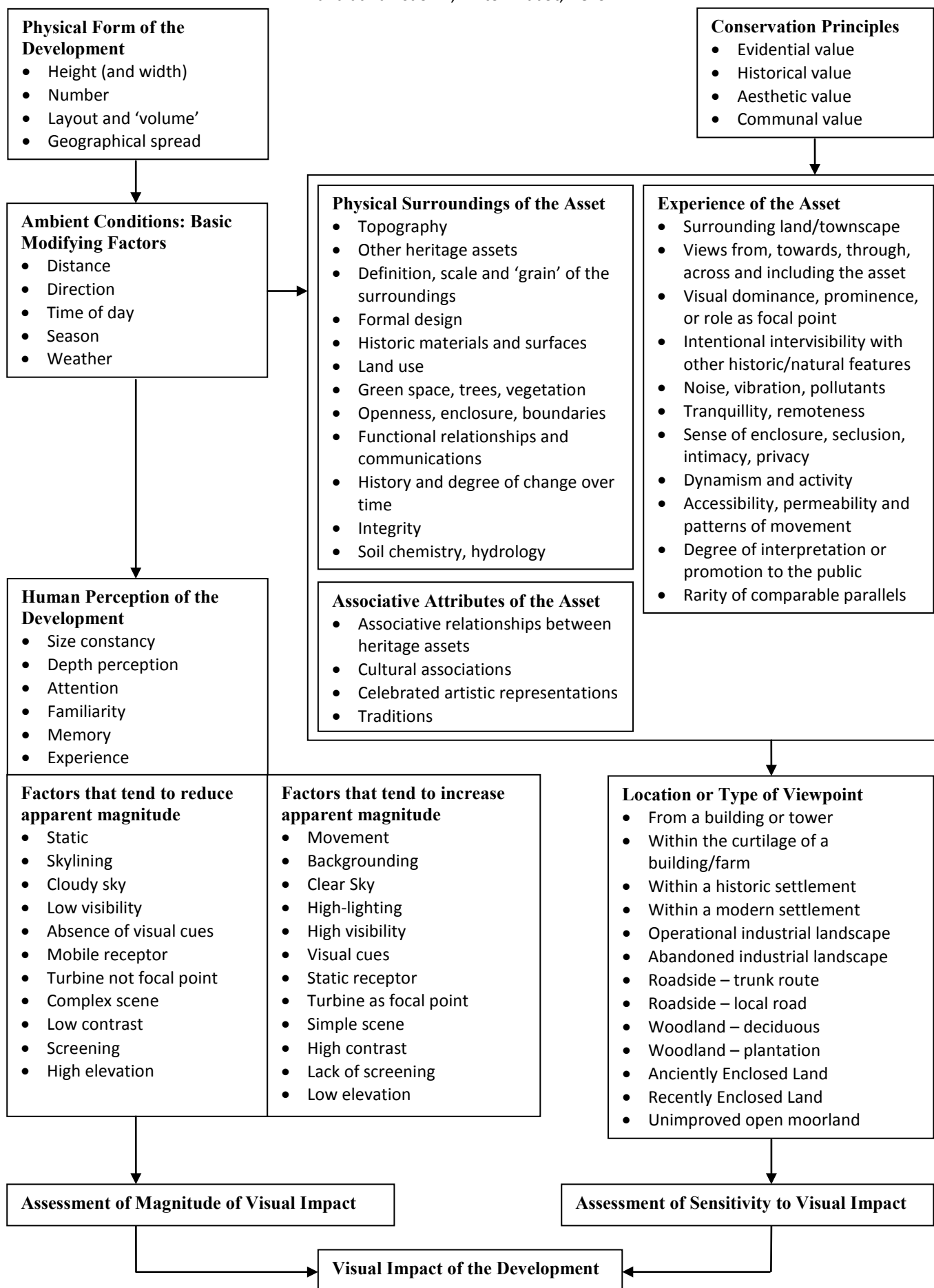


Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the Setting of Heritage Assets (English Heritage 2011, 19).

5.3.1 The Sinclair-Thomas Matrix

The Sinclair-Thomas Matrix was developed in order to predict the likely visual impact of windfarms in the wider landscape. This work took place in the late 1990s and remains virtually the only guidance on the subject. It was used, for instance, to help guide the development of the Cornwall planning advice (2013) on wind turbines (Nick Russell, *pers. comm.*). In Table 3 (below), the figures quoted were developed with regard to windfarms rather than individual wind turbines, and should in this instance be treated as a worse-case scenario. Subsequent work has suggested it over-estimates the impact at middle distances, as it takes no account of differing landscape character or visual context (University of Newcastle 2002, 61).

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

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

Descriptors	Zone	Height to tip (m)			
		41-45	52-55	70	95
Approximate Distance Range (km)					
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.

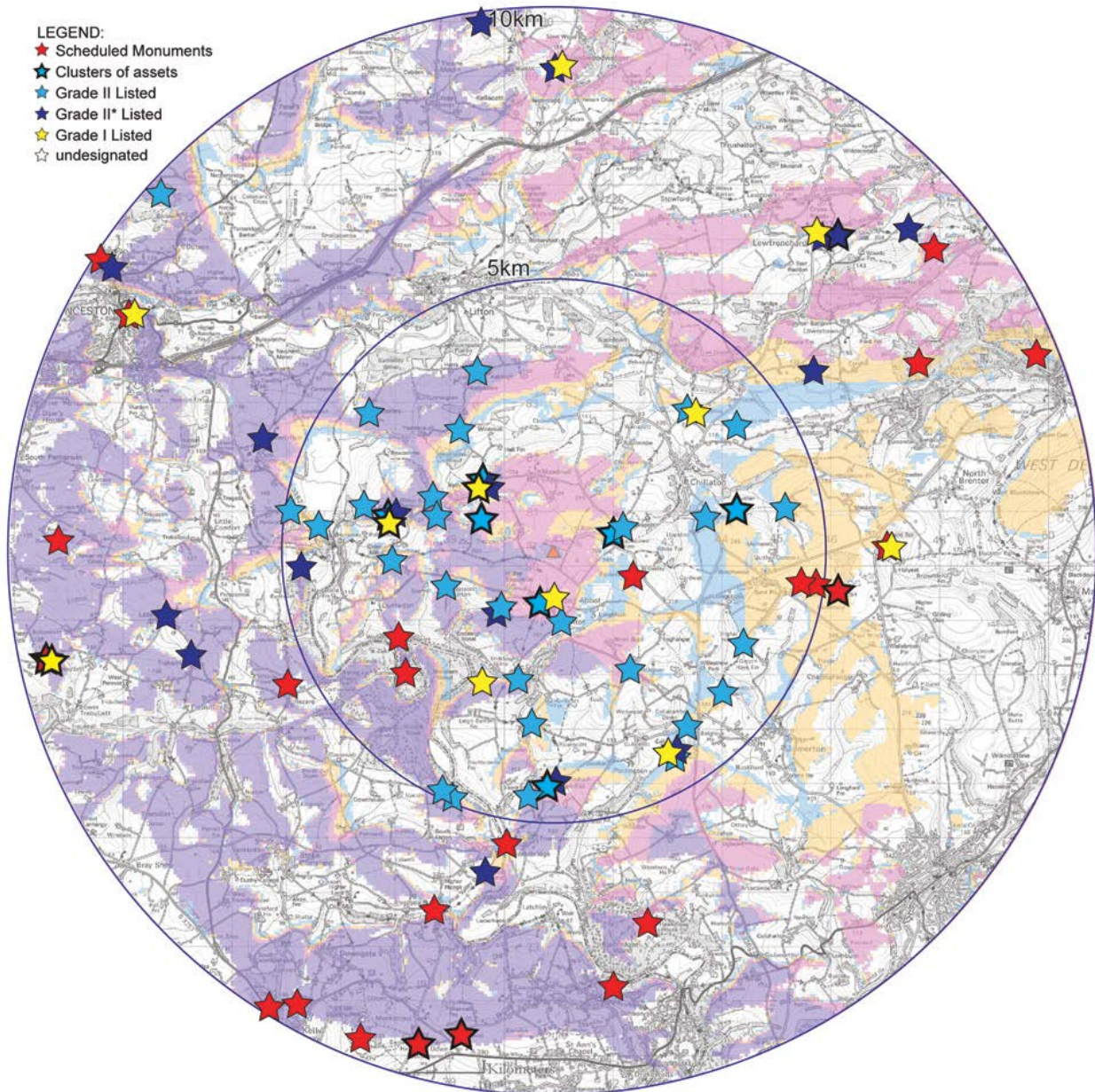


Figure 9: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km (based on a ZTV supplied by Aardvark EM).

5.4 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this undulating, hilly landscape will be extensive close to the turbine, particularly to the south and west, but very patchy beyond 2km to the north and east. The ZTV was mapped to a total distance of 10km from the turbine site by Landscape Visual (Figure 9). The visibility of the proposed turbine will diminish with distance, and will be locally blocked by intervening buildings within settlements, individual trees, woodlands, hedge-banks, and natural topography, particularly to the north. Theoretical visibility has been assessed as the visibility to the blade tip (77m). 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.

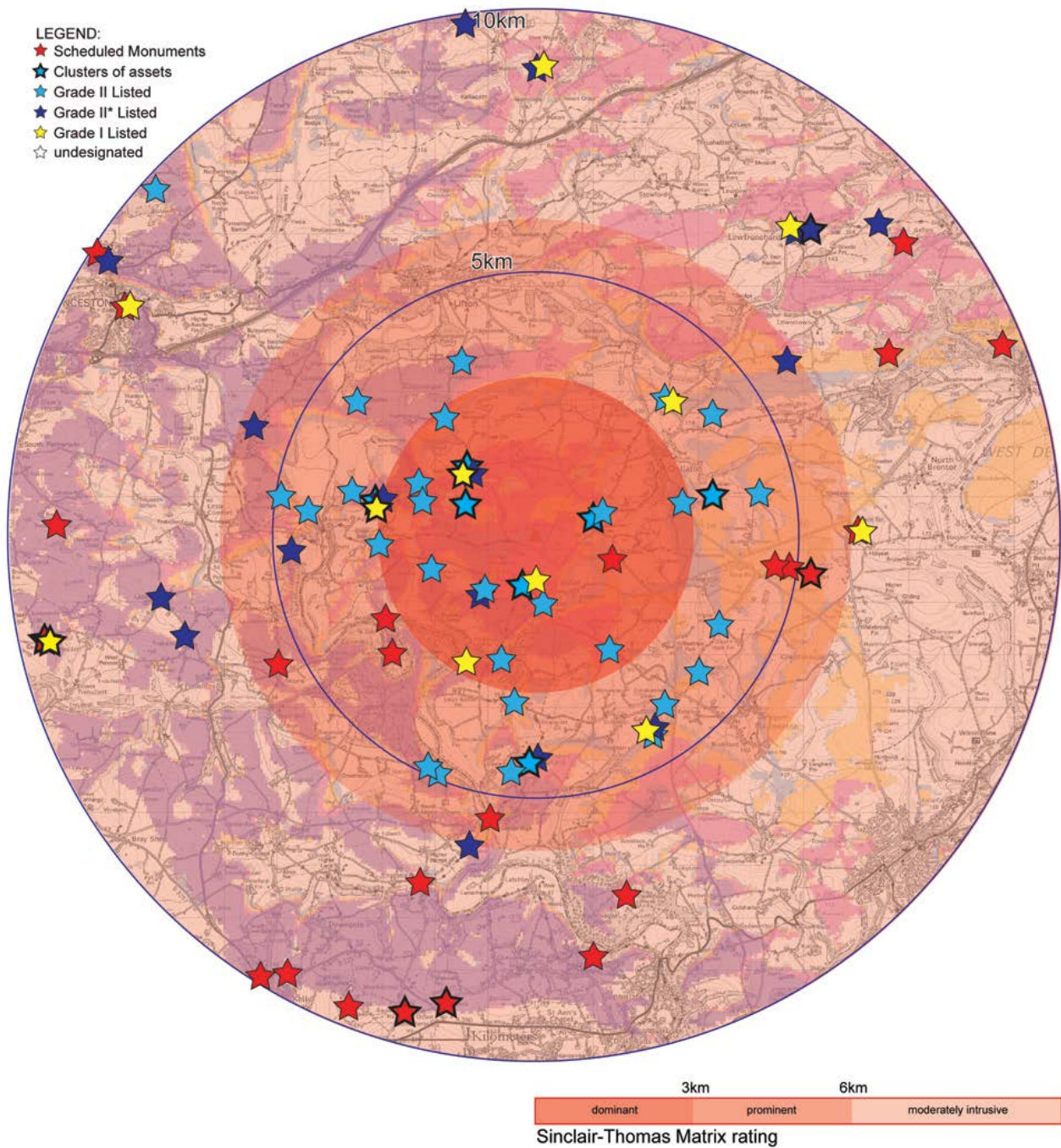


Figure 10: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 10km, related to the Sinclair-Thomas Matrix (based on a ZTV supplied by Aardvark EM).

5.5 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely intervisibility between the proposed wind turbine and the surrounding landscape out to 5km and 10km, with all relevant heritage assets this landscape encompasses; and then beyond to 15km, with Registered Parks and Gardens, and protected landscapes considered. There are five scheduled monuments or groups of monuments, recorded within a 5km radius of the proposed turbine and nineteen within the 10km radius. These vary from medieval crosses, chapel sites, hillforts, barrows, and settlement sites. Intervisibility was confirmed to some extent for the village of Milton Abbott, approx 0.8km to the south of the site, which contains a Grade I Listed church and a significant number of Grade II Listed dwellings. The medieval settlement and manorial site

of Bradstone, lies 3-4km to the west of the turbine site and will have an element of intervisibility to the turbine, despite some local blocking. The Grade I Listed Kelly House, now a hotel, lies approx 3km to the north-west. The important religious and prehistoric site of Brent Tor lies 6-7km to the east and the National Trust owned Lydford Gorge 8-9.5km to the north-east. The town of Launceston is approx 9-10km to the north-west. Eight Grade I Listed buildings lie within the 5km radius of the turbine, four being churches and four being secular buildings, several associated with manorial sites, or gentry buildings. In addition there are also six Grade II* Listed buildings within a 5km radius of the turbine. Small nucleated settlements at Chillaton, Sydenham Damerel and Lifton, lie wholly or partly within the 5km radius.

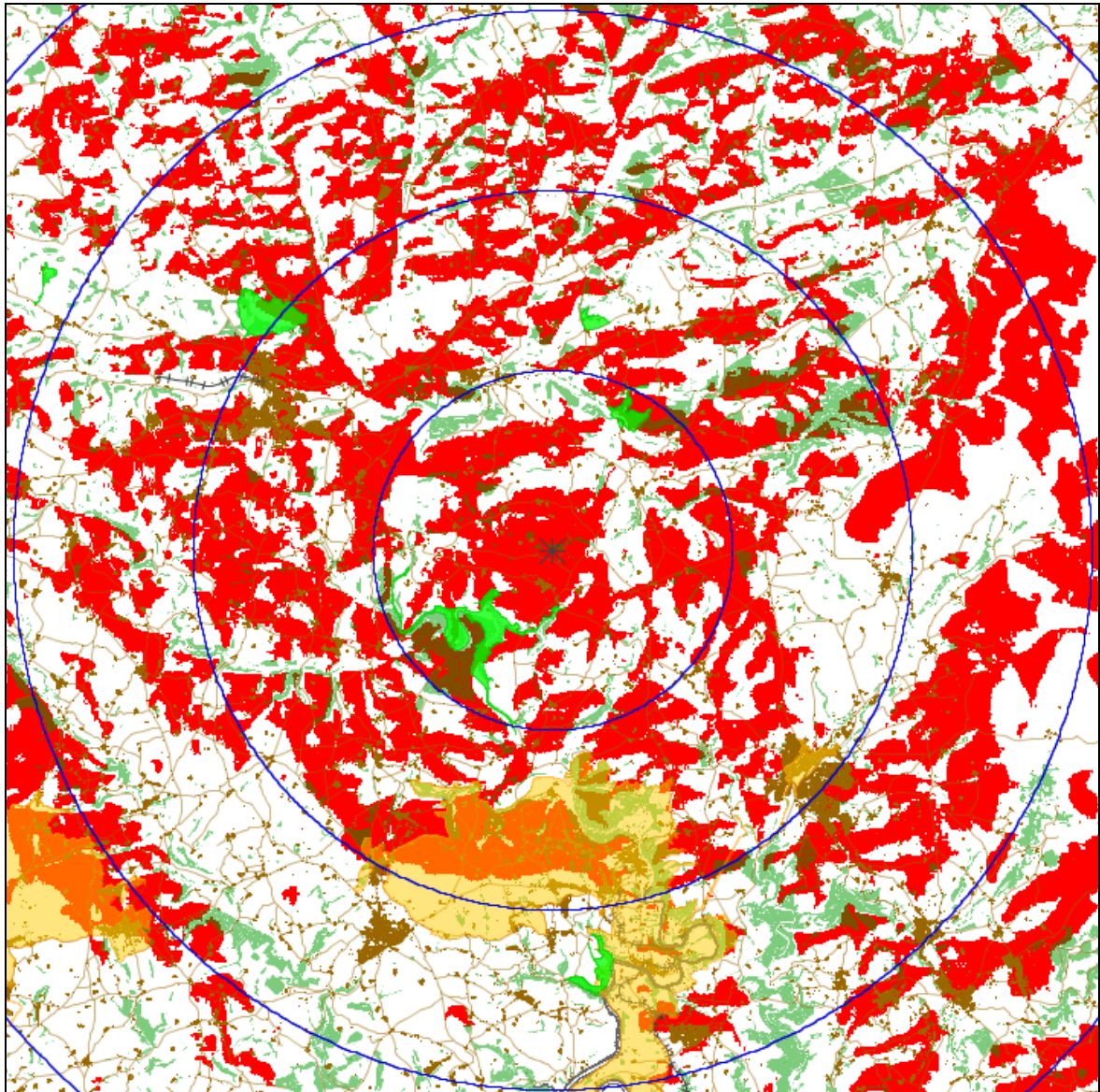


Figure 11: Distribution of designated heritage assets within the ZTV (to tip) of the proposed turbine, out to 15km (based on a ZTV supplied by Aardvark EM), showing Registered Parks and Gardens and the WHS Cornwall and West Devon Mining Landscape. The areas with intervisibility with the turbine are shown in red. Base data © English Heritage 2014; contains Ordnance Survey data © Crown copyright and database right 2014.

5.6 Impact by Class of Monument/Structure

5.6.1 Listed Structures: Farm Buildings and Cottages

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

- The Swiss Cottage, Milton Abbott; high significance; Grade I Listed; condition: unknown. Set deep in the woodlands of the Endsleigh estate, by the Tamar river, this cottage cannot be seen from any public roads and is located on private land. It was assessed via distant views across the wooded estate. There is unlikely to be any impact due to the extensive local blocking created by the woodlands which enclose it; impact: **negative/unknown**, but neutral expected.
- Sydenham Mill Lodge and Cottage; high and medium significance; Grade II* Listed Mill, Grade II Listed cottage; conditions: unknown. These buildings are set on the north-facing slope of a shallow valley, near the base of the slope. To the south-west and south-east of the dwellings there are un-listed barns which will have views to the turbine. It is unlikely that there are clear views to the turbine from the dwellings, due to blocking from these barns. The roof of the larger Mill Lodge is just visible and therefore it is possible that it may have views of the turbine from its upper level, first or second floor windows; it appears to have possible dormer windows in its roof; impact: **negative/unknown**, but negative/minor expected due to possibility of limited views and proximity.
- Leigh Ball Cottages; medium significance; Grade II Listed; condition: excellent. Set on a north-facing slope, these are estate cottages for the nearby Endsleigh House. They are defined by their specific architectural style which is cohesive across all the estate buildings and by their former function. They are semi-detached and set in formal hedged grounds, orientated to the north-west with their principal frontages onto the road and to the estate beyond. The main entrance to the estate is just to the north and this is enclosed with parkland and specimen trees, which will limit but not block views, as the cottages sit up the slope and may have some views over these trees to the turbine. It will not interrupt the views to the estate to the west or the immediate setting near the entrance gates. The turbine cannot change the function, meaning or our experience of these cottages as at ground level local blocking is

complete due to the trees at the entrance gates. There may be a change in the first floor views from the cottages but this is minimal, however these as estate houses, designed for their appearance and in some ways their views back to the estate will have slightly more sensitivity than most assets in this category; impact: **negative/minor**.

- Eastcott Cottages, 50m to North of Eastcott Barton; medium significance; Grade II Listed; condition: unknown. Modern barns and farm buildings are visible from the public road; some smaller buildings are visible amongst the trees to the north of the large farmhouse. The cottages may be partially blocked by the buildings which stand to the north, between them and the turbine site to the north-east. The proximity of the turbine may dominate the landscape at this point and it is likely that there are views over the top of the other buildings. The turbine cannot affect their significance and therefore there is no direct impact on the building. The rural farming nature of the immediate surroundings of the building will be dominated and therefore changed by the turbine and the turbine will appear in views above the village of Milton Abbott, which many farms in the area look back to, as the focus for the parish; impact: **negative/minor**.
- Woodlands Cottage, Bradstone; medium significance; Grade II Listed; condition: unknown. It is set down a long private track; shielded from views by modern barns which have grown up in its farmyard, part of the extensive Bradstone Manor farm complex. Since there are no clear views to the building; impact **negative/unknown** but expected negative/minor.
- Albert Cottages, Bradstone; medium significance; Grade II Listed; condition: excellent. Positioned at the end of a long private track to a farm on the Bradstone estate and set into a west-facing bank in a small north facing combe with woods behind to the east and north-east. The cottages are set in enclosed gardens, with tall hedges and the turbine will be positioned at approximately 2.5km to the east-southeast. The large farm which the cottages served has extensive modern farm buildings which may slightly block views, however the turbine is close and it will certainly be directly visible from the rear elevation of these cottages. This will affect the experience of living in the cottages but not the experience of viewing them from the public road, from which they can be perfectly understood as historic stone farm cottages. Their views to the main farmhouse and farmyard will be interrupted by the turbine, as it will dominate and carry the eye away from the main farmstead; impact: **negative/minor**.
- Holland, Granary and Dairy, Bradstone; medium significance; Grade II Listed; condition: unknown to good. Historic farm buildings within a farmyard of large modern buildings, which may provide some local blocking of the granary and dairy, but the farmhouse stands apart, to the west of the buildings. Views in and around the farmyard and between the buildings will be interrupted by the turbine at this proximity. Views back to Bradstone from the farm are not affected and views north to the farm cottages are not affected but the nature of the rural valley in which the farm is set, the farming landscape from which the buildings define their function will be altered quite significantly; impact: **negative/moderate**.
- 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, with a small gap allowing road access. There are some views possible to the south-east over and through the trees, where they are thinner, to where the turbine will stand 3km away on the opposite ridge of ground. In spring or summer the views will be very limited, in winter there may be slightly more visibility. Within their woodland enclosure they can still be experienced as intended. The views to Kelly village, if any are possible through the trees, will be interrupted by the turbine, as it will appear above the village and distract the eye, breaking the visual links; impact: **negative/minor**.
- Downhouse and outbuilding; medium significance; Grade II Listed; condition: excellent. Positioned immediately north-east of the turbine site, beyond a large plantation of trees and woodland. The house faces south-east, away from the turbine and the buildings behind. It sits in gardens and grounds, with numerous mature specimen trees. The building is a

farmhouse but of a more designed 'gentleman residency' type, built with its architecture and probably views in mind. The house has views east and south-east, less views south-west and west and the woodlands are expected to block the turbine, if not completely then considerably. This close to the woods it is very unlikely that there will be views. The house and its grounds are private and were viewed from the woodland edge, where the public part of the road ends. Hypothetically, views in winter, when the leaves are off the trees and local blocking reduced would mean that at this proximity there may be a negative/moderate effect. However, local blocking is expected to be fairly complete; impact: **negative/unknown** but expected neutral.

- The Roundhouse and garden wall; medium significance; Grade II Listed; condition: excellent. A former toll house at a junction of three roads. This building was built with views in mind, but these were focused upon the routeways which it was in charge of monitoring. The building will have direct views across the valley to the turbine, to the west; the larger windows and door of the small building are all focussed in this direction. Despite these views being at 3-3.5km the turbine can have no impact on the building as it is not close enough to remove the landscape presence of the building. The building is defined by its former function and roadside setting, by which our experience and understanding is unaffected by the turbine; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Greystone Farmhouse; high significance; Grade II* Listed; condition: good. The farm sits on the western side of the Tamar Valley, at the peak of the slope, where the ground rises steeply. The ground rises steeply to the south, to a hill called Castle Park. The farm is set in trees, however it appears that there are views across to the high ground north of Milton Abbott. It is likely there are direct views of the turbine at approx 4.75km. The farmhouse is large and although clearly having an agricultural function it appears to be of some status, certainly placenames such as Greystone Wood and Greystone Hill suggesting a large land-holding. 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 certainly be a significant modern addition to its views. As a well preserved building of some age and (seemingly) status it will have sensitivity to its views changing. Some blocking from parkland style mature trees in and around the building and the hedge-banks which bound it will apply; impact: **negative/moderate**.
- Lower Hampt, Stoke Climsland; high significance; Grade II* Listed; condition: unknown. This farm is set down in the valley with an extensive plantation of trees which wraps around the north and west side of the holding. It is accessible through the farmstead at Middle Hampt and via a gated track from the parish road to the north. It will have some very limited views up the Tamar valley, but the valley is quite wooded so local blocking is expected; impact: **negative/unknown** although negative/minor expected.
- Edgcumbe Farmhouse and buildings; high significance; Grade II* Listed house and Grade II Listed farm buildings; conditions: good. Set in a wooded enclosure in a shallow valley, south-east of Sydenham Damerel. It is unlikely there are clear views to the turbine due to the local blocking created by the trees which bound the farm to the north. Woods follow the valley up to the north north-east and north-west, which provide further blocking to the buildings, making intervisibility unlikely; impact: **neutral**.
- Spring Cottage and Tutvale; medium significance; Grade II Listed; condition: good. Set on the lower western slopes of the Tamar Valley, just before the water meadows/flood plain. In a small farming settlement which provide immediate setting and context. The tree-lined banks of the Tamar run east and to the north-east, shielding the buildings. Further local blocking is provided by Gunoak-, Leigh- and Wareham Woods across the valley. These woods include deciduous and conifer species. Some distant views, at 5km, would be possible up the valley to the turbine but the woods provide enough blocking to make the impact from the turbine negligible; impact: **neutral**.

- Ford Farmhouse; medium significance; Grade II Listed; condition: good to excellent. The farmhouse faces south-west, and is set back into a bank, which slopes south and west. The roads down to the farmyard, fields and rear of the farmhouse are enclosed with neatly trimmed hedges and there are trees to the north-west. The focus lies to the south-west and although a large farmhouse like this may have been built with some views in mind from some of the principal rooms its main views are to its land holding and to its barns to the west. The turbine will not interrupt these and it is likely the small roadside plantation of trees and small woodland on the other side of the road would completely limit views anyway; impact: **neutral**.
- Collacombe Cottages, Lamerton; medium significance; Grade II Listed; condition fair. These semi-detached cottages sit in a large farm complex, with both historic and modern farm buildings. To the north they are enclosed by trees and hedge-banks which form two small irregular enclosures, presumably the garden plots of these cottages. These are overgrown and although in winter they are much reduced it is likely they provide some local blocking. At 4km the turbine does not intrude on views from these cottages to their outbuilding or their garden plots, nor does it interrupt their views south and west to the other buildings on the farmstead; impact: **neutral**.
- Higher Hays Farmhouse; medium significance; Grade II Listed; condition: fair. The house is only just visible over the adjacent buildings, with only part of the roof and single elevation visible. It is hard to assess the visual impact from the turbine as landscape views are not possible from the public road as the farmstead is dominated by very large modern barns to the south. The farmhouse is surrounded on its east side by barns and appears to have buildings to the west as well; the farmhouse is orientated to look south-west, away from the turbine. There is a plantation of trees visible to the north of the house; impact: **negative/unknown** but neutral expected.
- Hexworthy, Lawhitton; medium significance; Grade II Listed; condition: good. The house sits in grounds dominated by specimen trees, which will limit the views out of the grounds. The trees planted around the quarry immediately to the south will also limit views; however the turbine will still be visible at c.5km distant. This house is of some status as its size and grounds would suggest and therefore will be more sensitive to views than some other buildings, although local blocking will apply; impact: **negative/minor**.
- Gatherleigh Farmhouse; medium significance; Grade II Listed; condition: good. The farm sits with views to the Tamar valley and to Kelly and Bradstone. Views from the farmstead towards Kelly will be interrupted by the turbine appearing on the hill behind. The turbine will affect the wider landscape in which the farm is set but not substantially due to its distance, c.4.5km away. The immediate views around the farm, between the farmhouse and buildings are not interrupted and the turbine is too far to significantly interrupt views between the farmstead and its land holding; impact: **negative/minor**.
- Ashleigh, Lifton; medium significance; Grade II Listed; condition: fair to good. A large complex of buildings with two farmhouses and a large number of historic stone farm buildings, some of which have been converted to dwellings. The farmstead is set in a large enclosure enclosed by mature hedge-banks, with some large trees and it is likely that local blocking will apply in this case, with only very restricted views likely. The farmhouse faces east and west, with an end-gable elevation and chimney stack to the south, which does not require or claim views; impact: **neutral**.
- Burns Hall Farmhouse, Milton Abbott; medium significance; Grade II Listed; condition: excellent. Set on a south-facing slope, in open ground, the farmstead sits in a defined enclosure with hedge-banks and mature trees. Extensive barns and buildings sit to the east of the house. The views between the farm, its land and its buildings are unaffected. Slight views may be possible to the turbine, which stands on the high ground to the south-west, at about 4km. Despite these views there will be no direct impact on the farmhouse or its holding, all key views will remain unaffected and our experience and understanding of the farm also

remains unaffected; impact: **neutral**.

- East Quither Farmhouse, barn to east, two stone piers south-east of farmhouse; medium significance; Grade II Listed; condition excellent. The farm sits in a small settlement of other farmhouses and extensive stone farm buildings, some of which have been converted to dwellings. The buildings and barns all provide local blocking to each other, set in and amongst mature trees, banks and hedge-banks, enclosing the various plots within the settlement. There is no intervisibility and setting and context remain unchanged by the turbine, as will the experience of this building; impact: **neutral**.
- Farm buildings to the north of Week Farmhouse; medium significance; Grade II Listed; condition unknown. The farmhouse and buildings are set back behind trees; it is just possible to make out a large courtyard of barns. There appears to be open ground, divided by hedge-banks between the farmstead and the turbine location. A plantation of trees immediately north of the turbine site will provide some local blocking to the base of the turbine, with only the upper sections visible. The farm buildings are defined by their relationships within the farmyard and between themselves and the farmhouse and the land holding. Set around a courtyard, the focus is into that courtyard. The buildings are not valued for their views and outlook, The turbine cannot affect these factors, despite some views to it at 4.5km; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Lower Trekenner Farmhouse; high significance; Grade II* Listed; condition: good condition. Large farmhouse set in a complex with an unlisted historic stone house, several small modern houses and numerous historic and modern farm buildings, bungalows and a school. Many of the 20th century buildings line up along the main street to the east of the farm and will provide some local blocking to the building, as will the mature trees and hedge-banks lining the roads. There are wide views from the outskirts of Trekenner towards the turbine site to the east. The farmhouse appears roughly aligned east-west with the majority of views north over its gardens and fields and south to its extensive farmstead. The turbine is too far away to compete with the farm or interrupt these views in this regard and the farm remains the focus of the settlement of which it carries the same name; Impact: **neutral**.
- Upcott; high significance; Grade II* Listed; condition: good to excellent condition. A large farmhouse with extensive stone farm buildings; set in a farmyard including other more modern houses and barns. The house has one large barn which is immediately to its south and south-west, which provides some local blocking and encloses the front of the house. There are extensive modern barns beyond these stone buildings, also to the south and south-east, and the south-west. These buildings are modern and of considerable size and height and will block all views out of the farmstead towards the turbine, despite there being distant but clear views from the general area. These modern buildings are partly enclosed and shielded by trees, which reduce the impact of the modern buildings on the area but also provide additional local blocking and zero intervisibility; impact: **neutral**.

5.6.2 Manorial Sites

Manorial Sites with mixed designations of assets

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- Kelly House, Stable block, Granary and Barn. Grade I Listed House, Grade II* Listed stables, Grade II Listed barn and Granary, high significance; condition: fair to good. Kelly House itself is orientated away from the turbine to the south-west and is enclosed along the south and eastern side of its grounds by mature woodland and trees. It is very unlikely that there will be views of the turbine from within its private grounds due to extensive local blocking; impact: **neutral**
- Bradstone Manor gatehouse and walls, barn, stables, gate piers; Grade II* Listed House; rest Grade II Listed, high significance, overall group of very high significance; condition: excellent. The house and gatehouse face south-west, with a small section of enclosed gardens to the east and south-east of the house. 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. The large main courtyard of barns is open to the east and the additional stable block faces east. These are agricultural buildings but were also built with views and status in mind, almost in the form of a 'model farm', associated as they are with the manor house. Large mature trees line the road to the south-east and to the east of the house is a large parkland style mature tree, which will block views to the turbine. The turbine will lie east-southeast of the heritage assets and will be visible across the countryside, as it sits on high ground. Several small plantation woodlands around Tredown, just west of the turbine site, will provide an element of landscape blocking and in spring and summer, the trees and hedge-banks will reduce views. The turbine will not have a direct effect on the heritage assets but it will affect their wider landscape setting as it will be visible in views out to the east and south-east; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- *Lamerton*: Collacombe Manor, Barn and walls and gate attached to north wall, Grade I Listed; Grade II* Listed barn; Grade II Listed walls and gate piers; very high significance; condition: good. Located 4.75km from the turbine with views towards the turbine site generally from Collacombe cross, just to the north and the road, on the high ground, just to the east. From the grouping of assets themselves there will be little to no views as there are large modern farm buildings to the north-west of the main house and the site is enclosed by hedge-banks, hedges, and trees. The shallow river valley to the west of the site, which is heavily wooded, would provide additional blocking; impact: **neutral**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- *Lezant*: Medieval hall, St Mary Magdalen's Chapel and Trecarrell Manor; high significance; scheduled monument; Grade I Listed; very high significance; condition: fair to good. Located approximately 9.5km from the turbine. The hall lies to the south-west of the current manor house buildings at Trecarrel, adjacent/attached to the southern end of the main range. The chapel lies in the grounds further to the south-east. Both lie within the private grounds of the manor, which are heavily wooded on the roadside of the estate. There will be very distant views across to the turbine, from the chapel and it is likely that the mature trees in the grounds will provide local blocking. This group of heritage assets all relate to one another and the turbine cannot interrupt this or the views between them. At such a distance our experience of the assets is not affected and other turbines are visible in the landscape in closer proximity; impact: **neutral** to **negative/minor** for the chapel; impact: **neutral** for the hall.

5.6.3 Lesser Gentry Seats

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

These structures have much in common with the greater Houses, but are 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 B: Prominent

- Hurdelditch Court, Lamerton; medium significance; Grade II Listed; condition: good to excellent. It lies in its own grounds with extensive outbuildings to the north-west and mature trees that enclose the west and north western sides of the house. The house sits on a north and north-eastern shallow slope, the ground rising to the west. Accessed down a long drive and private track to the outbuildings, it is expected the house will have minimal impact due to local blocking; impact: **negative/unknown** but expected neutral.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- The Manor, Dovecote and Dower House, Lewtrenchard; high significance; Grade II* Listed; condition: excellent. Set in wooded grounds and gardens, with a large wooded area immediately south of the house and with Lew Wood to the south. The walled gardens enclose the grounds to the east, and these will further reduce the chance of any views from within the grounds. The buildings are completely contained within their estate and despite some possible views towards the turbine site from the high ground to the north, it is unlikely that there is any intervisibility with the turbine from the manor site; impact **neutral**.

5.6.4 Listed structures within Historic Settlements

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

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

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

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

Sinclair-Thomas Matrix Zone A: Dominant

- *Milton Abbott*: The Old Vicarage & house to the north; 21 & 22, The Parade; 18-20, The Parade; 14-17, The Parade; 14, Fore Street; Wall & gates to the east of The Parade; 11, Venn Hill; 3-8 Venn Hill, Dukes Cottages; Village Hall; Lychgate to Church; All of medium significance; Grade II Listed; conditions: fair to good. Located 0.8km to the south of the turbine site the village is bisected by the B3362 road. The ground rises steeply north of the village before levelling out slightly, before rising again in a shallower slope to where the turbine is to be situated (see Figure 12). The ridge of ground in between, therefore, will provide some limited blocking to the village. 14-17 The Parade, an attached row of cottages, will be blocked by the houses to the north, and have no intervisibility to the turbine. Views from the wall and gates to the east of the parade are also blocked, but they have no dependency on their views, defined by their function (delineating boundaries within the village); impact: **neutral**. 14, Fore Street, will have some views to the turbine, possibly over the fields north of the village. The house faces onto Fore Street and across to the church and the rest of the village. From its rear elevation there will be views from first floor windows, although local blocking will apply from the trees and hedge-banks of the field system. This house is a village property in a rural area and was not built with expansive views in mind, but inter-village views and possibly a view out over its plot/garden to the rear. This localised viewscape will not be affected by the turbine; impact: **negative/minor**. The village hall is locally blocked by the more modern 20th century houses which have been built on a higher bank to the north and the bungalow immediately opposite; impact **neutral**. 11, Venn Hill and 3-8 Venn Hill, are blocked by the houses along Fore Street and by the church. Those to the south of the road will be blocked by the houses to the north. There may be a chance from the very top floors that there may be some views of the tops of the blades over the roofs of the houses to the north, this is very unlikely to affect our valuing of these heritage assets; impact: **neutral**. Views from the Lychgate are blocked by the attached cottages on the north side of Fore Street, it is defined by its marking of the entrance to the consecrated ground of the

churchyard and does not depend on views outwards, its views to the church being most important and down the main street of the village; impact: **neutral**. Dukes Cottages, also locally blocked by the buildings in the village; impact: **neutral**. The Old Vicarage lies within a heavily wooded garden to the south of the church and will be blocked by its trees and by the church to some extent, there are some gaps in the trees immediately north of the house and the turbine may be visible from its north elevation and the grounds to the north of the house. The house would have been built with views and status in mind, being a Vicarage, however, it largely focuses on its views to the west, where it has some formal gardens and is defined by its status and role within the village structure; impact: **negative/minor** to **negative/moderate**. House to the north of the Vicarage, some possible views between gaps in the buildings to the north, or over roof tops, but this will be limited, this building has some status, possibly associated with the Vicarage, due to its position and proximity and may be more sensitive to views; impact: **negative/minor**.



Figure 12: Wireframe and existing view over Milton Abbot from north of the Cricket Ground (Landscape Visual Ltd.)

Sinclair-Thomas Matrix Zone B: Prominent

- *Marystowe*: Sunday School, Churchyard wall & gates; Lych gate; Grade II Listed; medium significance, added group value; condition: good to excellent. The small settlement of Marystowe is completely enclosed by mature trees and notably there are trees planted around a house to the south-west of the church, in the direction of the turbine, which will provide substantial local blocking. At almost 4km away the turbine will obviously be visible from the surrounding area, but its affect is diminished by the large woodland immediately north of the proposed site of the turbine. This will reduce views to only the upper section and the blades. The density of the trees around the church will be enough to locally block the Sunday school, wall, gates and lych gate; impact **neutral**.
- *Sydenham Damerel*: House 20m west of the Church; K6 phone box south-west of the Church; Grade II Listed; medium significance; conditions: good. The village has views to the north up to Milton Abbott and the turbine will appear on the hillside behind and will be clearly visible at a distance of about 4km (see Figure 13). The impact from the turbine on the experience of

the assets, within the village, will be minimal, as most views will have elements of local blocking. The large stone house 20m west of the church is set within a walled garden, which faces south and there are few windows on its north face, it is also locally blocked by both its garden walls and by another historic house across the road. The telephone box lies south-west from the church, against a small stone building, blocked by the other houses of the village, it has no intervisibility; impact: **neutral**.



Figure 13: Wireframe and existing view from Sydenham Damerel (Landscape Visual Ltd.).

5.6.5 Churches and pre-Reformation Chapels

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

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

- Parish Church of St Constantine; high significance; Grade I Listed; condition: excellent. The turbine will stand on the high slopes to the north of the village. Views within the village, between the historic houses, and towards the church and churchyard will be unaffected as the village wraps around the church and is quite enclosed. The church and churchyard will generally provide views of the turbine, although as the turbine is positioned beyond a ridge its lower part will be obscured. The turbine will not change our understanding of the church but it could affect our experience of the church, with general views and glimpses of the turbine to the north. Outward views may particularly be interrupted by the position of the turbine, which will appear in views between the church towers at Bradstone and Kelly, and will draw the eye, with its moving blades. Views towards Milton Abbott from the south, such as from Sydenham Damerel may also be affected as the turbine will rise behind the church and tower; impact: **negative/moderate**.
- Parish Church of St Mary, Kelly; Grade I Listed; condition: good. The church is set within a wooded churchyard. The only gap in the enclosure of trees around the church faces east, away from the turbine. The village generally will have some limited views up the slope to the south-east and will see the top of the turbine over the woodland. The woodland north of the turbine site will block the majority of the mast of the turbine, but the blades will still be visible. The church does have a tall square tower which will look out over the trees and in winter the blocking factor of the trees will be reduced. The relationship with the village and between the church and Kelly House will not be affected by the turbine and the views between the groups of assets in Kelly will not be affected as those views are away from the direction of the turbine. When looking towards the church from the east, from Meadwell, it is visible in the landscape, but as the settlement is set in a shallow hollow it doesn't hold distinctive primacy. The turbine constructed on the hill to the south-west, will draw the eye away from the church tower. This will have a negative effect on the building which was built to be seen. Views from the west, from Bradstone, up the valley to the church are expected, this view will also be interrupted by the turbine; impact: **negative/moderate** to **negative/minor**.

- Church of St Nonna, Bradstone; Grade I Listed; high significance; condition: excellent. The turbine will lie east-southeast of the Church and will be visible across the countryside, as it sits on high ground. Several small plantation woodlands around Tredown, just west of the turbine site, will provide an element of landscape blocking and in spring and summer, the trees and hedge-banks will reduce views. The turbine will not have a direct effect on the heritage assets but it will affect their wider landscape setting as it will be visible in views to the east and south-east. The views towards Milton Abbott will be interrupted by the turbine; impact: **negative/moderate**.

Sinclair-Thomas Matrix Zone B: Prominent

- Church of St Michael; high significance; Grade II* Listed; condition: excellent condition. Set on a high mound within the settlement, with wide views to the south-east. The turbine will be visible but partially blocked by the woodland plantations which stand to the north and west of the turbine site. Set at a distance of 6-6.5km from the turbine, the church is located within its churchyard and with historic houses to the west; these important immediate views and setting are unaffected. Views to the churches of Bradstone and Kelly from the tower are expected. The turbine will appear south-east of the churches, drawing the eye through the movement of its blades. Although the views are not interrupted, they are affected. Attention may be diverted away from the church towers in the landscape, affecting visual links. The important views back towards Launceston are not affected; impact: **negative/minor**.
- Church of St Mary, Marystowe; Grade I Listed; high significance; condition: good. The small settlement of Marystowe is completely enclosed by mature trees and also trees are planted around a house to the south-west of the church, in the direction of the turbine, which will provide additional blocking. At almost 4km away the turbine will obviously be visible from the surrounding area, but its affect is diminished by the large woodland immediately north of the proposed site of the turbine. This will reduce views to only the upper section and the blades. The church tower may have some views out over the trees towards the turbine. The direct effects on the church from these views are minimal as we can experience it, at ground level, unaffected by the turbine due to the local blocking. However the views between the church tower and those at Kelly, Bradstone and Milton Abbott will all be interrupted by the turbine. There are no direct effects on the setting of the building, but interruption of visual links to other Grade I listed churches in the area; impact: **negative/moderate**.
- Church of St Mary, Sydenham Damerel; Grade I Listed; high significance; condition: good. The church has views to the north up to Milton Abbott and the turbine will appear on the hillside behind and will be clearly visible at a distance of about 4km. The impacts from the turbine on the experience of the church, within the village, are minimal, as most views will be blocked from views to the turbine. The majority of the churchyard lies to the south and east of the church and will be blocked from direct views to the turbine by trees or the church, so the relationship between the church and its immediate surroundings will not be affected. Its views however will be affected, as the visual link to Milton Abbott church is affected as the turbine will carry the eye, from Sydenham Damerel, replacing the primacy and visibility of Milton Abbott's church tower in the landscape; impact: **negative/moderate**.

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 hemmed in on all sides by the buildings of the town, with only a very small stone walled enclosure in which it stands. Many of the buildings in this part of Launceston were re-developed in the 19th century and stand 3-4 storeys tall, locally blocking the church from any views to the turbine. The church tower will still have views out of the town and it is expected that to some extent the turbine may be visible from this element of the church, but at a significant distance of 9km. At such a distance it will only be a small landscape feature and there are a number of

other turbines visible on the slopes around the town, to the north and west of Launceston, which will be more visible to this heritage asset. The church is defined by its position within the settlement and is valued for its exceptional architecture, particularly its granite exterior carvings. These factors cannot be affected by the turbine. Also, the church has a lesser landscape presence than the castle, therefore, the turbine would not be competing with its primacy in the landscape; impact: **neutral**.

- Church of St Nicholas; Grade I Listed; high significance; condition: good. Set in a small village, on a high knoll of ground, the church is enclosed within a wooded churchyard. 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. The village however has clear far reaching views to the high ground near Dartmoor and the proposed site of the turbine. Many other turbines are visible in these wide views from the village and the church tower. The distant 9km turbine will be a small skyline feature. There is no direct impact on the church and we can understand its meaning and experience the asset, as intended, unhindered by the proposed turbine; impact: **neutral**.
- Parish Church of St Peter and table tomb, Lewtrenchard; Grade I Listed Church and Grade II* Listed tomb; high significance; condition: fair/good. Set in the wooded grounds on the edge of the estate of Lewtrenchard Manor. Almost completely enclosed by trees and locally blocked. Some very limited views may be possible above the trees from the top of the church tower, but at a distance of approximately 8km the turbine has no direct impact on the setting of the church, or its key relationship to the neighbouring estate. Also, as it is set in the trees the church does not hold wider primacy in the landscape; 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 with views east towards the proposed turbine over the roofs of the buildings of the village. The turbine will be clearly visible at 7.5-8km. At this distance it can have no direct effect on the church which is the focal point of the settlement. The turbine is too far away to compete with the church tower for primacy, within its immediate environment and our experience of the church will not be affected. Views back to Milton Abbott church will be interrupted, as the turbine will appear above it, within the landscape and is likely to dominate the view and carry the eye; impact: **negative/minor**.
- Church of St Andrew; high significance; Grade II* Listed; condition: good. Wide views to the south, on a south-facing slope, with high ground to the south, but lower ground to the south-west with more distant views. Some views towards the turbine to the south-west, but the turbine would be locally blocked by the woodland immediately north of it. The churchyard has lots of trees to the south of the enclosure which help shield views to the turbine. Views from a church tower to a turbine do not necessarily affect the church; its key views to Marystowe church are unaffected. There is no effect on setting or experience, but clear distant views; impact: **Negative/minor**.
- Church of St Michael De Rupe, Brentor; high significance; Grade I Listed; condition: excellent. The church has a large tower to the western end, which provides 360 panoramic views for many miles. The church's design allows for small lancet windows to provide light and the church has not been built with outward views in mind. The church was designed for the views towards it; much like the similar chapel at Roche, these sites, built on rock outcrops are designed to impose an image of religious architecture on the wider landscape, commemorating whichever saint to which it is dedicated (and the Lord who funded construction). The turbine is too far away at 6-7km to directly interrupt views towards the Tor, however it may interrupt the Tor's views back to some of the Grade I Listed churches in the area, such as at Milton Abbott, Kelly, Bradstone and Marystowe, as all views west will include this feature (Figure 14). There are several extant turbines within these views, east of Lifton, north and east of Launceston and to the south, near Calstock and Gunnislake. These extant turbines also have an effect on the Tor, as they stand within its views, but they do not affect the intended power of the positioning of this building, or the experience of it, as they

are not close enough. The proposed turbine is slightly closer and will have a cumulative effect also; impact: **negative/minor**.



Figure 14: Wireframe and existing view from the Church of St Michael De Rupe, Brentor (Landscape Visual Ltd.).

5.6.6 Nonconformist Chapels

Non-Conformist places of worship, current and former

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

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Roman Catholic Church, Launceston; high significance; Grade II* Listed; condition excellent. Set on the high, south facing slope of St Stephen's Hill, Launceston. The church has a small domed bell tower. Its views will be blocked by the trees planted south of the building, although this may be much reduced in the autumn and winter months. Small lancet windows give light to the church but do not provide views and the building has not been designed with outward views in mind, it does not hold landscape presence as the tall church towers of the parish churches do in the area. The building has been built to identify it with its Roman Catholic religious function, advocating architectural symbolism. The gardens and grounds around the church have views over the town of Launceston however, and it is likely, some

views towards the turbine. The views will be interrupted by the castle mound and structure however, which hold distinct and absolute dominance within the town of Launceston, and the turbine in comparison, at a long distance of almost 10km, will not be noticed; impact: **neutral**.

5.6.7 Institutional Buildings

A range of structures, usually exhibiting elements of formal planning, sometimes with a view to aesthetics

A wide range of structures relating to formal governance or care, built and/or maintained by local, county or national authorities. This category covers structures built for a specific purpose and includes: work/poor houses, hospitals, asylums, council offices or other facilities. Some of these buildings are 18th century in date, but most are 19th century or later. These structures betray a high degree of formal planning, within which aesthetics, setting and long views could play an important part. The sensitivity of these structures to the visual intrusion of a wind turbine depends on type, age and location.

Sinclair-Thomas Matrix Zone A: Dominant

- Milton Abbott School; medium significance; Grade II Listed; condition: excellent. The school faces south-west and lots of modern classroom extensions have been built to the north side of the building. These block many of what would have been original window openings, and block the southern end of the building from any views. There will be clear views to the turbine from the playground, rear of the buildings and from the sports fields to the north. The turbine stands on the high ground to the north-west, at approx, 1-1.5km. The school is not defined by its views but by its historic educational function and the large windows are designed for giving light to the classrooms, not for views. The views which are important are the visual link between the school and the village and the turbine will appear on the edge of these, but it is unlikely to affect the building directly. The formal frontage area of the school is enclosed by mature parkland trees and iron railings, and faces away from the turbine. The school master's house built to the southern end of the main range of buildings faces south, and has no views to the turbine, being enclosed by trees. Despite the proximity of the turbine, we understand the building as intended and its architectural significance places no real value on views; impact: **neutral**.

5.6.8 Listed/Scheduled: Graves, Milestones, Boundary stones, Wells and Bridges

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.

Boundary stones, wells and bridges are generally functional structures with limited wider aesthetic consideration, although there can be notable exceptions. Standing stones can be Prehistoric or early medieval in date, and are presumed to be memorials, waymarkers or nodes in a socialised landscape. As such, the setting of these monuments, particularly in relation to other contemporary routeways or monuments can be of critical importance.

Sinclair-Thomas Matrix Zone A: Dominant

- Boundary Stone SX423781; Grade II Listed; medium significance; condition: fair. Set at a

crossroads this will be blocked from views to the turbine by the hedges and trees which line the B3362 road and which will provide comprehensive local blocking, as it is a small feature set into the side of the road; impact: **neutral**.

- Parish boundary stone 200m east Felldown Head, Kelly; Grade II Listed; medium significance; condition: fair. The stone is set back into a bank, where a road runs east at a sharp angle, forming an off-set T-junction. The bank and trees/hedge which top this will comprehensively block any intervisibility to the turbine; impact: **neutral**.

Sinclair-Thomas Matrix Zone B: Prominent

- Boundary stone at SX364807; Grade II Listed; medium significance; condition: fair. Set along the B3362 road within a thickly wooded area, adjacent to a large quarry. There is no view out of this wooded area towards the turbine, especially for a small stone feature; impact: **neutral**.
- Obelisk 800m north-west of Parish Church, Bradstone; medium significance; Grade II Listed; condition: unknown. A small stone monument, only just visible, possibly across the fields, but partially blocked by a hedge-bank. The view could not be confirmed, as the site could not be assessed for visibility; impact: **negative/unknown**.
- Horsebridge, Sydenham Damerel; Grade I Listed; high significance; condition: good. The tree-lined banks of the Tamar, which the bridge crosses help block views to the turbine, the only views out of the valley lead to the north-west, up the Tamar Valley, away from the turbine. The bridge is valued for its age and preservation and is defined by its former historic function, which it continues to fulfil. The areas to the east and west of the bridge do have views to the turbine but there is no intervisibility between the turbine and bridge itself; impact: **neutral**.
- Holy Well at Rezare, Lezant; scheduled monument; Grade II Listed; high significance; condition: excellent. This small stone structure is built over the open well shaft. The building has a low pitched stone roof. It is dug into a grassy bank, adjacent to a historic barn complex, to the south-east of the village green, around which other historic stone houses and farmhouses stand. Set lower on the south-facing slope on which the village is built, although there is a built structure over the well it has little landscape presence. The holy well has stone crosses attached to its roof, which identify its status. Within the small village settlement the holy well has a key visual role, but looking toward the turbine its view will be blocked by hedges, hedge-banks and trees. The barn immediately adjacent and some farm buildings further to the east of the settlement only compound this local blocking. The turbine has no effect on the key village setting of this monument, no direct effect on our experience or understanding of the feature and likely no intervisibility; impact **neutral**.

5.6.9 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 B: Prominent

- 2 Bowl barrows 340m & 570m east of The Firs, Milton Abbot; scheduled monuments; high significance; condition good. Short upstanding mounds set in a large straight-sided field enclosure. The field is lined by mature hedges, atop shallow banks. Views between the barrows will not be affected by the turbine, as it stands approximately 4.5km away, too far to directly interrupt any views or compete with the barrows. Multiple further mounds are visible to the south and east in a large area of rough grazing, with extensive gorse. Views to these other funerary monuments would not be interrupted by the turbine. Narrow shelter-belts of trees lie between the barrows and the turbine and a large plantation stands just to the west of the crossroads at Longcross. There is also some form of semi-industrial site, south-west of the crossroads, with modern metal framed buildings and these will lie between the barrows and the turbine. There is also a very large mast, almost immediately west of the barrows. All of this should locally block the barrows from any intervisibility to the turbine. Other wind turbines are visible in this landscape in other directions; impact: **neutral**.
- Round barrow cemetery and beacon, Heathfield, 650m west of Moorlands, Lamerton; scheduled monument group; very high significance; condition: mixed, fair to good. Views between the barrows are possible and will not be interrupted by the turbine, which is 5-5.5km away. The views between barrows may be interrupted by the gorse which dominates this large enclosure. Views may also be possible to the two barrows which lie to the north-west, between the cemetery and Longcross crossroads. There is local blocking around the crossroads to the north-west of the cemetery, between it and the turbine, however the cemetery is on even higher ground and it may be possible that the moving blades of the turbine are visible over the trees which surround the crossroads. A tall mast is also visible, just south of the crossroads. Despite some limited views to the turbine, it 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 of their landscape presence; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Bowl barrow, Galford Down, south-west of Westdown Pool, Lewtrenchard; scheduled monument; high significance; condition unknown. The land here is privately farmed and the barrow could not be seen from any of the adjacent public roads. A long sinuous belt of plantations appears to run between the barrow and the nearest road and this runs down into Lew Wood and Eastcottdown Plantation. It is likely that this woodland may provide local blocking to this barrow; impact: **negative/unknown** but neutral impact is expected.
- Two bowl barrows 185m east & one bowl barrow 60m north-west of Tamar View Farm, Calstock/Stoke Climsland; scheduled monuments; high significance; condition: unknown. These are set in an enclosed section of rough grazing, formerly part of the rough open ground around Kit Hill. The field is of pasture with numerous shrubs and gorse bushes, which dominate. This area has wide views to the north as the ground falls away quite quickly and the field occupies a high ridge. It is unlikely that even if the barrows survive quite well and are upstanding mounds that they will now have views out of the field, as it is so dominated by gorse which will either totally block views or reduce them to negligible levels given that the turbine would be 9km away. The barrows do not have wider landscape presence out of the field in which they are now enclosed; impact: **neutral**.
- Round barrows on Hingston Down, Stoke Climsland; high significance; scheduled monuments; condition: fair to good. Extant as low mounds within fields on the edge of the open ground which rises to Kit Hill. Some stone-faced banks topped with gorse enclose the fields but these are in poor condition and do not really block views. Open views to the east and some views to the north-east. The monuments can no longer fulfil their function of being seen, being only in fair or trace condition and having no wider landscape presence or primacy which the turbine could compete or distract from. The turbine which would stand at a

distance of 9.5km and is unlikely to have any direct effect on the barrows. Their most important views are back to Kit Hill another prehistoric scheduled monument group, the view of which cannot be interrupted; impact: **neutral**.

5.6.10 Fortifications: Defended Settlement sites, Manor enclosures, Castles and Camps

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

Prehistoric fortifications were also built in highly prominent locations, are also taken to represent visible expressions of status and power.

Sinclair-Thomas Matrix Zone A: Dominant

- Hilltop enclosure, Castle Park, Milton Abbot; scheduled monument; high significance; condition: good. The monument comprises upstanding earthworks forming an elongated enclosure on a south-east facing escarpment. The angle of the curve of the contours of the hillside at this point tends to angle the monument away from the turbine site and this appears to be supported by the ZTV which suggests only the blades or tips of blades will be visible. The site is also locally blocked by the bank of trees (Ramsdown Plantation) which runs along the north side of the track to the turbine. The hedge-bank of the field in which this hilltop enclosure is to be found, runs behind the monument creating further local blocking to the earthworks, as do the long linear field boundaries in the adjacent fields. Despite this as the earthworks are positioned on the highest point of the field it may be possible that some intervisibility is possible. The monument stands in a private field and is not directly accessible, but our experience of it within the immediate landscape, as a visual feature can be affected by the turbine. The monument stands in the dominant zone of the turbine and even views of only the blades at this proximity are likely to disrupt and distract views. Views from the enclosure, to the lower ground to the south, south-east and east appear to have been important. Views north and west were also likely important, but are far less distant. Some earthworks or undulations in the ground in the adjacent fields to the north and north-west of the enclosure may also be associated with outworks to the enclosure; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone B: Prominent

- Castle Head promontory fort, Dunterton; scheduled monument; high significance; condition: unknown. The site could not be accessed, but general location visible from public road looking across the valley. The site sits high, on a promontory in the Tamar Valley, facing north. Generally very wide views from the site, although not from any surviving earthworks, as the site is now part of dense plantations of trees. The trees of Wareham wood, wrap around to the east but there will still be general views out across to the turbine location. The wide landscape views mean several other turbines are present in views from the site. Defended sites such as this depend on their views which define their function and a change in these views will naturally be negative. The proposed turbine at c.4km distant will not directly impact on the site, nor compete for landscape presence, as the earthworks have been subsumed within the woods and no longer have wider influence; impact: **Negative/unknown** must be applied but expected to be negative/minor.
- Iron Age Settlement, Dunterue Wood, 570m S of Castle Head, Dunterton; scheduled

monument; high significance; condition: unknown. Completely subsumed by the trees of the established wood and mixed plantations which occupy this bend in the river; impact: **negative/unknown** but expected to be neutral as any earthworks will have almost no outward views.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Earthworks on Brent Tor; high significance; scheduled monument; condition: excellent. Earthworks with a later medieval church inserted, sitting atop the rocky outcrop, at approximately 6-7km distant from the proposal site. Wide views to the surrounding countryside from the top of this promontory, more restricted views to the immediate surroundings from the base which is divided and enclosed by stone-faced banks, hedge-banks and trees. The earthworks appear to encircle the hill at the base and therefore those on the east, south and north sides will be blocked. Those to the west will technically have views of the turbine, as the hill top will have views of the turbine. The best preserved however are those to the north, with three banks visible, forming a multi-vallate enclosure. The earthworks do have significant landscape presence when associated with the rocky outcrop and church and the whole is visible at a distance, despite some blocking to the lower earthworks; impact: **negative/minor**.
- Enclosure, Brandis Wood, 175m north of Longham; high significance; scheduled monument; condition: unknown. Set in Brandis wood, on the northern slopes of the River Lyd valley, on the eastern side of a combe. Although this feature may be upstanding, it will not have views out of the woods as it will be locally blocked by the densely packed woodland; impact: **negative/unknown** but expected to be neutral as any earthworks will have almost no outward views.
- Hillfort & medieval settlement, South Longridge Wood, Lydford; high significance; condition: unknown. Set on wooded eastern slopes of the River Lyd valley, part of Lydford Gorge, these wooded slopes face south-west and the general area has views towards the turbine site, approx, 9.5km away. The general area is accessible via tracks for walkers, as part of the National Trust's Lydford Gorge site, but the specific remains are not accessible; impact: **negative/unknown** but expected to be neutral as any earthworks will have almost no outward views.
- Enclosure on Kit Hill, Stoke Climsland; high significance; scheduled monument; condition: good. Upstanding earthworks, with enough landscape presence to be visible from the surrounding area. There are clear and open views towards the turbine site, far to the north-east, at approx 9.75km. At this distance the proposed turbine does not however intrude significantly on the monument, and has no direct effect. There are several turbines visible in the landscape at closer proximity, however as this monument is positioned on such a high hill it towers over them and the turbines cannot remove or compete with the landscape primacy of this feature; impact: **neutral**.
- Camp E of Brockle, South Petherwin; high significance; scheduled monument; condition: fair to good. Upstanding earthworks, of a sub-ovoid enclosure, visible from the adjacent road, set within the field system, on a high ridge of ground south-east of South Petherwin. The earthworks of this enclosure appear to have been used to form hedge-banks. There are wide views from the general area towards the turbine, to the east, almost 10km away. It is expected that when inside the enclosure the views will be much reduced, although standing outside the earthworks, there will be some views. There are other turbines visible in this landscape at closer proximity to the monument; impact: **neutral**.
- Launceston Castle; very high significance; scheduled monument and Grade I Listed; condition: good to excellent. The castle holds complete dominance over the town and outskirts of Launceston and also holds an element of landscape primacy further out, being a key visual feature in the landscape for several miles as one approaches Launceston from the north east and west. Extant turbines stand in the landscape, at varying distances from Launceston, to

the south-west, west, north-west and north-east. These are visible in varying degrees from the castle mound. The castle is defined by the settlement which has grown up around it, by its preservation and age, and the views towards it and its landscape primacy. Views from the castle are essential to its defensive/military function, but it is unlikely that at a distance of 9-9.5km there is any quantifiable direct effect on the castle but one must ask about the increasing risks of cumulative impact on such a visible and important landscape feature as the castle. This must be borne in mind when making the assessment; impact: **negative/minor**.

- Early medieval urban burgh remains, Launceston; high significance; scheduled monument; condition: unknown. Largely located beneath extant houses in St. Stephens on the hills north of the rest of Launceston. The monument encloses some extant building remains of the early medieval church from c.900AD. The road plan to the west of the church suggests a sub-square enclosure, raised above the level of the road, now built upon by numerous historic houses of mixed later periods. Any remains are below ground or contained within the buildings and street plan, with no wider landscape presence, as no earthworks or visible remains survive above ground, which the turbine could affect; impact: **neutral**.

5.6.11 Industrial Sites

Scheduled mines and engine houses

A distinctive feature of the Cornish religious landscape was the playing place (*plen an gwary*) or preaching pit: a sunken theatre, usually circular, with raised banks provided with seating. They were constructed to function as an open-air theatre for the performance of Cornish miracle plays, religious dramas which lasted over a period of two or three days, describing biblical events or possibly the life of a saint (Lyon 2003, 2). They could be bespoke or re-use an existing structure or monument. In terms of setting, the emphasis of these sites is on the drama or sermon taking place in the centre of the pit, not on the wider landscape location. Visibility within the landscape does not seem to have been a particular issue, save where an earlier monument was adopted, and thus retains with prior landscape presence.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Gunnislake Clitters mine, Calstock; scheduled monument; high significance; condition: unknown. Set in dense woodland, called Clitters Wood, on the banks of the Tamar River. This could not be accessed, tracks run off into the wood from the road but all are private and unmetalled. It is possible when approaching Chilsworthy from the east, that a chimney may be visible in the woodland in the rough location of this monument. It is very unlikely there are any views to this site from the turbine due to the dense woodland; impact: **negative/unknown** but expected to be neutral.
- C20th arsenic works at Devon Great Consols mine; high significance; scheduled monument; condition: unknown. The metalled public road stops short of the location of the mine and the rest is private, including the former mining complex. The area is heavily wooded with tall, densely planted conifer trees, shrubs and gorse; impact: **negative/unknown** but neutral is expected.
- New Consols mine, Stoke Climsland; high significance; scheduled monument; condition: unknown. The chimney stands above woodland and appears in good condition. It is highly unlikely that there are any views out from the majority of the mine site, as it appears largely enclosed by dense woodland and wrapped around on the east and north sides by the former mining village of Lockett. The chimney however is visible out of the trees. It cannot be confirmed that views to the turbine are possible from the chimney, if they are, the turbine will stand approx 7-8km away and therefore any impact is considered minimal. There are other turbines in closer proximity which compete with the chimneys of the mining sites for

primacy. In comparison, at such a distance the proposed turbine will not; impact: **neutral** for the mine, **negative/minor** to **neutral** for the chimney.

- Holmbush Mine: Hichen's Shaft, Stoke Climsland; scheduled monument; high significance; condition: unknown. Set within a private field, adjacent to the A388 road; there are engine houses and chimneys set on the edge of the field, on the fringes of a large wood associated with Holmbush mine. The shaft appeared to have no above ground presence and therefore intervisibility with the turbine is irrelevant; impact: **neutral**.
- Holmbush Mine: engine & boiler houses, Stoke Climsland; scheduled monument; high significance; condition: fair. An upstanding chimney and ruinous buildings set in scrubby rough woodland, within a shallow valley off Windsor Lane. The chimney may have some views out of the wood, as it is just visible from the Holmbush Road, to the east. The engine house buildings are completely blocked from any views to the turbine. The chimney is unlikely to see the turbine but there may be distant views at approx 9.5-9.75km. At this distance views will have very little impact on the chimney, as its valley setting and association with the other mine buildings are unaffected and its views to the other mine chimneys, such as those to the north-west will remain; impact: **neutral**.

5.6.12 World Heritage Sites

The internationally significant Cornwall and West Devon Mining Landscape World Heritage Site is divided into several sections across the region. There is an inherent conflict between the duty to 'protect, conserve and enhance historical authenticity, integrity and historic character' and the need to appreciate this is a living landscape that continues to evolve and where sustainable development must be encouraged (see the *WHS Management Plan 2005-10*). The upland parts of this landscape form a highly distinctive landform, in which the relicts of its mining heritage form prominent components. Anything that detracts from that comes into conflict with the need to conserve and enhance historic character.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Tamar and Tavistock; very high significance; protected landscape; a world heritage site, mining activity; condition: mixed, generally good survival of physical remains. A vast area of mostly agricultural land, but with expanses of open ground and numerous remains of mining buildings and activities. The buildings and features have no outward views, and are defined by their function, views being largely irrelevant to them. The northern part of the world heritage site is 6-7km south from the proposed turbine site and therefore the turbine is too far to directly interrupt views to any of the building remains. Views between engine houses and mining sites were quite important as the various companies strove for dominance and this could be expressed in the size and modernity of their technology and buildings. These views cannot be interrupted by the turbine, especially for the southern parts of the area, which are more intensively covered by surviving remains and stand approximately 15km or more from the turbine site. Numerous extant turbines stand within the world heritage site and in some ways the turbines are a continuation of the industrial exploitation of the area's natural resources; this has merely shifted from the earth's resources to that of wind and solar power. The turbine will be visible from some areas in the northern part of the large area; this may lie within the zone of prominence and the zone of moderately intrusive impact. These areas already have numerous views to other turbines however, making direct impact of less concern but possibly highlighting issues of cumulative impact. The world heritage sites in Cornwall have been allowed to have extensive turbine development across them, possibly due to a link with the industrial historic uses and exploitation of the natural resource of wind. These turbines have not reduced the value and importance of the mining areas in Cornwall and are unlikely to do so in Devon, where far fewer turbines have been constructed; impact:

neutral.

5.6.13 Registered Parks and Gardens

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

Sinclair-Thomas Matrix Zone B: Prominent

- Endsleigh; very high significance; protected landscape; registered park and garden; condition: good. An early-19th-century garden, arboretum and landscape set within plantations of around 120 hectares. The large area of this site is spread 2-5km from the proposed turbine. The walled gardens, used as the plant nursery are enclosed and inward looking, their former kitchen garden function in some ways is still continued in the current business and we can understand this heritage asset for its function and general appearance and preservation. The walled gardens and greenhouses are enclosed by a mature hedge-bank boundary and section of woodland, even if views were possible over the walled enclosure they would be limited by these trees. Due to the inward focus of the gardens it is unlikely anyone would be straining for views outwards as that is not the nature of the site. The wooded parkland is densely planted with trees with areas of sweeping grasslands down by the river and set in a glade-like opening within the trees. The house, now a hotel and further outbuilding to the north-west are also all enclosed in woodlands. Despite general views from the surrounding area to the turbine there will be no views out of the planned landscapes to the turbine with no impact on the gardens appearance or the experience of them; impact: **neutral**.
- Sydenham House gardens; very high significance; protected landscape; registered park and garden; condition: good. A late 17th/early 18th century gardens surround of approx 1.5 hectares, situated 4.5-5km to the north-east from the proposed turbine site. A wider parkland landscape, also focussed on 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 turbine will be blocked by the woodland which lies immediately to the north of the site, with only the blades likely to be visible from the estate. Other turbines are visible in the wider landscape. The proposed turbine is too far away to have a direct interruptive effect on the estate; it will not appear in views between the house, outbuilding and immediate grounds. It may appear in views to the south-west, however these views are broken up by the plantations, hedge-banks and various parkland trees. Glimpses of a turbine's blades in these circumstances will have a small effect on the experience of the parkland and gardens, since they are so open and largely focussed on the south and south-west views; impact: **negative/minor**.

Sinclair-Thomas Matrix Zone C: Moderately Intrusive

- Hayne Manor; very high significance; registered park and garden; condition: mixed. The site, now apparently divided up, covers an area of about 20-30 hectares. It includes 18th century gardens and some 19th century parkland, associated with a central house, of 16th or 17th century date. It is unlikely that there will be any intervisibility as the ground rises south of this estate and will block all views. The estate, or what remains is enclosed by trees and narrow

shelter belt style plantations along the roads which line the south and western sides; impact: **neutral**.

- Werrington Park; very high significance; protected landscape; registered park and garden; condition: good. Covering approximately 157 acres this was developed in the 18th century and has an early 20th century arboretum. It lies mostly outside the measureable impact zone to the north-west of the proposed turbine site, at a distance of 10km. The site occupies part of the River Ottery valley, with views out 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 on the north side of the valley may have some very distant views but there are other turbines far closer to this parkland which are visible. The distant proposed turbine will make a negligible/no difference to the estate; impact: **neutral**.

Sinclair-Thomas Matrix Zone D: Visible

- Cotehele; very high significance; registered park and garden; condition: excellent. The heavily wooded grounds of Cotehele provide local blocking to the gardens. There are some views to the turbine from the higher ground where the parkland opens up to agricultural fields, to the north away from the river Tamar valley, but at a distance of approximately 12km this is outside of the zone of direct impact. The focus of the estate is inwards to the medieval courtyard mansion. From this inner area there will be no views and there will be no views from the key riverside areas either. There are other turbines in the wider landscape which can be viewed from the edges of the estate, and these do not affect the experience of the estate; impact: **neutral**.

5.6.14 Historic Landscape

General Landscape Character

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

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

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

- In the West Devon landscape character assessment (2008) this area is characterised as Type 2D – *Moorland Edge Slopes*. These character areas are described as gently rolling sloping upland moorland, largely unsettled as open and exposed. This character area is noted for its openness with long-ranging views dominated by Dartmoor and Bodmin Moor. Overall, the

impact on the character of this historic landscape is likely to be **negative/moderate** to **negative/minor**.

- 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.

5.7 Summary of the Evidence

S-T Zone	Identifier	Site	NGR	Impact
A	35252	Hilltop enclosure, Castle Park, Milton Abbot	SX4236379806	Negative/minor
B	34282	2 Bowl barrows 340m & 570m E of The Firs, Milton Abbot	SX4543279648	Neutral
	34283			
	34284	Round barrow cemetery & beacon, Heathfield, 650m W of Moorlands, Lamerton	SX4615679595	Negative/minor
	15579	Horse Bridge, Sydenham Damerel	SX4000674874	Neutral
	34290	Castle Head promontory fort, Dunterton	SX3810978595	Negative/unknown
	35251	Iron Age Settlement, Dunterue Wood, 570m S of Castle Head, Dunterton	SX3823478053	Negative/unknown
C	30441	Holy well at Rezare, Lezant	SX3608477613	Neutral
	DV988	Earthworks on Brent Tor	SX4709780392	Negative/minor
	30328	Enclosure, Brandis Wood, 175m N of Longham	SX4760783617	Negative/unknown
	30349	Hillfort & medieval settlement, South Longridge Wood, Lydford	SX4970983850	Negative/unknown
	30329	Bowl barrow, Galford Down, SW of Westdown Pool, Lewtrenchard	SX4793585804	Negative/unknown
	15545	Gunnislake Clitters mine, Calstock	SX4216772271	Negative/unknown
	15559	Arsenic works at Devon Great Consols mine	SX4258373301	Negative/unknown
	CO539/538	2 bowl barrows 185m E & 1 bowl barrow 60m NW of Tamar View Farm	SX3918971302	Neutral
	CO460	Round barrows on Hingston Down	SX3843371292	Neutral
	CO461	Enclosure on Kit Hill, Stoke Climsland	SX3751571304	Neutral
		New Consols mine, Stoke Climsland	SX3869473462	Neutral
	15555	Holmbush Mine: Hichen's Shaft	SX35767721	Neutral
	15558	Holmbush Mine: engine & boiler houses	SX3611771930	Neutral
	CO577	Medieval hall & St Mary Magdalen's Chapel, Trecarrell Manor, Lezant	SX3177878258	Neutral to Negative/minor
	CO406	Camp E of Brockle, South Petherwin	SX3190780536	Neutral
	15005	Launceston Castle	SX3306384595	Negative/minor
	15006	Early medieval burgh remains, Launceston	SX3254785719	Neutral
A	92260	Church of St Nonna, Bradstone	SX3812480899	Negative/moderate
	92266	Bradstone: Bradstone Manor gatehouse & walls, GI Bradstone Manor, GII* Barn to NW of Manor, GII Stables, GII Gate Piers, GII Headstone of John Philip, GII Headstone of Stephen Hamley, GII	SX3816980885	Negative/minor
	92264		SX3818080910	
	92268		SX3816380951	
	92265		SX3815480904	
	92267		SX3815780876	
	92261		SX3811580874	
	92262		SX3811780869	
	92329	Parish Church of St Mary, Kelly	SX3951481400	Negative/moderate to Negative/minor
92325	Kelly: Kelly House, GI	SX3944681394	Neutral	
92326	Stable block 10m NE of Kelly House, GII*	SX3948881444		

Land at Ramsdown, Milton Abbot, Devon

	92328	Granary 20m NE of House, GII	SX3950381452	
	92327	Barn 50m N of house, GII	SX3945281480	
	92330	Stadbury Memorial, GII	SX3952081380	
	92475	Church of St Constantine, Milton Abbot	SX4072579281	Negative/moderate
		Milton Abbot:		
	92504	The Old Vicarage & house to N	SX4062479200	Negative/minor
	92509	21 & 22, The Parade	SX4058279282	Neutral
	92508	18-20, The Parade	SX4060879296	Neutral
	92507	14-17, The Parade	SX4064579276	Neutral
	92474	14, Fore Street	SX4063879312	Negative/minor
	92506	Wall & gates to E of The Parade	SX4065579259	Neutral
	435513	11, Venn Hill	SX4071579217	Neutral
	92513	3-8 Venn Hill	SX4076179247	Neutral
	92473	Dukes Cottages	SX4077679277	Neutral
	92472	Village Hall	SX4081679245	Neutral
	92502	Lychgate to Church	SX4075679294	Neutral
	92469	The Swiss Cottage, Milton Abbot	SX3952578018	Negative/unknown
	92563	Sydenham Mill Lodge & Cottage to NE	SX4064275782	Negative/unknown
	92449	Leigh Ball Cottages, Milton Abbot	SX4007677865	Negative/minor
	92438	Boundary Stone SX423781	SX4230078100	Neutral
	92505	Milton Abbot School	SX4103678979	Neutral
	92311	Eastcott Cottages	SX3897379623	Negative/minor
	92257	Parish boundary stone 200m E Felldown Head, Dunterdon & Bradstone	SX3799880071	Neutral
	92441	Downhouse, Milton Abbot	SX4138780656	Negative/unknown
	92442	2 ranges of buildings to the N	SX4137880672	
	486888	The Round House & garden wall, Milton Abbot	SX4376880942	Neutral
	92259	Woodlands Cottage, Bradstone	SX3866781222	Negative/unknown
	92247	Albert Cottages, Bradstone	SX3883580984	Negative/minor
	92324	Yalford Cottages, Kelly	SX3919482494	Negative/minor
	92253	Holland, Bradstone	SX3939280724	Negative/moderate
92254	Granary & dairy to W of house	SX3946880730		
92555	Church of St Mary, Sydenham Damerel	SX4094176002	Negative/moderate	
	Sydenham Damerel:			
92562	House 20m W of Church,	SX4090676001	Neutral	
505296	K6 phone box SW of Church	SX4086675970		
393987	Lower Hampt, inc wall & archway	SX3960174203	Negative/unknown	
92443	Edgcumbe, Milton Abbot	SX3981679186	Neutral	
92444	Farm building 100m to NE	SX3990879242		
394467	Spring Cottage, Stoke Climsland	SX3899375775	Neutral	
394468	Tutvale	SX3894675854		
92445	Ford Farmhouse, Milton Abbot	SX4037877091	Neutral	
93937	Collacombe Cottages, Lamerton	SX4346877194	Neutral	
93923	Hurleditch Court, Lamerton	SX4407177711	Negative/unknown	
93922	Higher Hays Farmhouse	SX4436178630	Negative/unknown	
393589	Boundary stone at SX364807, Lezant	SX3643480798	Neutral	
68402	Hexworthy, Lawhitton	SX3603780975	Negative/minor	
92255	Obelisk 800m NW of Bradstone Church	SX3742981060	Negative/unknown	
92362	Gatherleigh Farmhouse, Lifton	SX3750382862	Negative/minor	
92361	Ashleigh, Lifton	SX3962983543	Neutral	
92440	Burnshall Farmhouse, Milton Abbot	SX4425482590	Neutral	
92510	East Quither Farmhouse, Milton abbot	SSX4429381113		
92511	Barn to E	SX4428181114	Neutral	
92512	2 stone piers to SE of farmhouse	SX4429681093		
92455	Farm buildings to N of Week Farmhouse	SX4520481117	Neutral	
393565	Church of St Michael, Lawitton	SX3554782356	Negative/minor	

Land at Ramsdown, Milton Abbot, Devon

	393571	Greystone Farmhouse, Lazant	SX3626179958	Negative/moderate
	93913	Collacombe Manor, GI	SX4308676450	Neutral
	93914	Walls & gate attached to N wall, GI*	SX4309476480	
	93915	Barn, walls and piers, GI	SX4310076504	
	93916	Stables, GI	SX4307176515	
	92412	Church of St Mary, Marystowe	SX4346582862	Negative/moderate
	92429	Marystowe: Sunday School, wall & gates	SX4344582881	Neutral
	92422	Lych gate	SX4346282837	
C	369978	Church of St Mary Magdalen, Launceston	SX3320884675	Neutral
	90752	Church of St Nicholas (tombs & memorials)	SX4112989179	Neutral
	90760		SX4111489207	
	92346	Church of St Peter (tombs & memorials)	SX4571786111 SX457216099	Neutral
	92287	Church of St. Michael De Rupe, Brentor	SX4707780402	Negative/minor
	393675	Lower Trekenner Farmhouse, Lazant	SX3423578294	Neutral
	393678	Church of St Briocus, Lazant	SX3384779087	Negative/minor
	370079	Roman Catholic Church of St Cuthbert	SX3258485440	Neutral
	90747	Upcott, Broadwoodwidge	SX3966790114	Neutral
	92353	The Manor Hotel & Dove Cote, Lewtrenchard	SX4588086066	Neutral
	92356			
	92337	The Dower House, Lewtrenchard	SX467888621	Neutral
92298	Parish Church of St Andrew	SX4570583554	Negative/minor	
B	1694	Sydenham House gardens	SX4303683851	Negative/minor
	1396	Endsleigh	SX3883177161	Neutral
C	1493	Werrington Park	SX3311186805	Neutral
	1684	Hayne Manor	SX4208886609	Neutral
D	1639	Cotehele	SX4192268123	Neutral
C	WHS-17	Cornwall & West Devon Mining Landscape	SX4211665500	Neutral
-	-	Historic Landscape Character	--	Negative/moderate to negative/minor

Table 4: Summary of the impacts of the proposal on heritage assets.

6.0 Conclusions

6.1 Discussion and Conclusion

The proposed turbine, and most of the cable run, would be installed on land that belonged to the Duke of Bedford in the early 19th century and was tenanted by several different farmers. All of the fields to be impacted were enclosed from open upland common grazing sometime between 1805 and 1840.

There are very few heritage assets within 1km, and many of which are undesignated and relate to mining and quarrying. A large group of possible barrows and cairns may historically have been sited on Ramsdown, and there have also been a small number of flints recovered from within the immediate vicinity. The walkover and geophysical surveys carried out at the site failed to identify anything of archaeological interest within the footprint of the development.

In terms of the wider landscape, the site is located on a south-west facing slope, below the summit of a gentle ridge orientated east-west. The landscape is relatively open and exposed, and any tall vertical element will be highly visible. However, the remnants of the Ramsdown Plantation to the north and north-east provide substantial local blocking from these directions.

Within 5km of the proposed turbine there are 48 Listed buildings or groups of Listed buildings, most of which are Listed Grade II, but a high number are of greater value, with six Grade II* and Eight Grade I. There are a further eleven Grade II* buildings and five Grade I buildings at 5-10km. There are 5 Scheduled Monuments within 5km, and another 19 Scheduled Monuments at 5-10km. Several of the Scheduled Monuments are Bronze Age barrows and hillforts 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, particularly by plantations, and by 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 primarily comprised of parish churches, including those of St. Constantine in Milton Abbot; St. Nonna in Bradstone; St. Mary's in Kelly; St. Mary's in Sydenham Damerel; and St. Mary's in Marystowe. The only other assets which will be impacted to a similar extent are farmhouses at Holland in Bradstone and Greystone in Lazant.

With this in mind, the overall impact of the proposed turbine can be assessed as **negative/moderate** to **negative/ minor**, on the basis that most of the heritage assets affected derive their significance at least partly from their settings.

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Appendix 1

PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON LAND AT RAMSDOWN, MILTON ABBOT, DEVON

Location: Ramsdown
Parish: Milton Abbot
County: Devon
NGR: 240903, 80270
Planning Application ref: Pre-application
Proposal: Wind turbine
Date: February 2014

1.0 INTRODUCTION

1.1 This document forms a Project Design (PD) which has been produced by South West Archaeology Limited (SWARCH) at the request of Nick Leaney of Aardvark Environment Matters (the Agent) on behalf of S. Ellam of Murex Energy (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 Ramsdown, Milton Abbot, 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

The proposed turbine site, comprised of five fields, is made up of an area classified as *post medieval enclosures* and *medieval enclosures based on strip fields* on the Devon Historic Landscape Characterisation. To the south-east of the site on Ramsdown is a Hilltop enclosure known as Castle Park Camp, 720m north west of Pomphlett.

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;

- 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 Key Heritage Assets

Castle Park Camp UID 35252

SX 42367980 Camp (NR) An elliptical camp, with a low, partly destroyed vallum, on Ram Down. The vallum has three openings. The eastern part of the earthwork, in an arable field, has been ploughed down to the extent that only a lynchet like bank survives. This is 9.0m in length and about 1.2m. high. The remainder of the earthwork was until recently under woodland; disafforestation has resulted in the area becoming overgrown with brambles rendering inspection difficult. The bank appears to be in fairly good condition, 11.0m. wide overall, 0.75m. high on the inner face and 1.5m. high on the outer face. In several places traces of an outer ditch, 3.0m. to 4.0m. wide, can be detected. There are three gaps in the bank but it is impossible to determine whether they are original. A fourth gap has been made at SX 42793587 for timber haulage.

Castle Park Camp, a univallate oval camp set on the south-east tip of a gentle flat-topped spur. The South-east part, not included in the scheduled area, has been under the plough for many years and the defences are completely levelled. The North-West part is under scrub and small trees and retains a bank 6.0 to 8.0m. high and a ditch. Two stone spindle-whorls and a worked flint flake are in the possession of the landowner.

The A.P. held in the Devon S.M.R. shows that the bank in the south-east can still be faintly discerned as an earth-work. The rest is under scrub, though the field surrounding the earthwork has been improved.

A univallate earthwork of somewhat oval plan, on a very slight S. slope at about 270m. O.D., just below the crest of a S.E. spur, enclosing 0.8ha, and with overall diameters of 150m. by 85m. It has been bisected by a NE to SW field bank, now retained only across the earthwork where it forms the boundary between the northwest, scheduled portion, and the southeastern half. In the northern part the rampart averages 6.0m. wide, is from 1.0m. to 1.7m. high externally and from 0.6m. to 1.3m. high internally. The interior has irregularities due to the removal of the former woodland but is generally 0.4m. higher than the ground outside. Examination of a slight indentation of the 'rampart' at the extreme N. part of the perimeter shows that it is not the original here but has been created by tree stumps and other clearance material over a distance of 14m. Traces of an outer ditch 4m. to 8m. wide and 0.2m. deep exist along the western side of the earthwork (see plan). Of the southern half the outer face of the former rampart is now represented as a distinct scarp, 5m. long and 0.4m. high. The outer ditch, about 5m. wide can just be traced for a distance of 32m. around the S.W. corner. The position of the original entrance or entrances is uncertain. Three gaps, in the NE., NW., and SW. parts of the scheduled area were, until recently, used by modern tracks. A fourth, in the N. may be the timber haulage gap noted by Ridyard in 1950. There is however a distinct inturning at both the NE and SW ends of the bisecting hedge-bank although this might have resulted from ploughing. The plan, size, and situation of the earthwork suggest that it is an I.A. enclosure of the defended settlement type, comparable to the Cornish 'round' and the Somerset 'hillslope enclosure'. In fair condition. Southern (unscheduled) half occasionally ploughed, currently under pasture. Northern half is rough pasture, but, since woodland clearance, brambles etc., are encroaching over interior. Surveyed at 1/1250 & 1/2500. No finds were made. A rapid examination of air photography shows the enclosure, including the ploughed-down southeast sector, visible as an earthwork.

2 Bowl barrows 340m & 570m E of The Firs, Milton Abbot UID 34282 & 34283,

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.

Round barrow cemetery & beacon, Heathfield, 650m W of Moorlands, Lamerton UID 34284.

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 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.

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.

A round barrow, forming part of a barrow cemetery. The barrow mound measures 25 metres in diameter and 0.8 metres high. The south east side has been cut back by about 4 metres for the removal of earth and stone. A ditch 1.8 metres wide and 0.1 metre deep can be traced around the northern half of the mound, accompanied by a slight bank forming a rim at the perimeter

Land at Ramsdown, Milton Abbot, Devon

of the mound. This is approximately 1.7 metres wide and 0.1 metre high, and appears to be a later addition, possibly for a tree ring.

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 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 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.

Earthworks on Brent Tor DV988.

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. Hilltop Enclosure probably Iron Age in date. The enclosure is oval in shape with internal dimensions of 42.9m north south by 40.1m east west. This is enclosed by a bank 5.1m wide and up to 2m high. Outside the bank is a ditch up to 5.2m wide and 1.6m deep. There is an apparent entrance on the southern side.

Enclosure in Brandis Wood UID 30328.

In Brandis Wood is an hillslope enclosure, probably Iron Age, oval in shape, measuring 50 yards north to south and 40 yards east to west. It is enclosed by a single bank and external ditch. The bank is about 20 feet across, 3 to 5 feet high internally, and 5 to 8 feet high externally. The ditch is 15 to 20 feet wide and 3 feet deep on ground sloping to the south. The earthwork is covered with coniferous trees of some age, and has been cleared and replanted recently as has the surrounding area. A slight scoop in the Northern half may represent an occupation platform, but otherwise the interior is featureless.

Hillfort & medieval settlement, South Longridge Wood UID 30349

In South Longridge Wood is a sub-circular enclosure about 85 metres diameter, the southern sector of which has been cut through by a footpath. The bank is 5-6 feet high internally, 6-10 feet high externally, from the bottom of the ditch, and is about 15 feet wide. The ditch is 12 feet wide, and 2-3 feet deep. The natural slope of the land is steepest on the north where the land falls sharply to the Lyd, but the ditch on this side is especially strong, and cut out of the rock. Internally, a group of rectangular and circular structures can be seen, though of what date these structures are, it is difficult to be sure. The monument is overgrown with grass and young silver birch. There are four enclosures abutting the main defensive bank, three being rectangular, the fourth circular. In the centre of the site are two short parallel banks joined by a cross-bank, and a small enclosure immediately West of there. The whole complex gives the impression of a central rectangular structure with outbuildings around the perimeter. An Iron Age univallate hillfort with internal medieval structures. It is situated on the top of a steep slope overlooking the valley of the River Lyd to the south and a further steep valley to the north. The hillfort survives as a rectangular enclosure defined by a rampart and outer ditch, with medieval structures within which attest to subsequent reuse. The enclosed area measures 66.5 metres long from north to south by 62 metres wide from east to west. The outer ditch which surrounds the monument on three sides measures up to 5.2 metres wide and 1.1 metre deep. To the north this ditch is replaced by a steep natural scarp. The rampart measures up to 9 metres wide at the base and up to 1.4 metres high internally. To the south an outer bank is apparent above a very steep natural slope, this measures up to 1.4 metres wide and 0.3 metres high. The whole enclosure slopes gently to the north. There is an apparent entrance on the eastern side. Within the hillfort are a range of medieval structures. Central to the area is a longhouse which measures internally 29.3 metres long, 6.3 metres wide and is defined by low banks which measure up to 1.2 metres wide and 0.4 metres high. Surrounding this, on all but the southern side, are a series of circular and oval pits and depressions, as well as a two celled building and a square structure, representing further traces of the site's medieval occupation.

Bowl barrow, Galford Down, SW of Westdown Pool, Lewtrenchard UID 30329.

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)

Land at Ramsdown, Milton Abbot, Devon

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". (4) (SX 4793 8580) CAIRN (NR) (5) SX 47938580. A turf-covered cairn 21.2m in diameter and 0.6m high, slightly mutilated.

Gunnislake Clitters Mine (Tin Copper & Arsenic, Disused)

UID 15545

Gunnislake Clitters Mine, worked 1822-7 and re-opened in 1860s. It was amalgamated with Hingston Down Consols (SX 47 SW 9) and Old Gunnislake Mine (SX 47 SW 16) in 1900; abandoned in late 1920s. Remains of two engine house, a treatment mill and some flues survive. (The track of the old tramway incline up to the railway line is shown on OS 6" 1954). (2-3) SX 420720. Remains of a 19th/early 20th century copper, tin, arsenic and wolfram mine. The earliest remains comprise early post medieval workings, but intensive mining activity began circa 1820. These remains include an adit and associated dressing floors, spoil dumps and water wheels. Operations ceased in 1827 and the mine was re-opened in 1858. Remains from this period include a number of engine houses, boiler houses, dressing floors, chimneys, ore crushing houses and smithies. The main dressing floor was linked to the lower slope dressing floor and arsenic works by a tramway, part of which survives. The arsenic works were linked by a flue to a further chimney. Some of this area has been destroyed by later mining activity. In 1900, a new company amalgamated this mine with three others nearby and built a large ore reprocessing mill on the lower slope. A new dressing floor was constructed near the mill, with an ore drying plant to the east and the arsenic works to the south west. Inclined tramways carried materials to and from the mill. The reprocessing works ceased operation in 1909. The mine was reopened following the outbreak of war in 1914 though little work was carried out underground. Most of the ore processed came from existing spoil dumps or from reopened mines to the south west, brought to the site by aerial ropeway. The mine finally closed in the late 1920s. Scheduled. The riverside pumping engine house and chimney are Listed Grade II.

C20th arsenic works at Devon Great Consols mine (borderline)

UID 15559.

The arsenic works at Devon Great Consols Mine were built in about 1922, and comprise three calciners, a grinding mill and engine house, flues and baffle chamber, a further flue leading to an inspection chamber and chimney to the north. The calciners include two Brunton calciners and a reverberatory calciner. The process of extracting arsenic was as follows: Ore was crushed, probably by a steam-powered rolls crusher, and dressed by water wheel powered jiggers. It was then fed into the calcining furnaces. This heated it to about 1000 degrees fahrenheit, which transformed the arsenic content into a gas which was led along a flue to a condenser where it collected as a white 'soot' or powder. The refined arsenic had a variety of uses such as: metal alloy, clarifying glass, medicinal purposes and to create pigment in paint. The works are now Grade II listed and a Scheduled Monument. They are of national or international importance and contain nearly a full range of features. The site is contained within the World Heritage Site of the Cornwall and West Devon Mining Landscape. Devon Great Consols. Arsenic works, flues and chimney. The works comprising three calciners, grinding mill and engine house, flues and baffle chamber, further flue leading to an inspection chamber and chimney to the North, were all built in 1922. Grade II. Heaps of waste and the ruins of the arsenic plant are now (2007) most of what remains of the site.

Horse Bridge (SX 40017487)

UID 15579.

'Horse Bridge', mentioned in documents of 1437 and 1478 as 'Hautes Brygge'. It is of six arches, each of 20ft span and 17ft high, plus one 20ft span flood arch on the Cornish side; width of roadway 12ft. Stone brackets projecting from the upstream cutwaters may have been used to hold wooden poles for a salmon weir or net. In 1809 four of the arches belonged to Devon. HHR Grade 2*. Bridge over River Tamar. 1437 with later repairs. Roughly coursed slate stone with mainly granite coping and dressings. Long abutments and 5 triangular cut waters/pedestrian refuges, which have projecting brackets on upstream side. Probably the same builder as greystone bridge (Lawhitton Rural Parish).

Earthwork

UID 34290, (SX 38077862). A strong promontory fort situated on Castle Head, overlooking Cornwall. A vallum and fosse facing northwards extend across the neck of a promontory. The height is circa 15feet. The other three sides are protected by the steep scarp. There are subsidiary earthworks within the area of the camp. The whole area is covered by dense woodland.

An Iron Age defended settlement situated in Dunterue Wood, 570 metres south of Castle Head.

UID 35251.

The monument survives as a semicircular bank and ditch, which peters out to the south. The bank is up to 4 metres wide and 2 metres high, whilst the outer ditch is up to 5 metres wide and 1 metre deep. The partially enclosed area measures up to 100 metres long from south west to north east by 55 metres wide from north west to south east. A later forest track cuts across the enclosure. The monument may represent an unfinished enclosure. A promontory fort, 570 metres to the north, and another enclosure 500 metres to the north west may be associated with this monument.

Bowl barrows 185m E & 1 bowl barrow 60m NW of Tamar View Farm, Calstock/Stoke Climsland

CO539/5382

TUMULI [O.E.] (Group of three)

UID CO460,

TUMULI (Remains of). A. Remains of a bowl barrow at SX 3843 7129. It has been opened and there is a pit 5.0m across and 1.0m. deep in the centre. Diam. 20.0m. Ht. 1.5m. Heather and gorse covered. No trace of a surrounding ditch. B. Remains of a

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bowl barrow at SX 3849 7126. It has been opened and there is a pit measuring 4m x 5m and 1.25m. deep in the top and there are two small pits - one in the S.W. side and one in the East side. Diam. 21.0m. Ht. approx 2.0m. Heather and gorse covered. No trace of a surrounding ditch.

C. Remains of a bowl barrow. This barrow has been greatly despoiled by adjacent mine workings. Its circular plan is still clearly visible but a pile of re-bearing debris some 20 metres in length and 15 or so wide standing to a height of about 1.5 metres partly covers the foot of the barrow on the south side. A trench 4.5m. in width and about 1.0m. deep has been cut right through the middle of the barrow in an East-West direction and appears to have been cut to make way for a double pipeline. The concrete bases of which are still in existence.

The barrow is generally in a rather poor condition. Diam. 23.0m. approx. Ht. 1.5m. Heather & gorse covered. No trace of a surrounding ditch. Barrow is at SX 3856 7119.

Kit Hill CAMP UID CO461.

Earthwork on the top of that noted landmark Kit Hill...is an ancient earthwork of apparently later construction than any of the others mentioned in this paper. It is square in form with an external round at each corner, and has an internal area of 150 by 140 feet". "On Kit-Hill the Parliament of tinnen of Devon and Cornwall anciently assembled septennially." EARTHWORK (Remains of). The earthwork is far from being complete. It consists of an earthen bank with steep sides revetted with dry stone work. There is no ditch of any description connected with the work. The building technique is exactly similar to that of the typical stone 'hedges' of Devon and Cornwall and therefore suggests quite a late date - medieval at the earliest. A typical cross-section of the bank below:- At the S.E. corner there is a roughly semi-circular, level platform jutting from the junction of the S. & E. banks, a similar platform in a very ruinous state exists at the N.E. corner. At the S.W. corner the platform is circular in plan and vertically revetted with dry stone walling of a comparatively recent date. A short length of the West bank remains adjoining the S.W. corner. The platform at the N.W. corner has been added to beyond all recognition and a large ventilating shaft or chimney for a mine erected upon it. Two modern entrances wide enough to take a car have been broken through the North Bank. I am quite sure that this feature is medieval - if not later - and may have been erected by the tinnen for the holding of their courts on Kit Hill. This seems the most likely explanation although I have been unable to get any kind of information about the place by local enquiries.

New Consols Mine (Tin & Woolfram)

New Consols or Lucket. This group of fine mine buildings of a few years ago now reduced to only one which might be considered for protection. (2) (SX 381736) Wheal Martha (Tin & Copper, Disused) (NAT). (3) New Great Consols was worked under various names, Wheal Martha being first mentioned in 1836. Working was resumed in 1844-49 under the name Great Wheal Martha, becoming New Wheal Martha in 1861 and New Great Consols in 1867. This was later abbreviated to New Consols. Extensive arsenic works were erected in the 1870s, the chimney of a long arsenic flue still existing (at SX 38687266 see Booker's map). An attempt at re-working took place between 1947 and 1954. The mine workings dominate the village of Lucket with several engine houses; the extensive remains on the hillside to the south are from the 1947-54 re-working. A mid 19th century shaft mine which exploited tin, copper, arsenic and tungsten. The mine which had been worked intermittently from the 18th century and worked under various names. The mine was remodelled in 1870 when extensive dressing mills and calcining works were built. The mine closed in the late 1870s and remained derelict until 1938 when the mine was reopened and a new dressing plant installed. The mine was closed in 1954. Surviving features include two complete engine houses, stamps, reservoirs, leat and ponds, calciners (see Monument HOB UID 1457148) and the remains the 20th century dressing plant which include a set of concrete machine beds on three levels and dressing waste. Scheduled as 'New Consols Mine: surface, buried and underground remains, Lucket'. For the designation record of this site please see The National Heritage List for England.

Holmbush Mine: Hichen's Shaft UID. 15555.

The monument includes a complex of mine features, mostly of 19th century date, around the Hitchen's Shaft of the Holmbush Mine, north of Kelly Bray near Callington in south east Cornwall. The Hitchen's Shaft complex was part of the overall extent of the Holmbush Mine, a copper, lead and arsenic mine operating mainly during the 19th century but developed from earlier activity, traces of which are included within this scheduling. The pumping engine house, winding engine house and their respective boiler house chimneys in this scheduling are Listed Buildings Grade II. The earliest mining at Holmbush, recorded from the 17th and 18th centuries, relates to lead ore extraction from a north-south lode by shallow workings into uppermost levels of the lode, a phase identified with uneven ground in this scheduling extending north and west from the 19th century features. Records indicate further activity in the 1790s and by the 1820s shafts were being sunk on copper-rich east-west lodes in two areas: that in this scheduling was called West Holmbush; East Holmbush, beyond this scheduling, was focussed on a valley 300m to the ESE. By 1826 the shaft at West Holmbush was served by a 36 inch (91.5cm) pumping engine and a horse-powered winding drum called a horse-whim. From the early 1830s, investment in progressively larger steam-powered pumping engines and the replacement of the horse-whim by steam winding engine allowed Hitchen's Shaft to be deepened to 175 fathoms (320m) by 1860. From the 1830s to the 1860s, the mine produced large quantities of copper ore with some lead and associated silver ore. During the period of peak production, from the 1840s to 1892, Hitchen's Shaft formed the main pumping, winding and access shaft for the Holmbush Mine, along with its chief ore-crushing facility and primary waste dump. With those functions it complemented the mine's service and administrative complex, ancillary shafts, dressing floors and their waste dumps, all sited beyond this scheduling in the valley to the east. The mine's workforce and supply needs promoted the growth of the nearby settlement of Kelly Bray and, from 1872, the siting there of the East Cornwall Mineral Railway's terminus. The

developing structural complex around Hitchen's Shaft appears on the Stoke Climsland tithe map of 1841, calling it the 'Little Hurldown Mine', but the shaft-head arrangement shown bears little relationship to the disposition of surviving structures. By contrast, a sketch of the 1860s shows a shaft-head complex by then containing several features still extant. These included the pumping engine house, to the south of the shaft, with walls surviving to full height though incorporating subsequent modifications when later engines were installed: by 1876 the engine house contained an 80 inch (2m) beam engine whose granite bedstones remain in the engine house. North of the pumping engine house, the mouth of Hitchen's Shaft itself has been covered by a low mound and is no longer visible. Immediately west of the shaft is a tall balance bob slot, 1m wide, in which a heavy balance bob was pivoted from the upper end of the pump rods to counter-balance their weight. The unusual 3.4m height of the slot walls reflects its function also as a plinth to support a water tank serving either the pumping engine's condensing needs or to power a water wheel sited to the west. To the west of the pumping engine house, its boiler house, shown on the 1860's sketch as a two-gabled building, survives with a rectangular sunken interior defined by extensive lengths of its lower walling; in its southern half are three elongated low mounds which steadied the three boilers. At the boiler house's south west corner its chimney survives to about 15m high, built of local rubble but with a brick upper section now partly collapsed. The 1860's sketch also shows some structures removed during later decades of the mine's operation, including a winding engine house with its winding drum, boiler house and detached chimney located east of Hitchen's Shaft in an area now covered by the southern lobe of the mine's later spoil dumps. A building shown west of the pumping engine boiler house may be a copper crusher house, later replaced by a larger crusher building still extant on the site. In 1876, the Holmbush Mining Company was formed to extract arsenic ore which, by the early 1880s, had joined copper ore as the mine's chief profitable products. The 1883 Ordnance Survey map shows the mine in this phase, confirming the presence of further features surviving in the Hitchen's Shaft complex. North west of the pumping engine boiler house is a water wheel pit, 7m long by 1m wide, with massive side-walls. Against its southern wall is a pit for the pitwheel taking the drive from the water wheel. To the south, the map shows a building, now gone, perhaps the copper crusher on the 1860's sketch. In addition to powering that copper crusher, the water wheel at this stage may have driven the Hitchen's Shaft winding gear as enlarged dumps had supplanted the winding engine east of the shaft by 1883 with no replacement evident. The water wheel was fed from a reservoir to its north west, shown in 1883 as rectangular, subdivided by a bank partitioning its western third, arrangement visible in the now dry reservoir ponds. After the arrangement shown on the 1883 map, further developments are evident from historical sources and the disposition of surviving remains. By 1884 three rock drills were in use and in the following year the mine achieved its highest annual production of copper ore, though falling ore prices severely diminished its value and greater profits were gained from arsenic production. The increased production reflects the addition, in the mid-1880s, of a winding engine house sited 60m west of the shaft and surviving with walls to full height, accompanied by masonry loadings of its crank pit and winding cage on the east. Along the north side of the engine house and extending to its west is its boiler house, its south wall surviving to 3m high but with its north wall partly collapsed. To the west of the boiler house, its chimney survives to full height, about 14m, of local rubble on brick lower courses and with a brick upper section. A rectangular reservoir was also added across the north of the earlier two, a pattern shown on the 1906 map and still clearly visible on the ground. Broadly contemporary with these changes, a larger copper crusher house was built west of the pumping engine boiler house, its walling now partly collapsed but with its south wall surviving to full height. In the later 1880s the mine became increasingly uneconomic against cheaper ores available from overseas; shaft-mining operations eventually ended in 1892, followed by limited and intermittent activity during the first half of the 20th century which included reworking parts of the mine's dumps. The monument includes a 2m margin considered essential for the monument's support and preservation where the mine buildings directly abut the modern field adjacent to the south. All modern fences, gates and posts, the water main and its trench, and the electricity supply cables and their posts are excluded from the scheduling, although the ground beneath all these features is included.

Holmbush Mine: engine & boiler houses
UID 15558.

The monument includes an engine house, with adjacent boiler house, loadings, raised platform and plinth, which powered mid- to later 19th century winding operations in the Windsor Lane complex of the Holmbush Mine, north of Kelly Bray near Callington in south east Cornwall. This complex was part of the wider overall extent of the Holmbush Mine, a copper, lead and arsenic mine operating mainly during the 19th century but developed from earlier activity. The engine house in this scheduling is a Listed Building Grade II. Mining at Holmbush dates from at least the 17th century. By the 1820s shafts were being sunk on the copper-rich Holmbush Lode in two areas: the eastern, containing this scheduling, occupied the floor and western slope of a narrow valley crossed by Windsor Lane, north west of Kit Hill; the western area, the subject of a separate scheduling, was sited on an adjacent ridge. Prior to the mid-19th century, the Windsor Lane site formed the chief operational centre for the mine and it remained the focus for ore dressing, administration and service facilities throughout the mine's active life though the principal pumping, winding and access provision transferred to the mine's western area from the 1840s. From the 1830s the mine produced large quantities of copper ore with some lead and silver ore, complemented by arsenic after 1876 which rapidly became its most profitable product. The mine's workforce and supply needs promoted growth of the nearby settlement of Kelly Bray and, from 1872, the East Cornwall Mineral Railway's terminus. The engine house in this scheduling is situated on the valley floor north of Windsor Lane. Rectangular in plan, 8.25m long, NNW-SSE, and up to 6m wide externally, with walls 0.75m-1.12m thick, it survives to full height with the rear gable, about 9.5m high, to the south. It is built of local rubble with brick quoins and arches to most door and window openings. Joist slots mark the levels of the first and second half-floors: three timber joists and some floorboarding remain in position from the first half-floor. The original roof timberwork remains over the southern half of the roof, accompanied by most of its original slate covering in that sector. Internally, behind the tall plug doorway in the north wall, is a large timber beam which secured part of the engine. The beam crosses the cataract pit which is backed by a vertical revetment wall rising to the cylinder bed, with its bedstone in situ, 1.25m across, retaining the iron sleeve of its north eastern

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cylinder bolt. The engine house finally housed a 30-inch (0.76m) cylinder engine on the mine's closure. Built centrally into, and projecting from, the southern gable wall is the boiler house chimney, rising about 14m, also rubble-built with a projecting brick-built coping ring. A rough hole broken through to the engine house interior from the chimney base is a later alteration. Extending 7m north of the engine house is a depression 7m wide, crossed by the NNW-SSE masonry and timber loadings for the crankshaft, now reduced from their original height. In an area up to 6m further north, two turf-covered ridges at right-angles to the loadings, with a hollow between them, derive from the arrangements transferring power from the crankshaft. Beside the east of the engine house and extending beyond it to the SSE is the boiler house with a wider northern antechamber, their interiors slightly sunken below ground level. The antechamber, considered to have been a coal store, is 5.05m long, NNW-SSE, by 4.15m wide internally, with walls 0.85m thick but reusing the engine house east wall for its west side. Its north wall, with a doorway, abuts that of the engine house. Its southern wall has been extensively dismantled and opens to the narrower boiler house, 11.5m long, NNW-SSE, by 2.8m wide internally, appropriate to house a single boiler and with walls 0.6m-0.7m thick but also reusing the east wall of the engine house at the north of its west side. The boiler house and antechamber walls survive extensively to 2.5m high, rubble-built with brick-quoined openings. Extending west from the engine house is a rectangular level platform, 13.5m long, NNW-SSE, by 8.7m wide, merging with ground level on the south side but ending at a straight scarp edged with masonry on the west and north sides, where it is up to 1.5m above the valley floor. The north side of the platform extends 5m beyond the north face of the engine house but is interrupted by a trough and steep slope beside the crankshaft loadings. Beside this trough, the platform supports a rectangular, granite-quoined plinth, 2.6m NNW-SSE, 1.65m wide and 1.6m high; on the east of its upper surface are two studs, 1.1m apart. The rectangular platform is directly aligned on, and midway between, the Wall Shaft to the NNW and the Flopjack Shaft to the SSE. The platform is shown with two parallel walls on the 1883 Ordnance Survey map, considered to be the crank pit where rotative power from the engine house was converted to horizontal motion, driving flat-rods that formerly extended to each shaft. The development of the Windsor Lane complex, providing the context for the construction and operation of this engine house, is evident from documentary sources and depictions on successive maps and mine drawings. The Stoke Climsland tithe map of 1841 shows the mine's main service buildings on the valley's western lower slope, with two small buildings beside the Wall Shaft on the valley floor. On an 1860s' sectional view of the mine, 'Wall's Engine Shaft' was served by an adjacent pumping engine house with boiler house and chimney. From 1861, underground working from Hitchen's Shaft, in the mine's western area, began development along a second copper-rich lode, the Flopjack Lode, to the south of the original Holmbush Lode. The Flopjack Shaft was sunk on this lode from the valley floor at a point 175m SSE of the Wall Shaft. Both the Wall and Flopjack Shafts appear on the 1883 Ordnance Survey map, by which time the pumping engine complex specifically serving the Wall Shaft in the 1860s had been removed and the engine house complex in this scheduling had appeared. By 1883 a roofed dressing floor had also appeared south east of the Wall Shaft, with a tramway to the spoil dumps north east along the valley floor. In 1876, the Holmbush Mining Company had been formed to extract arsenic ore which, by the early 1880s, had joined copper ore as the mine's chief profitable products. By 1885 the mine achieved its highest annual production of copper ore, but falling ore prices severely diminished its value and greater profits were gained from arsenic production. In the later 1880s the mine became increasingly uneconomic against cheaper ores available from overseas; shaft-mining operations eventually ended in 1892, followed by only limited and intermittent activity during the first half of the 20th century. By 1906 the Ordnance Survey map shows no evident ore-dressing structures around the Wall Shaft and demolition had begun among the mine's service buildings on the lower slope to the west, marking the start of considerable modification and redevelopment which took place throughout the 20th century over the site of the Windsor Lane complex beyond those features in this scheduling.

A medieval holy well, situated close to the entrance to East Farm, Rezare.
UID 30441.

Scheduled and Listed Grade II.

The holy well survives as a small stone building over a well basin, with a steeply pitched granite roof, and a walled recess in front of the entrance. The well house measures 1.75 metres long by 2 metres wide, the recess measuring 1.24 metres long by 0.96 metres wide and 0.84 metres high. The top of the recess is level with the ground. The well chamber measures 1.08 metres high by 1.15 metres long and is 0.48 metres wide. It is constructed of stone walls, with a flat ceiling of slate, and the entrance has a iron gate. The well basin within the chamber is 0.9 metres deep and contains 0.3 metres depth of clear water. The walls and facade of the well are constructed of local stone, while the roof is of large slabs of granite cemented together to form a steeply pitched roof. As the well is built into the hillslope, the roof slopes to meet the ground at the west end, but the ground slopes away to reveal part of the well house walls at the east end. This medieval holy well was restored in the 1960s but appears to have been little altered from its original construction. The exact date of the building is unknown.

Chapel of St Mary Magdalene (formerly listed as Chapel at Trecarrel)

CO577

GV I

Domestic chapel. Early C16, probably for Sir Henry Trecarrel with minor later alterations and repairs. Granite ashlar; slate roof with coped verges. Single-cell plan with moulded plinth, eaves cornice and stepped angle buttresses. South side has lean-to staircase projection to west with small narrow chamfered rectangular window to west face. Tiny square chamfered window directly below eaves to east lit former west gallery. 4 centred window to east with square label-stops to hoodmould has 3 cinquefoil-headed lights with quatrefoils above. Similar east window has carved decoration to label-stops; late C20 granite cross to gable. Another similar window to east on north side has incised crossesto label-stops. Tiny window to west corresponding with that on south and lean-to projection (top rebuilt in rubblestone) formerly with stack, also in same position as that on south. West wall has Tudor-arched doorway with carved spandrels, square label-stops and plank door with strap hinges. Interior: Exposed waggon roof has 3 rails, moulded to east end and plain to west; wallplate also carved to east end. C20 slate floor with

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original step up to sanctuary. This has trefoil-headed piscinae in north and south walls and granite pillars with moulded plinths and capitals (for statues) to either side of east window. West gallery now removed but tiny windows in north and south walls are splayed to admit more light. Staircase also gone but garderobe and fireplace remain at former first-floor level to north projection; unidentified recess to ground floor. Excavations at the chapel in 1980s produced evidence for the wooden posts supporting the gallery and also for earlier buildings on the site, both ecclesiastical and before that agricultural. The glazing in the windows is late C20 and it is likely that the chapel originally had portable glass. The iron bars, however are probably original or C17. It has been suggested that the western gallery was for the use of a resident chaplain. A chapel was first licensed here in 1405.

Listing NGR: SX3177978258

Trecarrel Manor (formerly listed as Trecarrel Mansion)

CO577

GV I

Manor house, now farmhouse. Early C16 on earlier site for Sir Henry Trecarrel, left unfinished c1511 and then extended late C17 and late C18; later additions and alterations. Hall range of granite ashlar to long sides with roughly coursed slate-stone and polyphant to gable ends; roughly coursed slate-stone with granite quoins to farmhouse range, mainly rendered to west side. Slate roofs. Basic L-plan comprising hall range aligned south-west to north-east with evidence for former or intended solar at south-west end and range at right-angles to lower end, partly C16 but largely extended to north in C17. One storey with moulded plinth to hall range, 2 storeys to remainder. Hall Range: South side has tall 4-light window with ogee heads, transom, carved spandrels and intersecting panel tracery to top. 2 similar 4-centred 3-light windows to right, right with square-headed 4-light window below, probably inserted mid-C17, although mouldings and carved spandrels are reused early C16 work. Slightly recessed moulded 4-centred arch-way to right is entrance to screens- passage. Carved leaf spandrels with segmental tympanum above having carved leaf decoration and Trecarrel's arms impaling those of his wife's family, Kelway, to centre. C20 ledged door with internal strap hinges. Stepped buttress to south-east corner, east wall largely rebuilt above south-east corner, east wall largely rebuilt above granite blocks to base, top in mid-C20. Single-storey lean-to abutting. North side has two 3-light windows corresponding with those on south and moulded 4-centred arch with carved leaf decoration to spandrels to screens-passage. Tusking to either side of windows and integral lateral stack with tapering shaft immediately to right of right window. Neatly infilled segmental arch to far right probably led to external staircase to intended or demolished solar. Evidence for this solar is visible in west wall. Infilled fireplace with large granite lintel to ground floor and fireplace with moulded jambs and lintel with ogee-shaped cut at first-floor level to right. Also at this level to left is outline of part of a round-headed arch, probably associated with peep-hole visible internally. Tusking to right corner. East (farmhouse) Range: East side has 2-storey lean-to running most of length with straight joint to right, part to right being early C20. Main section of lean-to has 4 small chamfered mullion windows on each floor (outer on first floor with mullions removed), 2 to each side of moulded segmental arch with C20 boarded door, all with wooden casements except inner right on first floor which has leaded latticed lights. Windows and doorway have probably been moved out from previous front wall. Section to right of straight joint has doorway immediately to right and small casement on first floor to right. Main range has small inserted integral brick end stack to left, large granite ridge stack with chamfered drips and capping between third and fourth windows from left in lean-to and slender integral lateral brick stack at junction with lean-to (on line with straight joint); integral end stack to right is similar to ridge stack. Lean-to projection beneath. West Side: Section to left of ridge stack in 3 bays; tripartite horned glazing bar sashes, those to ground floor with slate-stone voussoirs and keystones to segmental heads. Central flat-roofed porch, reusing segmental head and carved spandrels of earlier arch, has 6-panel door, boarded to bottom. Section to right of ridge stack has infilled window on each floor to left and unhorned tripartite sash on each floor to right, ground-floor openings both segmental headed. Late C19 casement to far right on first floor. Interior: Hall range has moulded arch-braced collar truss roof in 10 short bays with moulded purlins forming 4 panels to each side of moulded ridge-piece. Celure at lower end has St Andrew's Cross to each panel, upper 3 on each side intersecting with foliated cross as at Church of St Michael, Lawhitton Rural CP (qv); richly moulded wall-plate. Doorway to north corner of east wall leads to former service end and has reset granite pillar adjoining in angle with north wall. Integral lateral stack has richly moulded granite fireplace with ogee cut to lintel and segmental-headed polyphant relieving arch. Fireplace with wood lintel at first-floor level to west-end inserted after mid-C17 flooring over at hall. Infilled rectangular slit peep-hole from intended solar to right. Slate floor of hall is C20 and is raised to former dais end. Farmhouse range has infilled inglenook fireplaces, plastered-over ceiling beams, inset panelled wall cupboards -and plank doors. Panelled window shutters to unhorned-tripartite sash on ground floor to west side. North ground-floor room has richly decorated wooden cornice. C19 dog-leg staircase in hall behind 6-panel door has slender turned newels, stick balusters (2 to each tread) and carved open string. Further plank and panelled doors on first floor and wooden spiral staircase to roof space. This has C17 collar truss roof in 7 bays with through purlins to north of ridge stack. Access not possible to south of ridge stack but this section appears to have 5 jointed upper crucks, truncated to top, which are possibly contemporary, with hall roof. Local tradition records that Trecarrel abandoned work on the house in 1511 following the death of his infant son and turned his attention to the rebuilding of the Church of St Mary Magdalene, Launceston, which has the date 1511 on its south porch and several stylistic affinities to Trecarrel Manor. It is likely that Trecarrel originally envisaged a courtyard plan for his house but in the event only the south (hall) range and part of the east range (the section with the upper cruck roof) was built. It is possible that the east range was built as a detached kitchen block but positive evidence is lacking. Although the great number of early C16 architectural fragments on the site appear to be unused and were presumably abandoned on the cessation of building work, more may have been built than now survives. The reference to the chapel in 1405 (qv under Chapel of St Mary Magdalene) and the discovery in 1987 of a Romano-British capital show that there were buildings here before Trecarrel started work. The hall was probably still open to the roof in 1644 when Charles I stayed here but was floored over soon after and later used as a barn. The floor was removed and the hall restored in early 1960s. None of the hall windows is grooved for glazing and all have iron bars with transoms to which

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glass would have been fixed by twisted leading. Trecarrel was Mayor of Launceston in 1536 and 1543 and died in 1544.
Scheduled Ancient monument
Listing NGR: SX3174978286

Early medieval urban burh remains, Launceston
IUD 15006.

Launceston Castle Keep and attached buildings
UID 15005
GV I

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 voussoirs 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

BRADSTONE Church of St Nonna
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. Ragslate 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 waggon roof to nave,

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sealed with moulded ribs and carved bosses. Renewed to chancel with partly renewed bosses. North aisle waggon 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. Waggon 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 abacchi. 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 tombchests 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. N Pevsner *The Buildings of England. Devon Church guide.*

Listing 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 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

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Bradstone Manor Gatehouse and flanking walls

English Heritage Building ID: 92266.

GV I

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. Lowerrag 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 dripmould 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 dripmould 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 dripmould 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

English Heritage Building ID: 92265

GV II

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. 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 doveholes. Interior. Heavy ceiling beams above ground floor. Remains of sundial directly to front of house. Possibly removed from stables.

Listing NGR: SX3815480904

Parish Church of St Mary, Kelly

English Heritage Building ID: 92329,

GV I.

Parish church. Chancel partly C14, restored 1760, nave and north aisle circa late C15, porch and 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 untracied 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

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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 waggon 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 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 voussoirs, 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 architrave 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-

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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

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 staddles 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 Itall, died 1849.

Listing NGR: SX3952081380

Parish church of St Constantine, MILTON ABBOT

English Heritage Building ID: 92475

GV I

Parish church. Some evidence of C14 work, mostly C15, substantially restored in the late C19. Dressed Hurdwick stone brought to course with granite dressings and slate roof. West tower, nave, chancel, 4-bay north and south aisles each with 1 bay to the chancel, south west porch, probably early C19 south east and north east porches. Perpendicular style. The east walls of the north and south aisles are flush with the east wall of the chancel: all have coped granite gables with kneelers and may have been rebuilt. Three 3-light granite Perpendicular east windows with hoodmoulds, the tracery is probably C15 but the mullions appear to have been replaced. The south side has a south west porch and a small south east porch into the Bedford family pew. Changes to the plinth and straight joints indicate rebuilding at the west and east ends. Three 3-light C19 granite Perpendicular windows on the south side and one at the west end of the south have hoodmoulds. The masonry of the south east porch is not tied into the aisle, the porch has a coped gabled parapet with kneelers, a chamfered arched doorway below a blocked window and 2 chamfered slightly pointed lancets to the returns. On the north side the north east porch is similar, but slightly larger. In the westernmost bay of the aisle there is a C15 shallow-moulded arched priest's doorway with pyramid stops and a hoodmould. A projecting 5-sided stair turret to the former rood screen is in the bay next to the north east porch. The north aisle has 3-light granite Perpendicular windows with hoodmoulds, mullions and jambs replaced. The 3-stage battlemented west tower has diagonal buttresses with set-offs to the south west and north west corners, terminating in corner pinnacles with castellated cornices below obelisk finials. The south east buttress is set-back to the bottom stage and diagonal above. A projecting north east stair turret with set-offs and slit windows is battlemented and the north east tower buttress is set-back. The tower has a plinth and chamfered string courses. The west face of the tower has a deeply-moulded arched west doorway under a

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hoodmould with a stone relieving arch above, and a 3-light C19 or C20 Perpendicular granite west window. A rectangular glazed opening at bellringers' stage has a cinquefoil-headed light and carved spandrels. The clock on the east face has a moulded granite frame. Belfry openings on all faces of the tower consist of 2 cinquefoil-headed lights below a cusped roundel. The south west porch has a coped granite gable with an C18 sundial and a shallow-moulded almost round-headed doorway. The porch has a C19 ceiled wagon roof with moulded ribs and carved wall plate and bosses, slate benches. The steeply- pointed narrow inner doorway with deep moulding and a hoodmould may be C14. Interior There is evidence of considerable re-arrangement to both the north and south arcades, probably reflecting a C15 rebuilding of C14 aisles. The west respond of the north aisle may be C14 - it has a different moulding and a taller capital and shorter pier than the rest of the arcade. The westernmost pier also has a taller capital and is shorter than the other arcade piers but has the same 4 hollow and 4 shaft moulding and carries the same double hollow-chamfered arch. There are also variations in the height of the piers and capitals of the south arcade. Moulded granite corbels which formerly supported the arches into the chancel chapels suggest that the east end of the church may have been wholly rebuilt, one similar granite corbel on the south side originally supported the chancel arch. The present chancel arch is a pair of C19 moulded timber arches supported on paired brackets. Tall chamfered tower arch. Roofs throughout are ceiled wagons with moulded ribs and carved bosses. The nave roof has a carved wall plate and the bosses appear to be original. The aisle roofs have moulded wall plates and C19 bosses, the chancel roof appears to be wholly C19. The chancel has C19 tiling and a circa 1930s reredos with a carving of the last supper recessed behind panels with traceried canopies. The font is probably C19 with an octagonal bowl carved with blind quatrefoils alternating with other motifs on an octagonal stem with blind traceried panels. The Bedford family pew has Gothic late C19 panelling above a dado and contemporary benches with blind traceried panels and coats of arms. The Bedford servants' benches have various designs of traceried panels and the vicar's seat is set in the Bedford servants' block of benches. The late C19 timber pulpit is octagonal on a tall stem with moulded ribs and has deeply-cut blind traceried panels. The nave seating is also late C19 with plain recessed panels. A painted Royal Arms of William IV hangs in the tower. The rood loft stair is intact with chamfered 4-centred arches to the doorways. A wall monument to William Salmon, died 1750 has Corinthian columns flanking the inscription panel with a broken pediment above containing armorial bearings. Several C19 windows including a Hardman window in the easternmost bay of the north aisle commemorating Robert Stephens Jago, died 1866. Devon Nineteenth Century Churches Project.
Listing NGR: SX4072579283

The Swiss Cottage, ENDSLEIGH, MILTON ABBOT

English Heritage Building ID: 92469

GV I Cottage

Circa 1810 for the 6th Duke of Bedford and part of the Picturesque surroundings to Endsleigh House (qv). Late C20 renovations for the Landmark Trust. Timber with applied rustic planking, a thatched roof and 2 stone stacks, one on the rear and one on the ridge. Swiss Cottage on a spectacular site above the Tamar. Irregular plan to the rear with a regular front block with the second floor gabled to the front and jettied out on 3 sides over a 2-tier rustic timber verandah. A flight of external timber stairs leads up to the first floor on the left, further entrance at rear. 3 storeys. Deep eaves with fascia boards with rustic planking. The planking applied to the external walls is fixed in vertical, horizontal and diagonal panels. The front elevation is 1 window wide with a 3-bay 2-tier verandah to the ground and first floors which continues round the left and right returns of the front block. The verandah is carried on timber posts with rustic notches and rustic struts and has a timber fence to the first floor. A 2-light ground floor casement has 1 hexagonal leaded panes. On the first floor a half-glazed door gives on to the verandah. A 2-light casement in a brattished frame in the gable has hexagonal leaded panes. The gable has a timber pendant and is crowned by a timber pinnacle. Interior Large intact modest interior with simple painted stone fireplaces and a staircase with stick balusters. An extremely fine example of a Swiss Cottage associated with Picturesque designed landscape and other buildings of outstanding national importance.
Listing NGR: SX3952578018.

Church of St Mary Magdalene CHURCH STREET, 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, MARIA OPTIMAM 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

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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 impost 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 parclose 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. Listing NGR: SX3320984673.

Church of St Nicholas, BROADWOODWIDGER

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 bellringers' 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 impost with the remains of stylized carving. The unmoulded tower arch springs from chamfered impost. 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

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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 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. Bond and Camm, Roodscreens and Roodslofts (1909).

Listing NGR: SX4113189177.

Parish Church of St Peter, LEW TRENCHARD

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 Deschwenden's Adoration of the Maji 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

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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 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

Collacombe Manor, LAMERTON (formerly listed as Collacombe Barton)

English Heritage Building ID: 93913

GV I

Manor house. Built in 4 main phases, first rectangular block, probably with separate chapel to north east of unknown pre-Reformation date, early C16 chapel attached to main range, alterations of later C16 dated 1574 on hall fireplace, including porch architrave, plasterwork, gateway to forecourt (qv) and hall chamber fireplace, C17 rear block probably used as brewhouse, with successive later alterations. Granite rubble with granite dressings, hipped slate roofs, ridge stacks, in brick with bell between stack shafts over lower end to kitchen, rear lateral hall stack and gable stack to left. Originally 3 room and through passage plan of first phase, separate chapel probably attached to main building in C16, with late C16 alterations to hall. C17 separate brewhouse, connected to main house probably C19 by service range to rear, which also enclosed rear passage door. Passage remains in situ, with hall and inner room, and parlour formed in ground floor of former chapel, lower end has 2 rooms. Overall L-plan formed by front chapel wing. 2 storeys, a symmetrical 5-window range; 2 windows to lower end right, 2-storey porch to right of centre, hall window to left of centre and one window at higher end left. Chapel wing projects at extreme left end. Service end to right has two 4-light granite mullioned windows at ground and first floor with 2-centred arched heads to lights set in recessed hollow-chamfered surrounds with C20 leaded lights, some replaced mullions. Central 2-storey porch has similar arched door opening, roll-moulded with Doric columns, pediment and shield of arms in tympanum, lion mask corbel supporting oriel above with 3 similar inner opening with C20 door with strap hinges. To left, large 18-light window to hall with original glazing, moulded central mullion, flat heads to lights except 2-centred arched heads to upper lights, hexagonal leaded glazing; 4-light window at ground and first floor left as to right of porch. Inner side of wing to left has 2 similar 4-light windows at ground and first floor with some replaced mullions; front of wing has 2-light chamfered granite mullioned window with C20 leaded lights at ground floor left, door opening with granite lintel, stonework rebuilt at ground floor to right, first floor off-centre small single granite light, hollow-chamfered with ogee head. Right return has wall rebuilt, C19 2-light casement at first floor right, 4 panes each light. Left return built into slope, has small single light at ground level below C20 corbelled wooden oriel, 3-light to front and single light to sides; to left, reset 2-light granite mullioned window; half-gable end of main range set back to left (to left of garderobe and stair in connecting block between main range and chapel) with buttressed stack and ground floor C20 open-fronted addition of 3 bays with rubble piers. Rear has all C19 and C20 fenestration; 2 bays to right have ground floor C20 2-light casement inserted in segmental-headed former door opening, large segmental-headed 3-light casement with brick dressings, first floor has two 16-pane sashes with gauged brick segmental heads in exposed boxes, of different sizes. Weathered external hall stack to left with C19 addition for stair at base with 4-pane light; 2 bays to left with 20-pane segmental-headed sashes at first floor, ground floor has C19 service lean-to with 2 C20 2-light casements, central half-glazed door and door to outer side. 2 end bays to left have door with C20 concrete external stair and former segmental-headed window opening to right, straight joint with wall rebuilt to left, reset 2-light granite window and blocked C19 segmental-headed window opening at first floor. Attached to rear lean-to, 2-storey former brewhouse with hipped slate roof, outer elevation has wide door opening, lean-to, C20 3-light casement at ground floor right, 3 timber lintels remaining at first floor and 3-pane light; right return has 3-light C20 casement at first floor, left return has lean-to and similar first floor casement, rear has door, 4-pane light with timber lintel, 2 C20 2-light casements at first floor, one with cambered timber lintel, wall stopped forward to left and door to end. Interior passage has hall screen to left, horizontal boarding with screen concealed, visible in cupboard under stair to front; early rere-arch remaining on front wall (no external evidence) indicating re-facing of earlier hall, with straight stair inserted. Plasterwork ceiling has coving, frieze, ribs and pendants, large plaster overmantel to rear fireplace, date 1574, with shield, fleuron frieze and pediment; to south, 3-light upper window to hall chamber with 2-centred arches, shell mouldings in tympana, plain pilasters between; to east, internal jetty, formerly extending to rear of building, with 4 grotesque figures and plasterwork royal arms of Queen Elizabeth above; gallery planted on former structure, doorway to north east leading to connecting block, containing garderobe and winder stair about 2 newels with stops, later C17 turned balusters. Ground floor front room in wing has plaster overmantel with segmental granite head, roll-moulded, with carved spandrels, 2 heavy cross-beams and C20 plasterwork shell niches to front wall. Room to rear has granite fireplace with segmental head, roll-moulded and hollow-chamfered, partition wall to north. To right. To right of passage, fireplace with wide flat-headed granite lintel, oven left and right with curved backs with curved backs showing in end room to right, 2 beams on granite corbels over fireplace, door with 2-centred arched head, roll-moulded, to passage; end room formerly dairy. At first floor, door to hall chamber has moulded frame, fireplace with granite Doric columns, corbels and overmantel, ceiling probably lowered. Roof of C20 reconstruction, stack to left has weatherings under roof-line, as on rear lateral stack, unlikely that there was a former third storey. Collacombe Manor was the home of the Tremayne family (cf coat of arms over hall fireplace).

Listing NGR: SX430817645

Walls and gateway attached to north of Collacombe Manor

English Heritage Building ID: 93914

GV II*

Walls and gateway enclosing forecourt to north of Collacombe Manor (qv). Late C16 gateway, with walls rebuilt incorporating stonework from other building. Granite rubble and dressed granite. U-plan, with gateway in north range. Walls extend in east and west ranges about 25 metres, door opening to west has cylindrical dressed granite piers and pointed segmental head,

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former door opening in east range with timber lintel remaining. North range has small square recess to each side of gateway, 2 horizontal openings right and left formed from former granite mullioned windows, north range about 18 metres long, walls about 4 metres high, lower in west range. North range has coping and central 4-centred arched opening with engaged Doric columns right and left on plinth, cornice as springer for arch, pendant keystone, cornice with triglyph and guttae frieze and upper cornice; mounting block with 3 steps to east.

Listing NGR: SX4309376482.

Barn, flanking walls and piers about 18m north of gateway attached to Collacombe Manor

English Heritage Building ID: 93915

GV II

Barn with flanking walls and piers. Circa early C18 with later alterations, walls and piers attached later C18/early C19. Granite rubble, slate roof to front wing and to left, rest in corrugated iron. Front has tall door to left, 2 ventilation slits, central buttressed cart entry with timber lintel and hood, ventilation slit and row of pigeon holes and perches to right; attached to left a single storey shed with double doors to front, similar addition to right, single-storey shed with double doors to front and door to side; range extends further to right with wide door with strap hinges and heavy timber lintel, 2-light casement to left of 6 panes each light and 8-pane light to right, this end single storey accommodating slope of ground. Right return has C20 cart entry with 3 pigeon holes above. Left return has 3 ventilation slits arranged in a triangle in gable end, slate string course, lean-to continuing line to front with straight joint between, 2 stable doors and single-pane light. Rear has 2 straight joints to left, barn having been extended progressively up the slope of the ground, launder at base of wall with remains of waterwheel and 2 mortices, doorway with timber lintel and ventilation slit to right, cart entry corresponding to main front entry rebuilt in concrete, wall stepped back to right with raised coped verge, C20 lean-to and 3 further ventilation slits. Walls extend about 2 metres right and left of barn with irregular granite piers about 2 metres high, from pier to far right a retaining wall about 5 metres long, second pier to left has further wall about 3 metres long and 2 metres high; walls and piers enclose courtyard between barn and gateway to Collacombe Manor (qv). Interior cart entries have heavy inner timber lintels, mostly C20 replacement of roof structure, at upper end, ends of collars only remaining, one rough-cut collar with mortices.

Listing NGR: SX4310376505

Stable range about 30m north west of gateway attached to Collacombe Manor

English Heritage Building ID: 93916

GV II

Stable range, Probably C18 origin, with later alterations reusing earlier features. Rubble, cement-washed scantle slate roof with some early slightly crested ridge tiles. 2 storeys, front has 3 door openings to left, one with brick segmental head, small unglazed opening with heavy granite lintel, loading door at first floor to left; off- centre external stair with lower and upper door, 3-pane light at ground floor right, door to end right and upper loading door, small opening to right. Left return has straight joint at low level and small single opening, ventilation slit in gable end, remains of single-storey addition to left with blocked door and ventilation slit. Right return has lower additions and door opening to right. Interior 6-bay roof, largely reconstructed, with principal rafters, collars and upper collars, 2 rows of purlins.

Listing NGR: SX4307176515

Church of St Mary, MARYSTOW

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

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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 bellringers 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. 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.

Lych gate about 20m south of the church of St Mary, MARYSTOW

English Heritage Building ID: 92422

GV II.

Lych gate. Circa early C19. Stone rubble. A gabled pointed stone arch supported on the walls which surround the churchyard to the south of the church. The gable terminates in a stone cross and is coped with 2 massive slates. Included for group value with the church of St Mary.

Listing NGR: SX4346282837

Sunday school and wall and gates to churchyard adjoining at east

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

Lower Trekenner Farmhouse and Cottage, LEZANT

English Heritage Building ID: 393675

GV II*

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:

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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 VILLAGE CENTRE

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 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 rood 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 Pallaxfen Bastard, Rector of Lezant (d 1915). Reproduction of C15 Felmish 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 piscinain south wall is early C17 slate altar tomb, said to be memorial to Thomas Trefusis (d 1610),

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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.

Listing NGR: SX3384779087

Church of St Michael, LAWHITTON RURAL

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-louvred window to second stage. Belfry has similar paired slate-louvred 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 ecorated-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 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.

Listing NGR: SX3554782356

Greystone Farmhouse, LEZANT

English Heritage Building ID: 393571,

GVII* 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

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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

English Heritage Building ID: 370079,

Roman Catholic Church of St Cuthbert Mayne (Church of the English Martyrs and attached walls and steps)

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 boilerhouse (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 interlaced rose window. N elevation has 2-light window, similar to the 2 south windows, between boilerhouse 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: SX3258585441

Upcott, Broadwoodwidge (formerly listed as Upcott Barton)

English Heritage Building ID: 90747, GV II* 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 crossing 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 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 crossing 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.

South West Archaeology Ltd.

Land at Ramsdown, Milton Abbot, Devon

The Manor Hotel LEW TRENCHARD (formerly listed as Lew House)

English Heritage Building ID: 92353

GV II*

Hotel, formerly a manor house called "Lew House". Largely the creation of Sabine Baring-Gould, built between 1881 and circa 1910, incorporating C16 and C17 features some of which may be original to the house, others imported from elsewhere. Arts and Crafts Tudor and wholly late C19 in conception. Dressed coursed Raddon stone and granite with granite dressings. Stone stacks, some with moulded granite strings and caps. Some ornamental slate-hanging to first floor, slate roofs with sprocketed eaves, gabled at ends. South-facing H-plan with gabled east and west crosswings and 2-storey central porch. Parallel north range forms rear courtyard. 2 storeys. 7- window south front, symmetrical overall but irregular in detail with central 2-storey gabled porch and projecting front east and west wings. In the corner between the west wing and the main range is a projecting single-storey room, with a battlemented parapet formerly a separate porch to the west wing (ballroom). The roof is gabled to the front above this porch. Deep eaves and hollow-chamfered granite mullioned windows throughout, mostly with hoodmoulds. The ground floor windows have ornamental leading, square leaded panes to first floor windows. Transomed 5-light ballroom window, 6-light window to hall, other windows 2-, 3-, 4- and 5-light. Ornamental slate-hanging in the gable end of the west wing is typical of Baring-Goulds' buildings in the parish and is swept out over moulded bressumers. 2-storey central porch has round-headed moulded granite doorway flanked by granite columns on moulded bases supporting an entablature and 2 panels of armorial bearings framed by paired granite shafts. Grotesque granite corbel below central pair of shafts. Datestone of 1620 above doorway. The provenance of doorway, porch and datestone is debateable. 3-light granite mullioned window above entablature, 1696 slate sundial in gable. Linked to the east wing by a coped wall with a circa C17 moulded round-headed granite gateway is a square 2-storey pavilion with a steeply pitched pyramidal slate roof with sprocketed eaves. The pavilion has a round-headed granite doorway and mullioned windows. At the rear of the south range is a semi-hexagonal embattled bay to the dining room. The north range has a slate roof with sprocketed eaves, gabled at ends, and on the south side, facing the courtyard, a 5-bay granite loggia of round-headed arches supported on columns with moulded bases and capitals. The loggia is modelled on the 1637 almshouses at Moretonhampstead. Plans to erect a massive granite gateway to the rear courtyard were not executed, some of the moulded jambs and carved spandrels survive to the west of the house. Interior The Sabine Baring-Gould interior is almost completely intact, combining C16 and C17 woodwork and C17 plasterwork with late C19 work produced by local craftsmen on Ruskinian principles, supervised by the owner. The hall chimneypiece is dated 1626 and incorporates caryatids and a circa late C16 frieze of a hunting scene. The parlour panelling includes Renaissance woodwork and a frieze of paintings of the virtues executed by Margaret Rowe, nee Baring-Gould. Numerous fine decorated plaster ceilings, "Why should the ceiling alone be left in hideous baldness?" (Baring-Gould). The parlour ceiling is particularly elaborate with pendants and preserves its elaborate late C19 colouring. The long gallery has a canted ceiling incorporating part of a "magnificent" (Portman) Jacobean ceiling rescued from 38 North Street, Exeter, enriched with pendants and floral and animal motifs. The C17 plasterwork was extended on the same pattern by local craftsmen. The ballroom has a spectacular Rococo fireplace surround, said to be of German origin, with 2-tiers of wreathed barley sugar columns supporting an entablature. The fireplace surround is flanked by putti on one side and a sun on the other over panels with large arabesques and festoon drops. The panelled dado, decorated plaster ceiling, wall pilasters and deep frieze of plaster motifs under round-headed arches are all late C19/early C20. The main staircase is dogleg with moulded handrail and carved balusters of square section. The Manor of Lew Trenchard was purchased by Henry Gould in 1626. The house and estate are still in the possession of the Baring-Gould family. The Reverend Sabine Baring-Gould (1834-1924) was squire of Lew Trenchard and also parson from 1881 until his death. He was a High Churchman, antiquarian and prolific author of fiction and theological works. He collected many Devon folksongs at Lew House, to which Cecil Sharp was a regular visitor. Baring-Gould financed the reconstruction of Lew House from his writings and the present building is very much a reflection of his own personality and interests. The Jacobean plaster work is important particularly since the remainder at 38, North St., Exeter, was largely lost when the house was demolished in 1972.

Listing NGR: SX458886068

Dovecote about 10m north west of the Manor Hotel LEW TRENCHARD

English Heritage Building ID: 92356

GV II*

Dovecot. Late C19 designed by Sabine Baring-Gould for himself. Dressed stone with granite dressings and scantle slate roof. Remarkable design, semi-circular to the front but flat to the rear with steeply-pitched conical roof gabled to the rear and crowned by a pinnacle. 2 stages to dovecot marked by roll-moulded granite rat-guard string. At the front the roof is carried out over exposed rafters. Gabled entrance for birds in roof at front has a rectangular granite opening below a grand semi-circular pediment crowned by an obelisk pinnacle. Similar pinnacles to either side of the pediment. Dove holes in front have semi-circular granite flight ledges carried on granite corbels. To the rear the gable is filled with characteristic Baring-Gould slate-hanging carried out over moulded bressumers. Door at rear. The dovecot is an important foil to the pavilion at the south east of the house (see Manor Hotel). The Reverend Sabine Baring-Gould (1834-1924) was both squire and parson at Lew Trenchard from 1881 until his death, and rebuilt Lew House, now the Manor Hotel. He was a High Churchman, antiquarian and prolific author of fiction and theological works. Listing NGR: SX4584586097

The Dower House, LEW TRENCHARD LEW MILL

English Heritage Building ID: 92337

GV II*

Land at Ramsdown, Milton Abbot, Devon

House, Early to mid C16, alterations of 1664 and circa 1690. Stone rubble partly colourwashed and rendered, some cob. Slate roofs gabled at ends. 5 stacks, 2 with brick shafts, 1 rendered, 2 granite with moulded caps. The early C16 plan is puzzling. It may have been a west-facing 3 room and through passage plan with the hall stack backing on to the passage and a rear south wing with a great chamber with a roof with painted decoration. However, the hall stack is not aligned with the gable end of the main range and the possibility that the painted roof was an open hall associated with a stack should not be discounted. The south wing was extended or rebuilt to the west of the west wing, probably before 1664, forming a heated parlour wing which was extended to the north in 1664 by a second span heated by the non-aligned stack which has an adjoining stone newel stair. A rear north wing also appears to date from the late C17. In circa 1690 the south wing was entirely remodelled internally with a fine stair, canted plaster ceiling to the principal first floor room and panelling and a decorated plaster ceiling to the ground floor room. A gable on the south side suggests that there may have been a wing which no longer exists. In the late C19 Sabine Baring-Gould was responsible for some cosmetic alterations to the interior. 2 storeys. 1- + 2- + 1-window south front with irregular fenestration. Central shallow projection with asymmetrical gable contains late C17 stair. C19 entrance in front at left of projection under rectangular fanlight. A recess to the right raised about 1 metre above ground level may be a blocked doorway. Stair light is a 3-light casement, 5 panes per light. Above the C19 doorway is a 2- light granite hollow-chamfered mullioned window. To the left of the projection a ground floor 3-light granite hollow-chamfered mullioned window with leaded panes, similar first floor window. To the right of the projection a 4-light circa late C17 timber mullioned casement: 3-lights have 15-panes, 1-light has 8-panes. A 3-light first floor casement has 8 panes per light. Adjoining the south wing at the south is a small projection, formerly containing a stair. The west front of the west wing has 2-, 3- and 4-light mullioned windows with leaded panes. Projecting west gable end stack has set-offs. The entrance in the west front is an arched timber doorway with ogival head under a slated canopy. Interior 3 trusses of the C16 great chamber or open hall survive above the C17 first floor ceiling. The trusses are collar rafter with chamfered cambered collars mortised into the principals, the chamfers continuing on the principals and the arch picked out with red paint on the collars and principals. The principals appear to have curved feet. Diagonally set ridge and 3-tiers of trencled purlins, each purlin chamfered with a step runout stop. The lowest tier is painted red with a decoration of scrollwork. The trusses over the north end of the west wing have collars mortised and side-pegged into the principals and threaded purlins. Trusses over the north wing have collars halved and pegged to the principals, similar trusses to south west wings. 1 small collar rafter truss survives below the present ridge level above the C17 stair. The ground floor room of the south wing is panelled throughout with bolection moulded panelling. Contemporary bolection-moulded fireplace surround intact. Decorated plaster ceiling has central oval motif enriched with foliage designs. The principal room above has a canted plaster ceiling with a moulded cornice carried round the principals on the south and north sides. A narrow C17 panelled door leads into the former stair turret. Fine softwood dogleg stair has heavy turned balusters, newels of square section, a flat moulded hand rail and contemporary dog gate. The south west wing has 1 panelled wall, some of the panelling C17, the rest extended in the C19, probably by Baring-Gould. The 1664 addition has a boxed-in chamfered cross beam; the C17 fireplace is partly blocked and a C19 panelled overmantel largely conceals a large chamfered granite lintel. A doorway to the left of the fireplace leads to a stone newel stair. The north end of the west wing has exposed ceiling beams and a partly blocked massive fireplace with a timber lintel carried on a moulded corbel to the left. The dower house was in the possession of the Monk family until the estate was purchased by the Goulds in 1620. Sabine Baring-Gould is reputed to have removed some of the fittings of local houses to Lew House (q.v. The Manor Hotel) and it is possible that panelling and overmantels at Lew House originate from the Dower House. An important survival of a decorated C16 roof in conjunction with an unusually complete C17 interior. Listing NGR: SX4678886211

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

Land at Ramsdown, Milton Abbot, Devon

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. Thomas Newman, The History of Coryton (1940) Devon C19 churches Project.

Listing NGR: SX4570583554

Church of St Mary

English Heritage Building ID: 92555

GV II*

Parish church. C15 tower and porch, the rest of the church rebuilt in the 1950s after a fire, incorporating some medieval fenestration. Granite ashlar tower, dressed granite porch; stone rubble nave and chancel with granite dressings and a slate roof. The 1950s nave and chancel is a narrow single volume under 1 roof. Before the fire the church had a north aisle. The porch and tower are Perpendicular. West tower, nave and chancel, south west porch. Good 3-stage battlemented west tower with tall set back buttresses, an internal north west stair turret with slit windows. The tower has big octagonal corner pinnacles with corbelled out crenellated crocketed finials, a chamfered plinth and moulded strings. There is a chamfered rectangular opening at bellringers' stage on the east face and 2-light traceried belfry openings, 1 to each face. Moulded arched west doorway in a moulded square-headed architrave with a hoodmould with blind quatrefoils carved in the spandrels. A 3-light Perpendicular traceried window above has a hoodmould. The porch has a coped gable and a doorway similar to the west door. The south side has 2 granite ashlar buttresses with set-offs and 3 square-headed cusped windows with hoodmoulds. The north side has 4 arched C15 Perpendicular traceried windows with hoodmoulds. The windows have presumably been reused from the former north aisle, some of the mullions have been replaced. 5 ashlar buttresses to the north side have set-offs. The chancel has a coped east gable with an arched 3-light cusped east window. The coping of the chancel continues along a piece of walling which was the east wall of the former north aisle. 3 good C18 headstones fixed to the east wall. Interior Unplastered walls and a barrel roof with ribs are all of the 1950s. Good moulded granite tower arch springs from moulded capitals on shafts. The octagonal font is C15, the bowl supported on a truncated stem.

Listing NGR: SX4094176002

House about 20m west of the Church of St Mary

English Heritage Building ID: 92562

GV II

Farmhouse. C17 origins, circa 1870s remodelling. Stone rubble rendered to the front with slate roof gabled at ends and brick chimneys at gable ends. Original plan probably 2 room and through passage. A change in plane on the front suggests that the lower end has been rebuilt. In the late C19 the house was thoroughly remodelled with a C19 stair inserted into the passage and complete refenestration. A rear wing may also date from the C19. 2 storeys. Asymmetrical 4-window front with an off-centre gabled porch with a segmental arched outer doorway. Windows throughout 2-light casements, 6-panes per light with segmental arched heads. Interior C19 stick baluster stair with Gothic detail. C19 doors.

Listing NGR: SX4090676001

K6 Telephone Box Opposite The Old School House

English Heritage Building ID: 505296

GV II

K6 telephone kiosk. Designed in 1935 by Sir Giles Gilbert Scott. Made by various contractors.

EXTERIOR: To the segmental upper structure on each side is a crown, applied in relief, above a glazed panel bearing the word "TELEPHONE". Margin glazing bars to windows and door. The telephone kiosk is painted red.

Lower Hampt including attached wall and arch-way

English Heritage Building ID: 393987

GV II*

Farmhouse, now divided. Late C16 with later additions and alterations. Roughly coursed slate-stone with granite quoins and dressings; slate roofs, north-west cross-wing hipped to south side. Long hall range aligned north-west to south-east, entrance front facing to south-west, with 2 cross-wings to rear flanking small courtyard, enclosed by wall with arch-way on north side. 2 storeys. South West Side: Hall range has through-passage to right behind slightly projecting 2-storey gabled porch having 2-light mullion window with dripstone to first floor and moulded 4-centred outer arch with hollow spandrels and label. Inner arch also 4-centred, again with hollow spandrels and label, and having C20 diagonally boarded door with glazed panel to middle. C19 casement on each floor to lower room and tiny 2-light window immediately to left of porch. Section immediately to left of centre has shallower roofpitched with 4-light C19 casement directly below eaves and similar 6-light casement with wood lintel to ground floor. Recessed upper end has 3-light chamfered mullion window to first floor and late C18 slate-hung gabled porch with 2 monolithic granite Tuscan columns over 6-panel door (upper panels now glazed) with rectangular overlight. Slightly projecting cross-wing has tripartite horned glazing bar sash on each floor. Chamfered 3-light mullion window to left return. Integral granite end stack to right and 2 granite ridge stacks to left of hall range, all with chamfered dripstones

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and similar ridge stack to cross-wing. Rear (courtyard) Side: Hall range has chamfered Tudor-arched doorway to through passage. Chamfered 2-light mullion window with lintel breaking eaves immediately to right has external lateral granite stack to right, tapering to top with chamfered dripstone. Lean-to to right in angle with projecting range. Left projecting range is lower and possibly slightly later than hall range. Ground floor has chamfered 2-light mullion window to left and chamfered door surround to right with small rectangular window above directly below eaves. Integral end stack with chamfered dripstones to left. Attached wall enclosing courtyard is higher with slate coping and projecting lean-to to left end and has rendered granite 4-centred chamfered arch-way with wooden gate. Interior: Inspection not possible at time of resurvey (November 1987) but said to have C17 panelling in one room and likely to have other features of interest.

Listing NGR: SX3960174203

Farmbuilding about 100m north east of Edgcumbe
English Heritage Building ID: 92444

II

Stable and cartshed with loft over. Circa late C19 incorporating some C17 and medieval masonry from Edgcumbe (qv). Stone rubble with some granite dressings, slate roof gabled at ends. A stable entrance on the front at the left has a moulded segmental granite head from a C17 doorway. 2 openings on either side have granite lintels and each has a medieval corbel head built into the masonry above the lintel. C20 cart entrance on the front at the right. Loft doorway to left and loft doorway to right, both with gabled heads above the eaves.

Listing NGR: SX3990879242

Sydenham Mill Lodge and cottage - immediately to the north east
English Heritage Building ID: 92563

GV II

House, formerly the Rectory. A circa early C19 main block with a crosswing that probably dates from the C17 and a circa C19 cottage at right angles to the main block. The early C19 block is stone rubble with a plinth and set back pilasters; slate roof hipped at ends. Rendered stacks at ends have grey brick chimney shafts with blind recesses to each face. Double depth plan with a gabled rear projection, probably containing the stair. A crosswing at the left end under a lower slate roof is probably C17 in origin and may have formed part of a C17 house on the site. This house was probably adapted as a service wing when the early C19 block was built. L- plan. 2 storeys. The main block has deep eaves and a 5-bay symmetrical front with a central 2-leaf panelled front door below a depressed arched fanlight with ornamental glazing. The soffit of the doorway is panelled to match the front door. 12-pane sash windows, the ground floor windows under flat cut stone arches. Ground floor window left is a slightly smaller 9-pane sash. Small C20 window inserted to the left of the front door. The front elevation of the wing has a roof hipped at the left end and an adjoining left-hand bay with a lean-to roof. The front elevation of the wing has casement window with glazing bars and at the rear the wing has 2 late C18/early C19 first floor 16-pane sashes. An early C19 rear door to the main block has a moulded stone cornice on moulded stone consoles. The circa C19 cottage at right angles to the main block is stone rubble, partly plastered and colourwashed to the front, slate roof gabled at ends, left gable end stone stack, stone lateral stack to rear. The single depth cottage runs parallel to the crosswing across a narrow court and is linked to it by a pentice carried on posts. 2 storeys. Asymmetrical 4-window front with 2 front doors. Fenestration to the right-hand is C20, the left-hand windows are 2- and 3-light casements with glazing bars. Interior The early C19 main block has been modernized with C20 fireplaces, some C19 shutters survive. The crosswing has a chamfered beam to the ground floor front room and may contain other early features.

Listing NGR: SX4064275782

Spring cottage
English Heritage Building ID: 394467

- II

House. Mid-to late C17 with later additions and alterations. Painted roughly coursed slate-stone; slate roof in 2 sections. Roughly central through-passage plan with stacks immediately to each side of passage. 2 storeys. Small C19 casements directly below eaves to left and left of centre. Ground floor has rectangular fixed-light window (probably in position of former doorway) to left of C20 plank door in narrow pointed doorway (through-passage) under lean-to hood. C19 casement to right of through-passage and C20 casement to far right. Prominent ridge stacks with slate drips to either side of through-passage, left with red brick shaft; external end stack to right. Roof pitch is shallower to right of right ridge stack. Back wall has C19 fixed-light window, glazing bar sashes and casements with L-hinges. Interior: Inspection not possible at time of resurvey (January 1988) but noted as having chamfered cross beams to left ground-floor room and likely to have other features of interest.

Listing NGR: SX3899075777

Tutvale
English Heritage Building ID: 394468

- II

Cottage, latterly divided, now returned to one dwelling. Late C17 with later additions and alterations. Painted roughly coursed slate-stone with painted brick rebuilding to right gable end; straw thatch roof. Original 2-room plan extended to right, part of right addition now demolished. 2 storeys. Original part has two C19 casements directly below eaves and one to either side of roughly central 4-panel door under lean-to hood. Prominent external end stack to left has fire window to left and slate-capped semi-circular cloam oven projection. Slightly projecting lower end (addition) has C20 casement in C19 style to each floor. Lean-to addition to rear of original part. Interior: left ground-floor room (formerly 2) has exposed joists with wide floor boards of

Land at Ramsdown, Milton Abbot, Devon

room above visible. Open fireplace with cloam oven. Similar fireplace to truncated stack on back wall of lower end. 3-bay collar truss roof to original part.

Listing NGR: SX3894375855

Ford Farmhouse

English Heritage Building ID: 92445

II

Farmhouse. A thorough late C19 remodelling by Bedford estate of a C17 or earlier house. The main block dressed stone brought to course with a slate roof hipped at the left end and gabled at the right end. 4 chimneys: 1 stone stack at the right end, a tall stack at the left end, a rendered axial stack on the ridge and a central rear lateral stack. C19 crested ridge tiles. The house is arranged round a narrow central courtyard. 2 storeys. Asymmetrical 5-window front with the front door on the front at the right below a rectangular fanlight and cambered stone arch. To the left of the front door a canted bay window with a sash with glazing bars to each bay. The left and right-hand windows have paired 12-pane sashes under segmental stone arches and a stone drip ledge. 4 first floor windows are gabled half-dormers, slate-hung in the gables with 16-pane sashes. Interior not inspected.

Listing NGR: SX4037877091

Leigh Ball Cottages

English Heritage Building ID: 92449

GV II

Pair of cottages. Circa 1910 for the Bedford Estate and associated with the entrance to Endsleigh House (qv). Dressed stone rubble with stone dressings to the front, brick to the rear. Gabled slate roofs with rendered stacks on the ridge, ornamental slate hanging in the gables. 2 symmetrical adjoining cottages with Picturesque details which are probably intended to harmonise with Endsleigh Lodge No.1 at the entrance to Wyatvilles Endsleigh House about 150 metres north east. The cottages have side entrances with rustic porches with slate roofs carried on a timber post, a chamfered string course, deep eaves with bargeboards and 2 gables to the front, and 2 gables to the sides, the rear side gable being slightly advanced. Front and side windows throughout have cast iron diamond panes. 2 storeys. 2-window symmetrical front with 2 ground floor canted bay windows with casements with high transoms in chamfered stone architraves. 2 first floor 2-light casements in chamfered stone architraves, ornamental slate hanging to the gables. Interior not inspected. The cast iron panes to the windows are a distinctive feature.

Listing NGR: SX4007677865

Boundary stone at SX 423 781

English Heritage Building ID: 92438

II

Boundary stone. Possibly late C18. Granite. Rectangular stone with "Milton Abbot" on one side and "Sydenham Damerall" on the other.

Listing NGR: SX4230078100

Nos 1 and 2 Collacombe Cottages

English Heritage Building ID: 93937

II

Pair of houses. Early C19 with some later alterations and additions. Rubble, whitewashed, partly rendered, slate and bitumen roof with weathered ridge and gable stacks in brick. A pair of 2-room plan cottages, each with central entrance in a single depth range, with gable end stacks and ridge stacks to heat all rooms. Later wing to rear of cottage to right forms overall L-plan. 2 storeys, extended to right; cottage to left has gabled porch with 6-pane front light and door to side, 2-light casement of 10 panes each light and cambered head to left, similar casement under eaves to right; cottage to right has door with glazed panel and 2-light casement of 8 panes each light and cambered head, 2 similar casements under eaves, straight joint to right to later C19 addition with ridge stack at former gable end, former stable entry to right with 2-light casement inserted, 16-pane sash under eaves and corrugated iron lean-to attached to right. Right return faced in corrugated iron with large external flue, stack removed above gable end; left return has rendered gable end. Rear has 3 windows to right, ground floor has two 2-light casements of 10 panes each with small single light between, first floor has similar casement to left, replaced plate glass casement to right, central 9-pane casement, all faced in corrugated iron; single storey outhouse attached to rear left, rear wall of main house faced in slate above outhouse, to left a 2-light 4-pane casement at ground floor and blocked opening at first floor, rear of house to left faced in corrugated iron. Interior not inspected. Originally built as part of the Devon Mine.

Listing NGR: SX4346877194

Hurlditch Court

English Heritage Building ID: 93923

II

House on site of earlier building. Late C19 by Walter Sarel for Reginald Moreshead, C20 internal alterations. Slatestone ashlar, granite and limestone dressings, some slatehanging, slate roofs, ridge stacks and rear lateral stacks with caps. Overall T-plan with a long cross wing at right end with 2-storey porch in the angle. Cross wing extends to rear where it contains service rooms and has entrance mid-way along right side and to rear. Main range contains stair hall (stair to rear) and living rooms. 2½ storeys, 3:1:1 windows, gable end of cross wing to left has 5-light mullioned window at ground and first floor, hollow-chamfered, with

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hood-mould and decorative leaded lights at ground floor, similar ground and first floor 3-light casement, stepped plinth; 2-storey gabled porch in angle has 4-centred arched doorway with hood-mould, stops, carved roundels in spandrels, small square blind opening above and 3-light casement, bargeboards, left side of porch has ground floor 2-light window with ogee granite heads (possibly reused from earlier building) with fleuron in spandrel and hood-mould; 2-storey range to left has 6- and 5-light ground floor windows with decorative leaded lights and hood-mould, first floor has two 3-light and one 4-light similar window, carved brackets under eaves, wall extended to left with coping and round-headed, roll-moulded opening, gable end of range has string course returned and bargeboards. Right return has 6 windows, at first floor of 3, 2, two single, 3 and 4 lights, as on front, ground floor also varied with hood-mould, third bay from left has similar 4-centred arched doorway, 3 external stacks, central 1 corbelled and first floor cill string, second floor has 3 raking dormers with 3-light casements, 2 unequal gables each with 2 single lights of different sizes and stack rising through centre, bellcote on ridge with ogee roof and ball finial; plinth. Left return slate-hung, inner side of wing to right has 8-light mullion and transom window lighting stair and small flat-roofed addition in angle with 2-light casement, single light below stair light and 2-light wooden casement above, gabled dormer set back with 2-light casement and bargeboards, gable to left has two 2-light casements at ground and first floor with hood below first floor cills, granite quoin strip to left; rear to left has door and 3-light casement, wooden porch. Rear has slate-hung gable end with 2-light casement at first floor, single storey lower wing with 2 single lights, square in hollow-chamfered surround, 3-light opening to side with hollow-chamfered mullions; wall attached to right enclosing inner courtyard, about 2 metres high in rubble with 4-centred arched chamfered opening, possibly reused. Interior Jacobean style features, panelled hall to rear, has flat-headed granite fireplace with carved caryatids and panelling, ground floor rooms have similar panelling, front right room has carved fluted pilasters to sides of blocked fireplace. Open well stair has carved balusters, moulded grip handrail, finials and pendants; panelled doors.

Listing NGR: SX4407177711

Higher Haye Farmhouse

English Heritage Building ID: 93922

II

Farmhouse. Early C17 origin with mid C19 and C20 alterations. Slatestone rubble, rendered front porch, stair tower, part of rear and left return, brick with C19 brick dressings, slate roof with gable stacks, hipped at upper level to left with large weathered stack. 3 room and through (or cross) passage plan, passage closed, with axial hall stack backing on to passage, gable end staks heating inner room and kitchen at lower end. Large porch at front of passage with stair turret in angle to right at front of hall and lean-to outshut in angle to left in front of kitchen. Also later lean-to extension to rear, containing service rooms, heated to rear right. 2 storey gabled porch to left has 2-centred stopped and chamfered granite opening and door with glazed panel, C20 2-light casement above and small single-light to right side, brick lean-to in angle to left with C20 single light to side; to right of porch, stair tower with roof pitch extended from main roof has 2-light casement to front with 2 panes each light; main range to right of taller 2 storeys and 2 windows, ground floor has two 2-light casements with brick segmental heads and sides, C20 to right, 2 smaller 2-light casements under eaves, C20 shed attached to right. Left gable end has small gabled porch and C19 2-light casement above. Rear has roof extended to lower level, ground floor right has C19 2-light casement with small gable above with 2-light casement, small single storey C20 lean-to with door and 3-pane light. To left of lean-to, 8-pane light under eaves in exposed box, similar ground floor opening below, formerly door, small off-centre 6-pane light, to left a C20 2-light casement and similar casement at right return. Interior Front porch has segmental-headed arched opening to rear passage, plank and ledged door with strap hinges to room to left, former tower end similar arched opening with pyramid stops and early C19 panelled door to hall room to right has narrow chamfered irregular beams, 2 to left with mortices; step up to inner room with C19 cupboard, ceiled; wooden winder stair in tower. Roof not accessible.

Listing NGR: SX4436178630

Milton Abbot School

English Heritage Building ID: 92505

II

Schoolroom and adjoining schoolhouse, the schoolhouse now converted to additional classrooms. 1829, founded as an endowed school by the Duke of Bedford. Stone rubble with slate roofs with coped gables at ends and parapets, 5 stone stacks with diagonally-set shafts, one a projecting lateral stack to the front of the schoolroom. Tudor style with some Gothick details to the schoolroom. Single-storey schoolroom with left gable end porch, 2-storey schoolhouse, originally divided into accommodation for 2 families, adjoining at right and slightly set back. Picturesque asymmetrical 4-window front to schoolroom, symmetrical 4-window front to schoolhouse forming a long 7-window range overall, each block with a parapet with moulded cornice and a plinth. The schoolroom has a large projecting lateral stack on front flanked by coped set-offs on the front at the left, and a tall 4-light canted bay window on the front at the right with a stone gabled bell turret above. The left gable end porch has a parapet and a doorway at the left end. Most of the windows have been reglazed but retain their Gothick character. 2-light porch window with arched lights and 12-pane sashes. On either side of the stack is a 2-light casement with a high transom and arched lights, 9-panes above the transom. The bay window, which may be an addition, has arched timber lights with high transoms, 9-panes above the transom, 15 below. The schoolhouse has a gabled roof with 2 stacks on the high ridge and 2 to the rear, all with paired shafts. A large 4-centred archway on the front at the centre gives into a recessed porch with two 4-panel front doors on the rear wall of the arched recess. Two 1-light casements above the archway with hoodmoulds have C20 glazing, the other 4-windows, also with hoodmoulds are 2-light C20 casements, all in original embrasures. The 2 houses have rear stone porches with chamfered arched doorways, 1 blocked. 2-light C19 casements to the rear have glazing bars. Interior not inspected. Milton Abbot was one of the last endowed elementary schools in Devon, and originally for boys only. It became a Voluntary School in 1848 and a Board School in 1877. R.R. Sellman, Devon Village Schools in the Nineteenth Century (1967)

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(Photograph,p.48).
Listing NGR: SX4103678979

The Old Vicarage and house adjoining at the north
English Heritage Building ID: 92504
GV II

Vicarage, now divided into 2 properties. 1837 (datestone) by Edward Blore. Rock- faced stone with plinth brought to course with stone dressings. Gabled slate roof with rock-faced stone stacks with diagonally-set grouped ashlar chimney shafts with moulded caps. Tudor style with mullioned windows and an irregular plan of 2 parallel blocks with a crosswing to the left (south) and a lower service wing to the right (north). The service rooms to the north under a lower roofline are now a separate property. 2 storeys. The main entrance elevation faces east and has an asymmetrical 5-bay front, the 2 right-hand bays are the former service wing. The 3-bay main block has the slightly projecting gable of the crosswing to the front at the left-hand with a coped gable with kneelers and a pinnacle. Similar smaller gable to the left-hand end of the service wing which has a large projecting stack with paired chimney shafts. The porch, in the second bay from the left has a coped gable, kneelers and a pinnacle. The pointed arched outer doorway has a hoodmould and a half-glazed door with 3 pointed lights with timber Gothic tracery. 1-, 2- and 3-light windows on the east elevation have casement windows with glazing bars, the 2- and 3-light windows with moulded stone architraves and chamfered mullions. The larger windows to the main block have hoodmoulds, the service wing has a 2-light transomed stair window. The garden elevation, facing south, is gabled to the south at the left-hand end and has a gabled projection with a ground floor 4-light bay window. Contemporary fenestration with mullioned windows intact. The west elevation has a 2-tier canted bay with a pyramidal slate roof, contemporary fenestration intact. There is a small C20 single-storey addition on the west elevation. Interior Principal rooms not inspected but said to be complete. The property which was formerly the service wing has a modernized interior but retains a contemporary stair with stick balusters and a ramped handrail and a cellar stair with cast iron balusters. The roof profile with tall chimney shafts makes an important contribution to the centre of Milton Abbot village. Correspondence in the Bedford Estate Papers shows that the original designs for the vicar by Blore were supervised and altered by the 6th Duke of Bedford and the Duchess. Bedford Estate Papers, D.R.O., Devon Letters L 1258/89.

Listing NGR: SX4062579202

Nos 21 and 22 Milton Abbot
English Heritage Building ID: 92509
GV II

Pair of estate cottages designed in 1909 by Sir Edwin Lutyens for the Duke of Bedford and forming part of the planned village centre of Milton Abbot. Hurdwick stone rubble with slate roofs, the main roof gabled at ends. 3 stone stacks. Vernacular revival, but less cottagey than Lutyens buildings immediately round the churchyard. T-plan, the main block heated from 2 stacks on the ridge with a central front projecting wing also heated from a ridge stack. 2 storeys. Symmetrical 1:2:1 front elevation, the roof of the main block swept down to first floor level at the right and left. The wing has a half-hipped roof to the front, the verges swept down to first floor level. Large hipped dormers project to the left and right of the wing and are slate-hung to the front. Front doors to the left and right in the angles between the main block and the wing. Small rectangular windows under the eaves of the main block to left and right. The wing has 2 ground floor 2-light casements and two 3-light first floor casements in deep reveals, and 2 similar 2-light casements to the left and right returns.

Listing NGR: SX4058079290

Nos 18-20 (Consec)
English Heritage Building ID: 92508
GV II

3 estate cottages. Circa 1909 designed by Sir Edwin Lutyens for the Duke of Bedford as part of the planned village centre of Milton Abbot. Hurdwick stone rubble. Slate hipped roof swept down to stone corbelled eaves courses, the eaves broken by hipped half-dormers. The hipped ends are brought down to a lower level than the eaves at the front and rear and the steeper pitch creates a break in the slating, near the hips, a quirky feature typical of Lutyens. 2 short stone stacks on ridge, stone stacks at ends. L-plan block with 1 cottage facing south and 2 facing west. Vernacular revival, and a continuation of the architectural character of nos. 14-17 (qv). 2 storeys. 6-window symmetrical west front with front doors with chamfered stopped architraves and integral rectangular fanlights under flat canopies carried on moulded timber brackets. The central ground floor windows are 4-light canted bays, 2-panes per light under flat stone arches. 2 first floor windows are small 3- pane casements under the eaves, 4 are 2-light casements, 2-panes per light in hipped half-dormers. The south elevation has similar fenestration. The raking roofs of the north and east elevations have a quirky junction with the hipped ends of the block. Interior not inspected.

Listing NGR: SX4060779289

Nos 14-17 (consec)
English Heritage Building ID: 92507
GV II

4 adjoining estate village cottages. Designed in 1909 by Sir Edwin Lutyens for the Duke of Bedford and forming part of the planned village centre of Milton Abbot. Local stone rubble with a slate roof laid in diminishing courses and hipped at ends, the eaves swept out over stone corbelled courses and broken by small hipped half- dormers. 3 short stone stacks on ridge, stone stacks at ends, 1 to a gabled projection at the north end. Vernacular revival. 3 cottages face south, 1 faces north forming an L plan. 2 storeys. Asymmetrical 9-window south elevation with deep eaves picturesquely grouped fenestration and regularly

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spaced front doors with integral rectangular fanlights under horizontal canopies carried on timber brackets. The timber jambs of the doorways are chamfered and stopped. The ground floor windows are three 4-light canted bays and three 3-light casements, 2-panes per light under flat stone arches. The first floor windows are small 3-light casements under the eaves and half-dormers with 2-light casements, 2-panes per light with hipped slate roofs. The east elevation has similar fenestration. Interior not inspected.

Listing NGR: SX4065079284

No 14, Milton Abbot

English Heritage Building ID: 92474

II

House. Designed in 1909 by Sir Edwin Lutyens for the Duke of Bedford and forming part of the planned village centre of Milton Abbot. Local stone rubble. Slate hipped roof swept down to stone corbelled eaves courses, the eaves broken by hipped half-dormers. Short stone ridge stacks at ends. 2 storeys. Picturesque Arts and vernacular revival. Symmetrical 5-bay front with a central front door under a horizontal canopy carried on timber brackets. Ground floor windows left and right are canted bays with casement windows with glazing bars. On either side of the front door are two 1-light windows, 2-panes per light. 3 first floor half dormers with hipped roofs have casement windows, 2-panes per light, the outer windows 3-light, the central windows with deep reveals. Interior not inspected.

Listing NGR: SX4063779316

Wall and gates to the east of the Parade

English Heritage Building ID: 92506

GV II

Garden boundary wall and gates to estate village cottages. Circa 1909 and probably designed by Sir Edwin Lutyens for the Duke of Bedford. Hurdwick stone rubble with squared stone coping. The wall rises following the incline of the road at the north end in a series of steps. At the south end it slopes at an angle parallel to the road. Plain rectangular gate piers to the entrances to no 14 and nos 21 and 22 the Parade. 3 timber gates, 2 probably replacements have open rails, a curved diagonal brace and long metal latches. Included for group value.

Listing NGR: SX4065279255

Nos 3-8 (consec)

English Heritage Building ID: 92513

GV II

6 adjoining estate village cottages, 1 with a shop front and the wall forming the courtyard to the west. Designed in 1909 by Sir Edwin Lutyens for the Duke of Bedford and forming part of the planned village centre of Milton Abbot. Local stone rubble with slate roofs hipped and gabled at ends, the eaves swept down over corbelled eaves cornices. The slates are laid in diminishing courses. Short stone stacks on ridge, 1 projecting lateral stack to the south wing. Vernacular revival. The group forms an approximate U plan on a raised site to the east of the churchyard, with a front courtyard formed by a retaining wall between the north and south front wings. An archway between nos 5 and 6 in the centre of the middle block leads to the rear, suggestive of a group of almshouses. 1 storeys and attic, the south wing partly 2 storey and attic. The middle block has a long irregular 6-window front elevation with a large central granite archway with ashlar granite jambs below a projecting block of unworked granite probably intended for armorial bearings. The north wing consists of 2 staggered blocks, the outer block, nos 3 and 4, has a roof hipped at the left end and gabled to the courtyard. The roof of the inner block is hipped to the courtyard. The roof of the south wing is hipped to the front, and the south wing is 1 storey and attic to the courtyard side but 2 storey and attic to the rear and the west end which has a shop front with a bay window on to the pavement supported on turned wooden balusters. Consciously irregularly grouped fenestration. The ground floor windows are all either canted bays with 2-light casements with glazing bars or similar 2-light casements with deep reveals and flat stone arches. The first floor windows are either 2- and 3-pane casements with deep reveals or full gable dormers with hipped slate roofs and slate-hung returns with 2-light casements with glazing bars. Half-glazed front doors under flat canopies supported on moulded pierced timber brackets. The shop window has 24 panes to the front and 4 to each return. A stack on the south side has a gabled set-off, a slit in the front return and a small window at the base. Fenestration to the rear of the middle block is intact with 2 oriel windows with slate-hanging below. The stone rubble retaining wall forming the west boundary of the courtyard creates a baffle entry with steps into the courtyard. A timber gate is probably a copy of the original Lutyens design.

Listing NGR: SX4075879252

Nos 3-8 (consec)

English Heritage Building ID: 92513

GV II

6 adjoining estate village cottages, 1 with a shop front and the wall forming the courtyard to the west. Designed in 1909 by Sir Edwin Lutyens for the Duke of Bedford and forming part of the planned village centre of Milton Abbot. Local stone rubble with slate roofs hipped and gabled at ends, the eaves swept down over corbelled eaves cornices. The slates are laid in diminishing courses. Short stone stacks on ridge, 1 projecting lateral stack to the south wing. Vernacular revival. The group forms an approximate U plan on a raised site to the east of the churchyard, with a front courtyard formed by a retaining wall between the north and south front wings. An archway between nos 5 and 6 in the centre of the middle block leads to the rear, suggestive of a group of almshouses. 1 storeys and attic, the south wing partly 2 storey and attic. The middle block has a long irregular 6-window front elevation with a large central granite archway with ashlar granite jambs below a projecting block of unworked

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granite probably intended for armorial bearings. The north wing consists of 2 staggered blocks, the outer block, nos 3 and 4, has a roof hipped at the left end and gabled to the courtyard. The roof of the inner block is hipped to the courtyard. The roof of the south wing is hipped to the front, and the south wing is 1 storey and attic to the courtyard side but 2 storey and attic to the rear and the west end which has a shop front with a bay window on to the pavement supported on turned wooden balusters. Consciously irregularly grouped fenestration. The ground floor windows are all either canted bays with 2-light casements with glazing bars or similar 2-light casements with deep reveals and flat stone arches. The first floor windows are either 2- and 3-pane casements with deep reveals or full gable dormers with hipped slate roofs and slate-hung returns with 2-light casements with glazing bars. Half-glazed front doors under flat canopies supported on moulded pierced timber brackets. The shop window has 24 panes to the front and 4 to each return. A stack on the south side has a gabled set-off, a slit in the front return and a small window at the base. Fenestration to the rear of the middle block is intact with 2 oriel windows with slate-hanging below. The stone rubble retaining wall forming the west boundary of the courtyard creates a baffle entry with steps into the courtyard. A timber gate is probably a copy of the original Lutyens design.
Listing NGR: SX4075879252

No 2, Dukes Cottages

English Heritage Building ID: 92473

GV II

One of a pair of cottages on a corner site to the north east of the churchyard. Circa early C19 for the Duke of Bedford. Stone rubble, colourwashed and plastered to the front with a slate roof gabled at the right end and coped at the left at the junction with the adjoining cottage. Large projecting stack with set-offs at the right gable end. 1 room wide with an integral outshut. 2 storeys. Asymmetrical 2- window front, probably half of what was a symmetrical elevation with the adjoining cottage which has been altered. Porch on front at left under a catslide roof and entered at right angles to the main block through a Caernarvon arched doorway. 1- light casement to porch, 2-light casement window with diamond leaded panes to ground floor right. First floor window right is a full gable dormer with a 2-light casement with diamond leaded panes. Interior not inspected.

Listing NGR: SX4077679279

Village Hall

English Heritage Building ID: 92472

GV II

Village hall. Circa 1840, probably built for the Duke of Bedford. Stone rubble with a plinth and some stone dressings, slate roof gabled at ends. Tudor style with an irregular plan consisting of 2 small staggered parallel ranges, the front range to the right is gabled to the left and with a porch in the angle with the back range. Single-storey. Asymmetrical 2-window front, the right-hand block advanced and gabled to the front at the left. The stone porch has a gabled roof with an asymmetrical gable and a chamfered 4-centred stone doorway. The right-hand block has 2 windows, the left-hand one a 2-light transomed casement with glazing bars in a chamfered stone opening with a hoodmould. Interior not inspected.

Listing NGR: SX4081679245

Lychgate to the Church of St Constantine

English Heritage Building ID: 92502

GV II

Lychgate. Late C19. Stone rubble, timber and slate, timber gates. Gothic. Stone rubble walls with granite capping support an open timber construction with a slate roof gabled at ends. Gable end arch brace trusses with a king post and struts above the brattished collar. The arch braces are moulded with carved spandrels. The sides consist of three 2-light open traceried panels with moulded mullions. Ornamental cusped bargeboarding to each gable. The roof is crowned with crested ridge tiles and a floriated cross. Included for group value.

Listing NGR: SX4075679296

Eastcott Cottage 50m to north of Eastcott Barton

English Heritage Building ID: 92311

II

Farmhouse, now cottage. Possibly with C16 origins. Painted plastered stone rubble and cob with steeply pitched asbestos slate roof with gable ends. Eaves raised. Previously thatched. Brick stacks in right-hand gable end and to right of centre. Plan much altered. Possibly 3 room with cross passage, single depth plan. 2 storeys, asymmetrical 4-window front. Ground floor with double plank doors to store on left. C20 window. Stone rubble porch with lean-to asbestos slate roof. Wide timber door within with tall narrow panels and lock rail. C20 window to right. Above, four C19 2 and 3-light casements with glazing bars. In rear elevation, evidence of part rebuilding of walls with slight rear projection. In first floor on right, very small 2-light chamfered stone window with slight ogee heads to lights, cut from single piece of stone. Interior with large, widely spaced unchamfered ceiling beams in lower end. C20 timber lintel to fireplace in lower end. Roof probably C18. Collar rafter roof with lapped and pegged collars.

Listing NGR: SX3897379623

Parish boundary stone 200m to east of Felldown Head

English Heritage Building ID: 92257

- II

Parish boundary stone. Circa mid C18. Granite. Polygonal in section with oblique splayed face and cambered top. Fine lettering

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with serifs. Left-hand face inscribed 'Dunterton' and right-hand 'Bradstone'.
Listing NGR: SX3799480064

Boundary stone at NGR SX 3644 8079
English Heritage Building ID: 393589
- II

Boundary stone. Probably early C19. Granite. Triangular section. Right face inscribed "LEZANT". Stands on parish boundary with Lawhitton Rural.
Listing NGR: SX3643480798

Hexworthy
English Heritage Building ID: 68402
- II

House now divided. Circa 1700 remodelling of C17 building; later additions and alterations. Roughly coursed slate-stone, rendered with rusticated quoins to front (right gable end of main range is slate-hung), painted to rear on ground floor with slate hanging to first floor; slate roofs. In 3 sections, right incorporating part of C17 building. 2 storeys with attic to main range. This has 5-window front; horned 2-paned sashes with labels including to former central doorway. Central pedimented gable has oeil-de-boeuf with hoodmould flanked by hip-roofed dormers with glazing bar sashes in roof slope. Integral end stack to left and prominent slate-hung integral lateral stack to rear on right. Right section has two 2-paned horned sashes on each floor, those on first floor directly below eaves and those to ground floor with projecting keystones. Tall integral rubblestone end stack. Low left range has pyramidal-capped louvred square belfry to left gable end. Rear: Slate-hung gabled staircase projection at right angles to left of right range has Victorian staircase window. Main range has 3 glazing bar sashes on first floor. Ground floor has 16-paned glazing bar sash to left and central C19 half-glazed door with margin lights and rectangular barred overlight with narrow casement immediately to left; tripartite glazing bar sash to right. C19 single-storey service ranges with Gothic casements, attached to rear of left range, have attached wall with 4-centred granite arch leading to courtyard, superscribed "1656" to spandrels. Interior: Main range has early C18 open-well staircase with barleysugar balusters to open string, square newels and moulded handrail. Plaster cornices and dado panelling to large front rooms. Panelled window shutters throughout. Roof space of right range has curved principals below raising of eaves.
Listing NGR: SX3603780975

Obelisk 800m north west of Parish Church, Bradstone
English Heritage Building ID: 92255
II

Obelisk. Possibly C18. Coursed slatestone. 2 sides of the original 4 sided squat obelisk remain. Probably designed as an eye-catcher, visible for a distance from the north, south and west.
Listing NGR: SX3743081060

Woodlands Cottage
English Heritage Building ID: 92259
- II

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
English Heritage Building ID: 92247
- 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
English Heritage Building ID: 92253
South West Archaeology Ltd.

Land at Ramsdown, Milton Abbot, Devon

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. Hoskins W. G. D C M Q/22 (1942-1946) 323/Devonshire Gentry in Carolean Times.

Listing NGR: SX3949380725

Granary and Dairy to west 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

Yalford Cottages

English Heritage Building ID: 92324

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

Gatherley Farmhouse

English Heritage Building ID: 92362

II

Farmhouse. Circa late C16 and C17 origins, substantial C19 remodelling. Stone rubble with granite dressings. The earlier build has a slate roof hipped at the left end and a large stone stack on the ridge. The adjoining C19 build has a hipped roof with central valley and 2 stone stacks. The extent of the C19 alterations and the re-use and addition of mullioned windows has largely obscured the original plan: it may have been a 3 room and cross passage house, the present left hand half being the higher end with 2 rooms heated from a central stack. In the circa mid C19 the lower end seems to have been completely rebuilt as a taller, wider rectangular block to which a probably C17 porch was attached, the whole forming a T plan. 2 storeys. Asymmetrical 2 + 2 window front, with mullioned windows throughout: most of the mullions look circa late C19 although some hoodmoulds and sills appear to be original. C19 casements with glazing bars to all mullioned windows. The early build has a circa late C16 arched granite doorway on the front at the left under a square-headed hoodmould, doorway may be re-sited. 2 ground floor 4-light windows have king mullions and hoodmoulds. Between the windows is a small single-storey square-bay with a 3-light mullioned window with hoodmould. 2 first floor mullioned windows; 1 2-light, 1 3-light under hoodmoulds. The mid C19 build has deep eaves and a probably C17 central gabled porch with kneelers and a moulded stopped arched doorway with carved spandrels under a square-headed hoodmould. Arched stopped inner doorway to porch. 1 3-light and 1 2-light first floor mullioned windows with hoodmoulds. There are also 2, 3 and 4-light mullioned windows to the left and right returns of the block. Interior Ground floor left has a large square-headed roll-moulded C17 granite fireplace with a cloam oven. A chamfered arched stopped doorway leads into the rear outshut. The second fireplace to the stack is partially blocked and may conceal earlier features. Roofspace not inspected, roof timbers said to be C20. Gatherley is documented in the late C16. An interesting house, both for the survival of late C16/C17 features and for the C19 remodelling re-using and repeating the earlier window forms.

Listing NGR: SX3750382862

Land at Ramsdown, Milton Abbot, Devon

Ashleigh

English Heritage Building ID: 92361

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 farmbuilding 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 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

Burnshall Farmhouse

English Heritage Building ID: 92440

II

Farmhouse. 1850s for the Bedford Estate. The main block is slate-hung. Hipped slate roof with deep eaves, 2 rendered stacks, the north wing is whitewashed and rendered. Double depth main block with a north wing probably consisting of service rooms and accommodation for servants. 2 storeys. Symmetrical 3-bay front with a rebuilt central gabled porch. Windows are 12-pane sashes in deep reveals. There has been some C20 replacement of windows on the east side of the house but the embrasures are intact. Interior largely modernised. The Bedford Estate moved the site of Burnshall Farm from the other side of the road between Chillaton and Coryton Station to its present site in the 1850s. The farmhouse was associated with the most elaborate of the Bedford Estate planned farmyards in the parish although the farm buildings have been modernised in the late C20.

Listing NGR: SX4425482590

Downhouse

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 1-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 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 farmbuildings forming the north and west sides of the farmyard to the north of Downhouse

English Heritage Building ID: 92442

GV II

2 ranges of farmbuildings. 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

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CHILLATON HILL - The Round House including garden boundary wall adjoining south
English Heritage Building ID: 486888

II

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

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

Barn immediately to the east of East Quither Farmhouse including adjoining leat aqueduct pier

English Heritage Building ID: 92511

GV II

Barn with undershot water wheel in pit on side. Barn circa early C18, wheel probably late C19. Stone rubble barn with corrugated asbestos roof hipped at ends. The wheel has a metal rim and timber spokes. The barn has 1 large entrance on the front at the right under a timber lintel, second entrance on front at left under a corrugated iron canopy. The addition of the large water wheel has involved blocking 2 entrances on the east side. The wheel has "Langdon of Launceston" on the rim. A tall square stone pier, which supported the leat aqueduct, adjoins the barn. Interior Pegged tie beam and collar trusses with 2-tiers of original purlins intact. Gearing from the wheel survives. It seems likely that the wheel was used as a power source for the manganese mining industry at Quither in the C19.
Listing NGR: SX4429381113

2 Stone Piers about 20m south east of East Quither Farmhouse

English Heritage Building ID: 92512

GV II

2 piers, formerly part of an aqueduct that carried the leat to the water wheel at East Quither Farmhouse. Probably late C19. Stone rubble piers. The leat was formerly carried over the lane that leads to East Quither Farmhouse, and fed the overshot water wheel attached to the barn immediately to the east of the farmhouse (qv) and was probably connected with the manganese mining industry.
Listing NGR: SX4429681093

Farmbuildings forming the farmyard to the north of Week farmhouse

English Heritage Building ID: 92455

II

Farmbuildings forming the farmyard to the north of Week farmhouse. Probably 1865 (datestone on Week Cottage) and built for the Duke of Bedford. Stone rubble with greenstone dressings and slate roofs gabled at ends. A complete planned farmyard organised round a central dunghouse. The power source is an overshot water wheel. The west range consists of a shippon with 5 entrances under cut stone arches with a cartshed adjoining at the south end with 4 entrances between ashlar stone piers. The north range consists of a single-storey calf-house with a gable end entrance and ventilation slits on the sides adjoining a 2-storey building containing a threshing barn with loft over and a rear granary adjacent to the water wheel. The east range is probably a fattening house with lofts over and is built into the slope of the land to allow direct entrance to the lofts at the rear. The south range consists of a small single-storey block with a small yard in front, said to have been used for housing dogs, and a larger single-storey building, also with a walled yard. In the centre of the yard is a dung house with a roof hipped at ends and, linked to the east range by a covered roof, a fattening shed with a roof hipped at ends. The leat is carried to the wheel in a

Land at Ramsdown, Milton Abbot, Devon

timber trough carried on brick piers. The farmyard is very complete with a number of characteristic Bedford Estate features including a timber lining to most of the slate roofs. Week is the most complete C19 Bedford Estate farmyard in the parish. The 7th Duke of Bedford was a "devoted improver" (Spring) of the farms on the Tavistock Estate and his policies and practices are described in David Spring, *The English Landed Estate in the Nineteenth Century* (1963).
Listing NGR: SX4520481117

Appendix 3
HVIA Supporting Jpegs



Looking across the first section of the cable run from the bank through which a gateway will be cut, looking towards the turbine site which is in the field beyond the far hedge-bank; from the east.



View up the straight-sided eastern hedge-bank of the field in which the turbine is to be located; from the south.



View of the markedly curvi-linear southern hedge-bank of the field in which the turbine is to be located; from the north-east.



View across the proposed location of the turbine towards the long plantation of trees to the north, which will provide some local blocking to heritage assets to the north of the site; from the south-east.



View down the field to the west showing an additional plantation of trees, providing further local blocking, also showing the slope of the field to the western end; from the east.



View down the southern hedge-bank boundary to the elongated south-western corner of the field and the small groups of trees beyond which will provide additional local blocking; from the north-east.

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The slightly steeper rise to the north-eastern corner of the field before the ground flattens and levels into the corner and along the northern boundary; from the south-west.



South Longridge Wood, Lydford, medieval settlement and hillfort within the wood; from the south, south-west.



Brandis Wood, on the upper slopes of the Lyd Valley; from the south, south-east.



Brent Tor, St Michael De Rupe, on the summit; from the north-west.



The earthworks around the base of Brent Tor particularly survive to the north side; from the west.



Two slight bowl barrows within a pasture field, south-east of Longcross crossroads. Visible as defined but slight ovoid earthworks in the field, easily blocked by trees and hedge-banks; from the north-west.



View up to the high ridge of ground on which the barrow cemetery lies, dominated by gorse. The name of the enclosure, heathfield, suggests this has always been enclosed waste; from the west.



The earthworks of the enclosure within Castle Park, just visible on the cusp of the hill, showing preservation but limited landscape presence out of the field; from the north-east.



Milton Abbott school building, showing blocked windows on the northern elevation and modern extensions; from the north.



The front elevation of the school, showing it enclosed by iron railings and shielded by mature trees; from the south-west.



The houses on Venn Hill, a row of attached cottages, possibly alms houses; from the north-west.



View up past the village hall to the north side of Fore Street, showing the local blocking within the village, which protects this Listed building from views to the turbine; from the south-east.



View of the church, lych-gate and churchyard from Fore Street within Milton Abbot, surrounded by the houses of the village; from the north-east.



View up Venn Hill in Milton Abbot, from the southern end, showing the local blocking factors within the settlement; from the south-west.

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View of the house north of the Old Vicarage, set in a wooded garden but with some possible views out over the houses to the north; from the east.



The parade in Milton Abbott, showing the long row of attached cottages, with gardens, enclosed by the wall and gates; from the south, south-east.

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View of 14 Fore Street, showing the local blocking but also the slight possibility of views out to the north, to the turbine, from its rear elevation; from the south-east.



View down to the wooded grounds of the Old Vicarage, showing some of the trees have been cut down; there may be some very limited views to the turbine from the north elevation of the building; from the north.



View across the valley to the promontory fort near Dunterton; from the north.



View of the boundarystone at Felldown Head; from the south-west.



Landscape view of Bradstone church, showing how the body of the church is shielded by trees but the tower rises above and has distinct landscape dominance, within its immediate surroundings; from the south-west.



View of the spatial relationship between the church and the gatehouse and outbuildings of the manor house, also showing the views between, which will not be interrupted by the turbine; from the south-west.



View between Bradstone Manor beyond and the gatehouse, showing the close relationship of the buildings, which the turbine cannot interrupt; from the west, south-west.



View between the extensive farm buildings at Bradstone, most of which are Listed, and the church; showing the visual links within the settlement; from the north-east.



View out over the roofs of some of the farm buildings at Bradstone, showing where the turbine will appear on the distant ridge, beyond the woodland; from the north-west.



Landscape view of Kelly showing the house and church enclosed in trees, with the main facade of the house facing west; from the west.



The heavily wooded churchyard at Kelly, showing local blocking to the body of the church and any assets within the graveyard. The tower can be seen standing above the trees and will therefore have views to the turbine; from the north-east.



View down the drive to the rear of Kelly House, showing the extensive local blocking to the house and buildings by trees and hedges in the grounds and by the church building; from the north-east.



The main entrance to Endsleigh, showing the heavily wooded nature of the estate; from the east.



Another view of the entrance to Endsleigh, looking up towards the turbine location, showing local blocking by trees near and far; from the south-east.



View across the valleys at Endsleigh from a neighbouring field gate, showing how the estate is inwardly focussed and heavily wooded, precluding views outwards; from the south, south-east.



Spring Cottage and Tutvale, Stoke Climsland, looking up the Tamar valley towards the location of the turbine; from the south-east.



The horsebridge in Horsebridge, which crosses the Tamar, showing the local blocking factors; from the south-east.



Some of the mining remains in Lockett, showing how they are enshrouded in woodland and overgrowth; from the west.



The view north and north-east from Kit Hill in Cornwall; from the south.



View of one of the barrows on Hingston Downs; from the north-west.



View of another barrow on Hingston Down; from the north.



View of another barrow on Hingston Down; from the west.



View of the K6 telephone kiosk in Sydenham Damerel; from the north.



View of the stone house to the west of the church in Sydenham Damerel, showing local blocking from the walls and also the church behind with the tall tower, from which some views may be possible; from the west.



View to the north from Sydenham Damerel, from a gateway just east of the village, showing possible distant landscape views to the turbine; from the south.



Boundary stone, east of Milton Abbott, at Tuelldown Cross; from the south-east.



Distant landscape view to Marystowe showing the church set amongst trees on the side closest to the proposed turbine, with only the top of the tower showing; from the south-west.



St Andrews in Coryton shielded by the large Yew trees in its churchyard and further blocked by woodland in the area; from the south.



View across to church at Lewtrenchard showing the estate buildings, with walled gardens and barns which shield much of the view. The tower may have some views, although these are limited by the woodlands of the estate to the south and south-west and the tower is quite short, with less landscape presence; from the south-west.



Views across the walled gardens and woods to Lewtrenchard Manor showing the comprehensive local blocking and no views out towards the turbine; from the south-west.



Landscape view of Broadwoodwidge church, set on its high hill, surrounded by trees but with the tower having some views above the treeline; from the south.



View south and south-west from Broadwoodwidge, from the edge of the village; from the north, north-east.



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