

# LAND AT HOLLAMOOR FARM TAWSTOCK DEVON

Results of a Walkover Survey  
& Historic Visual Impact Assessment



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Land at Hollamoor Farm, Tawstock, Devon

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

*For*

Lucy Boulton

*of*

Mosscliff Environmental

*By*



**SWARCH project reference:** THB15

**National Grid Reference:** SS550301

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## Summary

*This report presents the results of a walkover survey and historic visual impact assessment with a revised desk-based assessment carried out by South West Archaeology Ltd. (SWARCH) at Hollamoor Farm, Tawstock, Devon in advance of the proposed construction of a solar farm.*

*The proposed PV array would be installed on land that belonged to Smallbrooke Farm in the 19<sup>th</sup> century, part of the extensive estates of Tawstock Court. These fields were probably laid out during the later medieval or earlier post-medieval period, and formed part of the medieval open fields associated with the village of Tawstock. A geophysical survey (to be reported separately) should determine the archaeological value of the site.*

*In terms of the wider landscape, the PV array would be located on the lower north-facing slopes of the shallow valley that contains Hollamoor Farm. This is a topographically complex but intimate landscape, rendering it less sensitive to the visual intrusion due to the enhanced potential for local blocking from the terrain and vegetation.*

*There are only two Scheduled Monuments within 3km, and a larger, but still fairly small, number of Listed buildings, most of which are clustered in the village of Tawstock. The number of buildings that would be affected to any great extent, in that their setting-related significance is definitively comprised, is very low, reflecting the seclusion of the site. Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed PV site, 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 PV site by a combination of local blocking and the topography. However, the presence of a new, modern and visually prominent element in the landscape would impinge on three groups of assets (this included Tawstock village) to some degree (negative/minor), with the impact on Tawstock Court (due to elevated views from the east) and Hollamoor Farm itself being more pronounced (negative/moderate).*

*On balance therefore, the overall impact of the proposed development can be assessed as **negative/minor to negative/moderate**.*

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## 1. Introduction

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**Location:** Hollamoor Barton  
**Parish:** Tawstock  
**County:** Devon  
**NGR:** Centred around SS550301

### 1.1 Project Background

This report presents the results of a desk-based assessment, walkover survey and historic visual impact assessment carried out by South West Archaeology Ltd. (SWARCH) at Hollamoor Barton, Tawstock in Devon (Figure 1). The work was commissioned by Lucy Boulton of Mosscliff Environmental in order to identify archaeological resources or heritage assets in the area that might be affected by the installation of a solar PV development.

### 1.2 Topographical and Geological Background

The proposed PV site would be located fields c.150m north-east of Hollamoor Farm (see Figure 1), on a north-facing slope within a shallow valley north-west of Tawstock village, at a height of approximately 30-45m AOD.

The soils of this area are the well-drained fine loamy soils of the Neath Association, bordering on the fine loamy or fine silty soils of the Manod Association to the north (SSEW 1983). These overlie the sandstones of the Crackington Formation (BGS 2014).

### 1.3 Historical Background

Hollamoor Farm lies within the parish of Tawstock, which is located in the Hundred of Fremington and the Deanery of Barnstaple. Hollamoor Farm formed part of the lands of Tawstock Court, and is the last remaining part of the wider estate owned by the Wrey family. In 1840 the field in question belonged to the neighbouring Smallbrooke Farm, also held by the Wreys.

The fields around Hollamoor Farm are classified as *modern enclosures adapting medieval fields* (Devon Historic Landscape Characterisation 2015).

### 1.4 Archaeological Background

There have been few archaeological investigations within the immediate vicinity of the site, although field-walking, archaeological monitoring and evaluative works have been carried out during the construction of the North Devon Link Road and many of the industrial units and housing developments in the Roundswell area. These investigations have revealed a number of primarily medieval and post-medieval finds and a small number of undated postholes. There are few identified prehistoric features or finds in the area surrounding the proposal site.

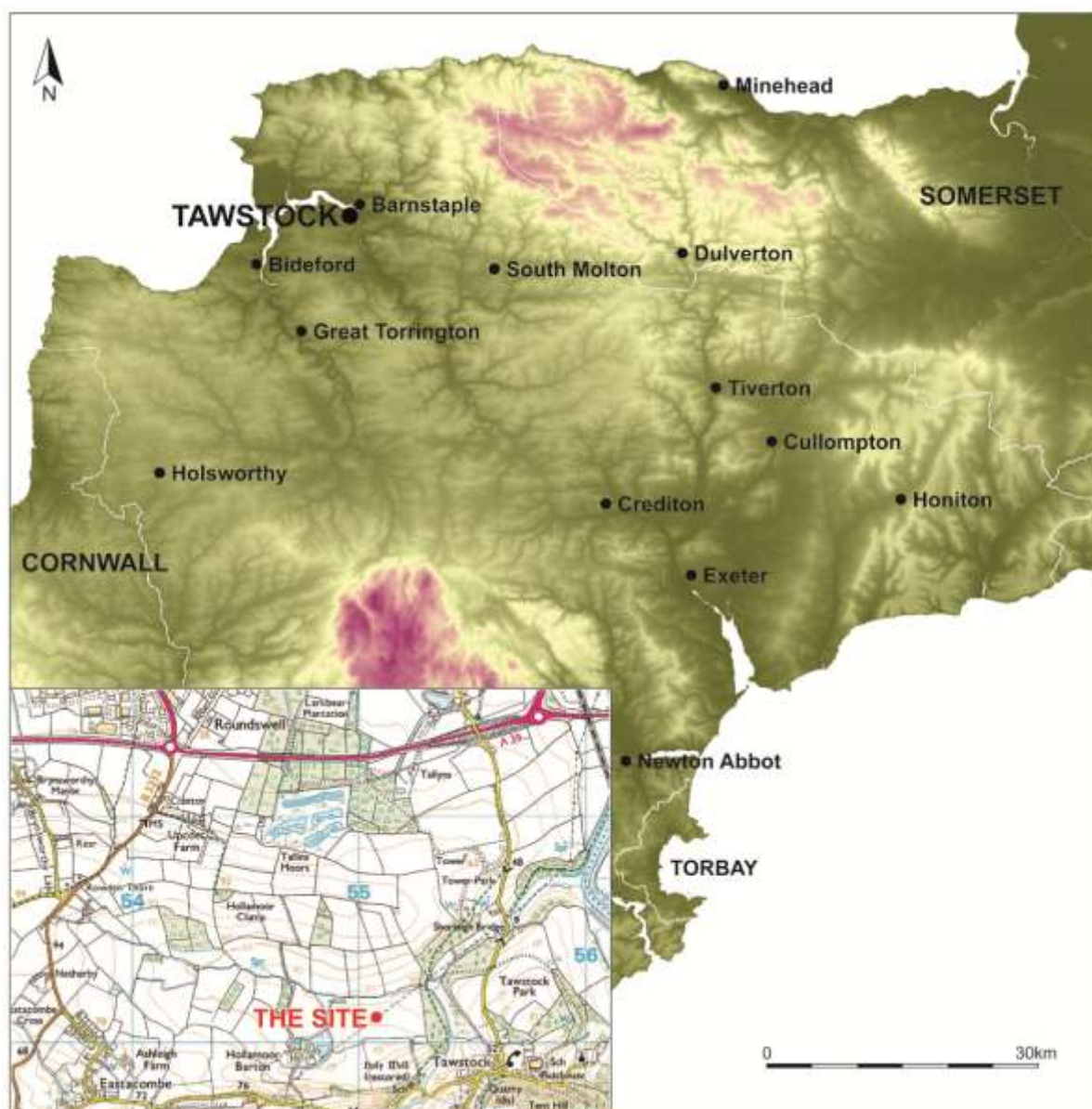


Figure 1: Site location (the locations of the proposed solar PV is indicated).

## 1.5 Methodology

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

The historic visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (English Heritage 2011a, revised 2015), *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 *Guidelines for Landscape and Visual Impact Assessment 3<sup>rd</sup> edition* (Landscape Institute 2013) and *Photography and Photomontage in Landscape and Visual Impact Assessment* (Landscape Institute 2011).



## 2. Results of the Desk-based Assessment

### 2.1 Documentary History

Tawstock is a parish and village within Fremington Hundred. It was first recorded in the Domesday Book as *Tauestocha* and had land for 90 ploughs, a very large assessment indicating it stood at the head of a large territory (Thorn & Thorn 1985, 1,40). In 1066/86 it was a royal manor, but by the later twelfth century it was held by William Lord Brewer. The manor has a complex descent, descending via the female line on several occasions. William Lord Brewer gave it in marriage with his daughter to Robert Earl of Leicester, who in turn passed it to his niece Matilda, the wife of Henry de Tracy. Henry de Tracy was the Baron of Barnstaple, and made Tawstock his seat in the later thirteenth century. His heiress brought Tawstock to Nicholas Lord Martyn, from whom it descended through the families of Audley, Fitzwarren and Hankford to the Bouchiers, Earls of Bath. Anne, co-heiress with Edward Bouchier, brought the manor to Sir Christopher Wrey. The Wrey family held Tawstock into the 20<sup>th</sup> century, but sold off most of the land and Tawstock Court, leaving only Hollamoor Farm.

Rather surprisingly for such a high-status estate, there are relatively few deeds and documents relating to the Tawstock estate in the Devon Heritage Centre. It appears many of the original documents were dispersed or destroyed during the course of the 20<sup>th</sup> century as the lands were sold off (George Wrey, *pers. comm.*). Accordingly, there is precious little to say about Hollamoor Farm. The place-name probably means 'moor in the hollow' (*holh, mor*), and Listing states the house is 18<sup>th</sup> century in date. In 1840, the fields in question belonged to the adjacent tenement of *Smallbrooke Farm*.

### 2.2 Cartographic Sources

#### 2.2.1 1765 Donn Map

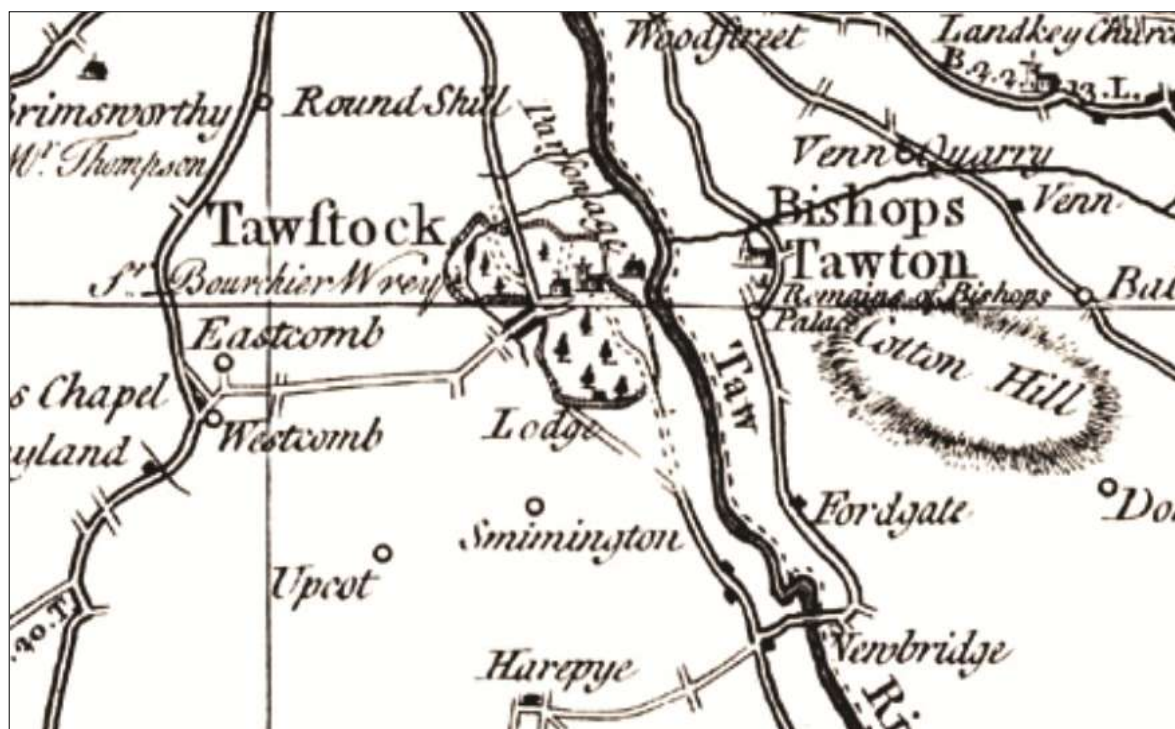


Figure 2: Extract from the 1765 Donn map of Devon, showing the extent of the park at Tawstock Court at this date (DHC).

The Donn map of 1765 shows little detail, but does show the extent of the landscape park attached to Tawstock Court with some apparent accuracy (see further, below).

### 2.2.2 The 1804 Ordnance Survey Surveyor's Draft

The OS draft map of 1804 shows the landscape to be enclosed. The map is simply not detailed enough to infer any additional detail, and the fieldscape as depicted in the OS draft maps can rarely be relied upon.

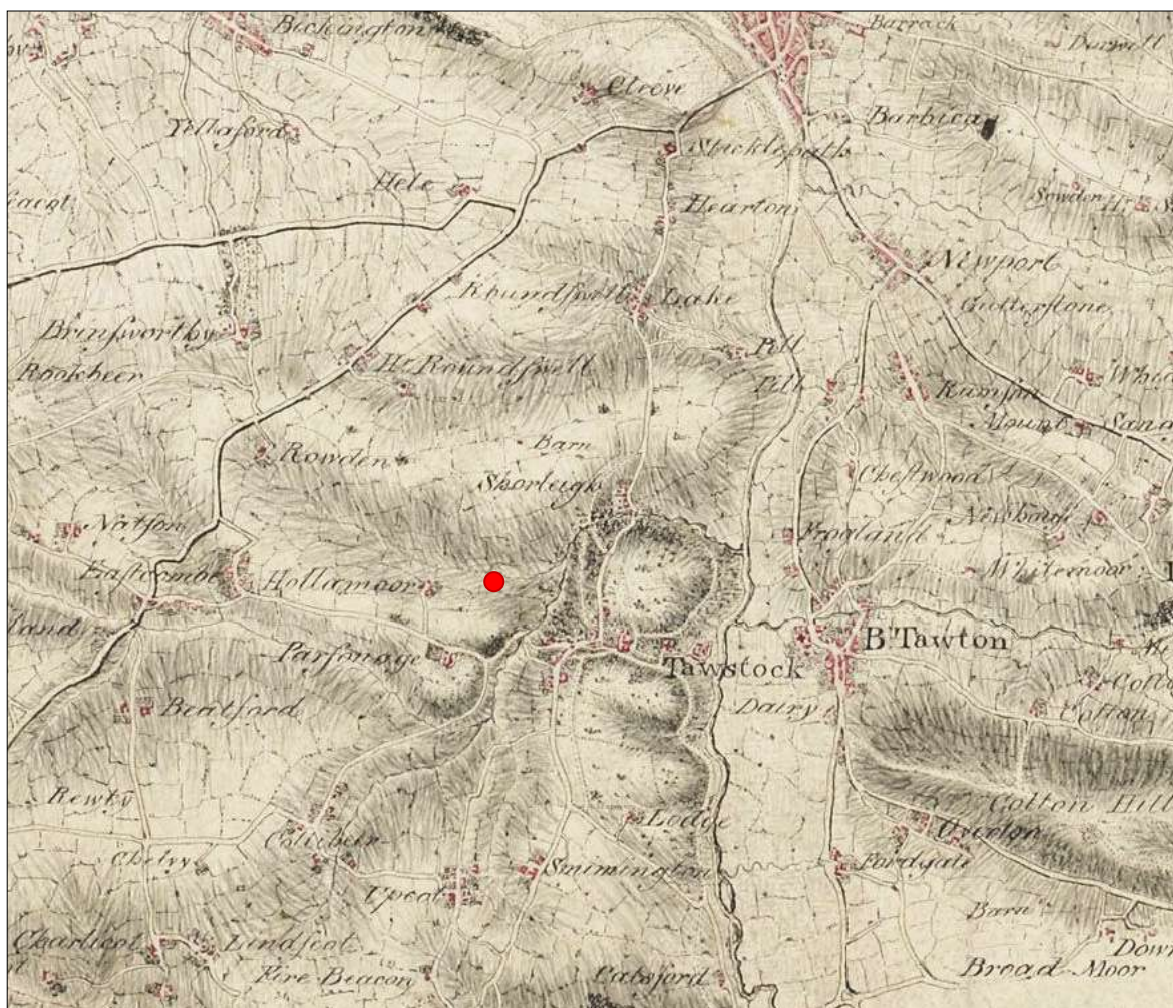


Figure 3: The 1804 Ordnance Survey Surveyor's draft map (BL). The approximate location of the site is indicated.

### 2.2.3 The 1842 Tawstock Tithe Map

The apportionment lists the fields as part of a tenement known as *Smallbrooke Farm*, owned by Sir Bouchier Palk Wrey, Bart. of Tawstock Park and leased to a George Sherwill. This tenement is not listed as having a house or buildings associated with it, but George Sherwill also held part of Home Court Farm, and part of Park Court. The 1841 census lists George Sherwill as a 40 year old farmer, whose household contained his wife Susanna, three female servants and five agricultural labourers.

The large holding of Hollamoor Barton, located immediately to the west, was also owned by the Wreys, and leased to one Emanuel Ware; the 1841 census lists Emanuel Ware as a 55 year old farmer, residing at Hollamoor with his wife Elizabeth and children.

The field names are all fairly prosaic, with some exceptions. The element *Holland* may be an open-field term (from *headlands*) or possibly *land by a ridge* (Field 2013, 154-5); either is plausible. The element *beauhays* is of interest, though not entirely clear; *hays* (derived from *(ge)hæg*, meaning an enclosure) is straightforward enough, but the prefix *beau* might be derived from the Norman French fair/fine, or more probably the Old English *bearu* (grove).

Most of the fields are listed as being under arable rotation.

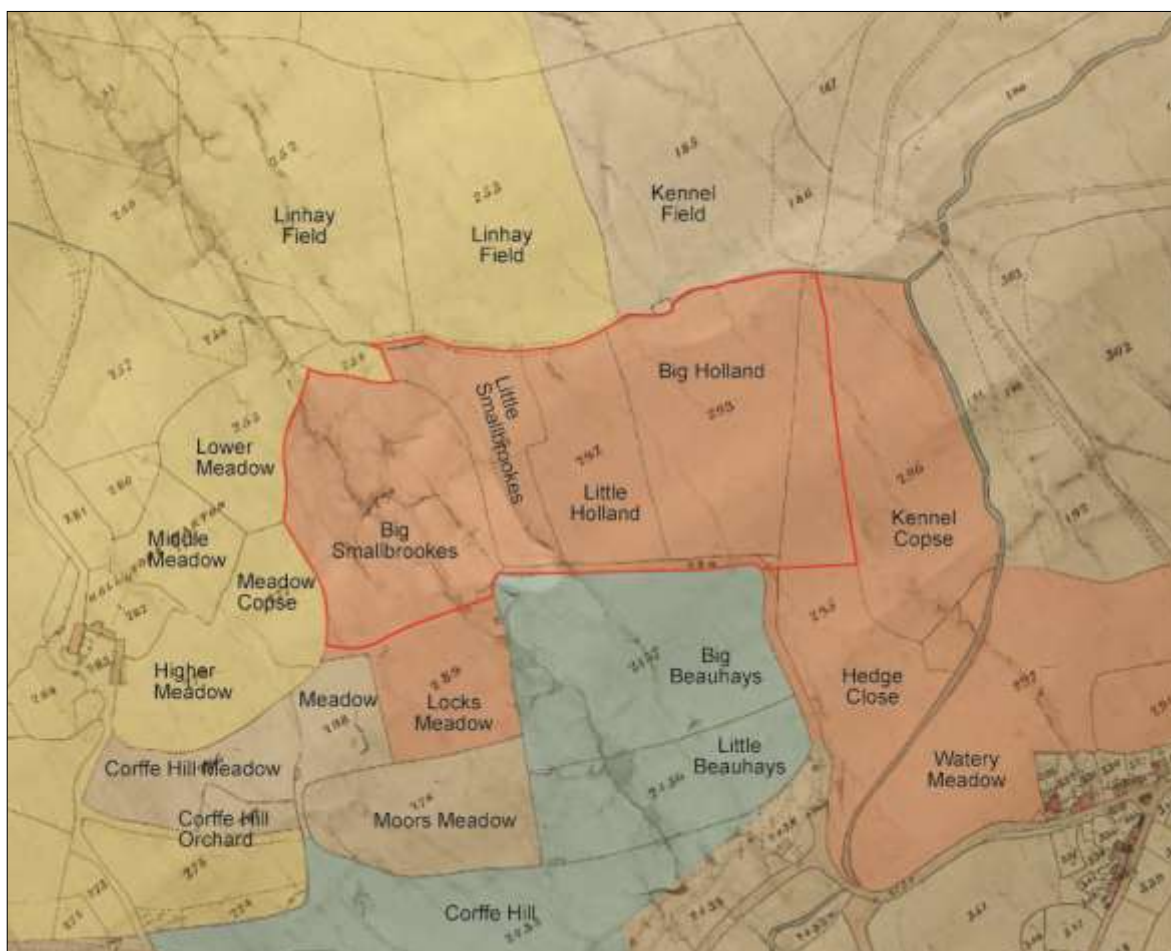


Figure 4: Extract from the 1842 Tawstock tithe map; the holdings of Hollamoor Farm (listed here Hollamoor Barton) are shown outlined in yellow, the holdings of Smallbrookes Farm are shown in red, and the holdings of Hillside Farm in blue. The modern field containing the proposed development is outlined in red.

#### 2.2.4 The Ordnance Survey 1<sup>st</sup> Edition Map of 1887

The Ordnance Survey 1<sup>st</sup> edition map of 1887 depicts a landscape similar in character to that of the 1840s, subject to some boundary loss and rationalisation. The five fields of the development site have become three, with *Little Smallbrookes* and *Little Holland* amalgamated, and part of *Hedge Close* had been thrown in with *Big Holland*.

It does, however, show the extent of the designed landscape around Tawstock Court at this time (stippled in grey). Most substantial country houses were accompanied by a landscape park, often the descendant of a deer park (shown on the 1575 Saxton Map at Tawstock), and Tawstock Court appears to be no exception. Very little research appears to have been done on this park, due to the constituent elements having been eroded or lost since the 19<sup>th</sup> century; consequently it does not appear on the Register of Parks and Gardens.

Almost all the depictions of Tawstock Court (see below) show the eastern elevation, and the most important long views appear to be to and from the east. However, from what little evidence is readily available it would appear the reconstruction of the House following the devastating fire of 1787 was accompanied by the creation of a picturesque approach to the House from the north, which probably included the prospect tower. Polwhele states: "Owing to a fire which happened in 1787, and consumed the principal part of the house, it has since been rebuilt, and the grounds much improved" (1806, 409). There are documents in the Devon Heritage Centre which concern the diversion of the road through Tawstock Park in c.1805 (DHC: QS/113A/189/1), and the purchase of part of the Torrington Road over Sticklepath Hill in 1833 (DHC: QS/82/III/1).

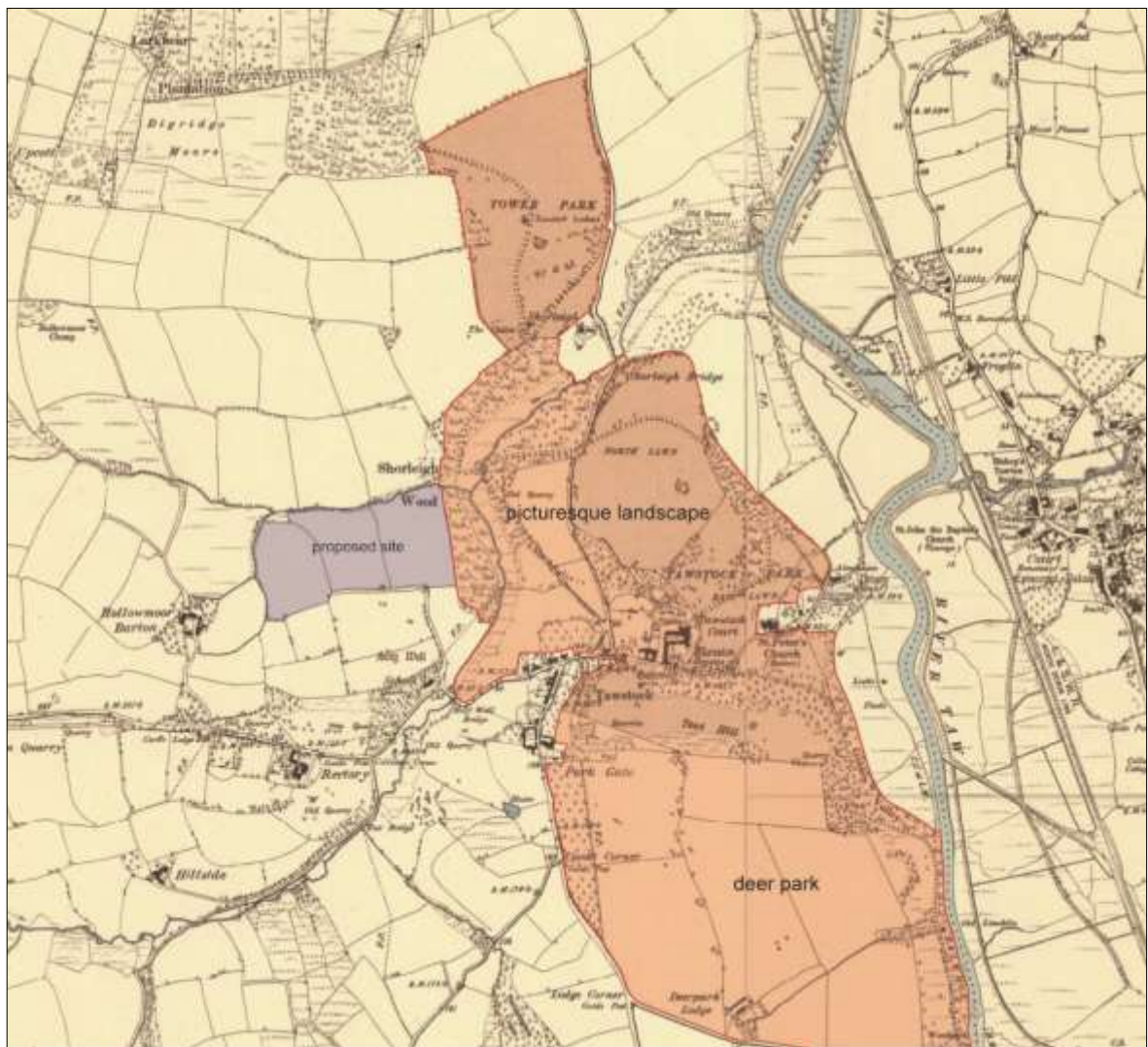


Figure 5: Extract from the Ordnance Survey 1<sup>st</sup> Edition Map of 1887, the proposed site is highlighted.

A number of commentators have discussed the park at Tawstock. Lysons states “Tawstock Park abounds with beautiful scenery, and fine aged oaks: the high grounds command rich and extensive views over the bay and town of barnstaple” (1822). The Revd Swete visited Tawstock in c.1800 and the following extract from his journal is worth recounting in full:

*Having gained the ascent of a steep hill I got into the Torrington road, which having travelled on for half a mile, I again quitted on the left, for Tawstock to which the nearer I approached, and ere I forded a rivulet, a fine scene presented itself, consisting of woods on the right and left, the Village of Tawstock, a charming conical knoll overspread with cattle, who during the midday heat, where on this eminence, snuffling to the refrigerating breezes from the Sea, and beyond, the broad back of what I might almost call, a Mountain, rising aloft and (save where a verdant pathway made a change in the colour) beautifully empurpled with heath.*

*Entering through a gateway of antient date, by the Stables, I arrived in front of Tawstock House, the seat of Sir Bourchier Wrey which when completed (for it is now but a shell) will be one of the finest Houses in the County – seated on an eminence, the grounds gently expanding on each side covered with wood – beneath – the River Taw flowing thro’ wide spreading meadows, – Tawton on the skirts of them and hills rising pleasantly above – the Church of Tawstock however at the bottom of the lawn intercepts the middle of the view, and tho in a great measure concealed by plantations, yet cannot but be considered, as an object that one would have wished in a less conspicuous situation – within however it claims particular attention not only from its form and spaciousness but from the many highly-wrought Family monuments. On the left of the House a new road is forming, leading to Barnstaple beautifully laid out and circling through a Grove with very considerable taste – but on the right, above a stately wood on a projecting eminence, under the knoll before noticed where the cattle frigora captabant opaca rose an Obelisk, from whence opened to the eye a scene discriminated and varied beyond any thing that I had beheld, of the merely picturesque kind, during my excursion. Barnstaple at the distance of two miles had as admirable effect on the North – beyond which appeared Yeanton Court, the seat of Col. Basset and the fine expanse of water; and on the South a Vale stretched onwards, fring’d with woodlands, which almost beggars description, and was certainly – (me judice) unrivalled in these parts.*

From this description it would appear the Revd Swete approached the house along the track from Roundswell/Digridge Moor, past the prospect tower and up into the village. The road ‘left of the House’ is probably the curving drive running north on the OS map, the ‘eminence’ scattered with cattle is probably Tent Hill south of the Court, and the ‘Mountain’ is surely Codden Hill. On this basis, and despite the fact the Court would not have been visible from the northern approach (save from the prospect tower?), it was to progress through parkland to the Court that was important, and not necessarily the return trip. The creation of a prospect tower afforded the kind of views to the north that most of the park lacked. Note that, according to the Listing, the tower had windows in the north and south elevations only. Figure 5 probably underestimates the extent of the landscape park, and it probably stretched down to the river along its entire length. The implications of the proposed development on this designed landscape are considered below.

#### 2.2.5 Later Maps

The Ordnance Survey 2<sup>nd</sup> Edition Map shows no significant changes. The 1956 OS map indicates the two western fields had been amalgamated by this date, and the remaining hedgerow was lost

by 1975×88. These later maps indicate the electricity pylon had been constructed between 1963×64 and 1975×88.

### 2.3 Representations of Tawstock Court

Like many stately homes, Tawstock Court has attracted the attention of artists and illustrators. We may surmise that the views painted by said artists fairly reflect the 'picturesque potential' of any given place. From the available prints it is immediately apparent that the east elevations of both the Elizabethan House, and the late 18<sup>th</sup>/early 19<sup>th</sup> century House, have commanded attention.



Figure 6: [left] Tawstock Court c.1740, oil painting, private collection.

Figure 7: [right] as above, a lithograph of c.1786 presumably based on the above.



Figure 8: [left] Tawstock Court c.1790, watercolour, by Payne (WCSL: Payne vol.1 no.5).

Figure 9: [right] Tawstock Court c.1794, drawn and engraved by T.Bonner, appearing in Polwhele (1806).



Figure 10: [left] Tawstock Court c.1802, by T.H. Williams, from Bishops Tawton (WCSL: M.SC2810).

Figure 11: [right] Tawstock Court c.1817, an illustration from the Gentleman's Magazine (WCSL: M.SC2811).



Figure 12: [left] Tawstock Court c.1820, by John Keast, from Bishops Tawton (Gray 2013).

Figure 13: [right] Tawstock Court c.1831, by G.B. Champion and engraved by J. Bingley (WCSL: M.SC2812).

### 3. Site Inspection and Archaeological Background

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#### 3.1 Site Inspection

The site of the proposed solar installation was visited in August 2015 by E. Wapshott. The proposed site lies within a single large field on Hollamoor Farm. The farm is located west of the village of Tawstock. The farm-holding occupies a shallow undulating valley carrying a tributary watercourse east into the River Taw. There are sweeping – albeit short – views from the field to the north-west up to *Hollamoor Clump*, and views are possible to the west to the farmstead, and to the north-east through the deeply-incised valley over the wooded Tawstock Court Park to the lower Taw valley. Views to the east are enclosed by the woodlands and the ground rises to the south. There are some limited views from the south-east corner of the field, to the roof and chimneys of Tawstock Court, framed by Tawstock village, over the tall hedgebank. The field is accessed from the farm, via a grassed track or via an old 'green lane' from the valley to the south-east, adjacent to the village school and Holy Well.

The solar installation would be located on a north-facing slope, on the northern side of a steep, narrow east-west ridge, within fields probably enclosed in the later medieval or post-medieval period. The field itself is long and sub-rectangular. The field boundaries to the south and west are a large earth 'Devon' banks, mostly topped with hedge shrubs; the boundary to the west contains mature trees. To the north there is a strip of overgrown grass at the base of the slope, with a dense plantation of native trees beyond forming a new shelter-belt behind a modern fence, used as cover for shooting. To the east the boundary is fenced against established woodland. At the time of the visit the field was under a grass crop, but had been used for arable and shows evidence of previous ploughing. A large electricity pylon occupies the centre of the field, and to the north-east there is a secondary line of timber electricity poles.

No earthworks were observed in the field, although there is some marked contour ridging running across the slope. A wide band of grass running along the top of the field (southern edge) was noticeably greener, and there was another area to the south-west where the grass was again thicker and taller, creating the illusion of undulating ground when in fact it probably reflects fertiliser storage areas, or a damper area where a spring rises.

#### 3.2 Archaeological Background

There are a fair number of undesignated heritage assets within 1km of the proposed PV installation (Figure 14 and Table 1). Most are post-medieval in date, although this probably reflects an absence of fieldwork.

#### 3.3 Assessment of Impact

Ground disturbance associated with the installation of PV panels and associated infrastructure during the construction phase could result in permanent, irreversible loss of below-ground remains of archaeological features within the development area, or of elements of these. The works, expected to be deeper than current topsoil levels, will affect any buried cut features.

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



Land at Hollamoor Farm, Tawstock, Devon

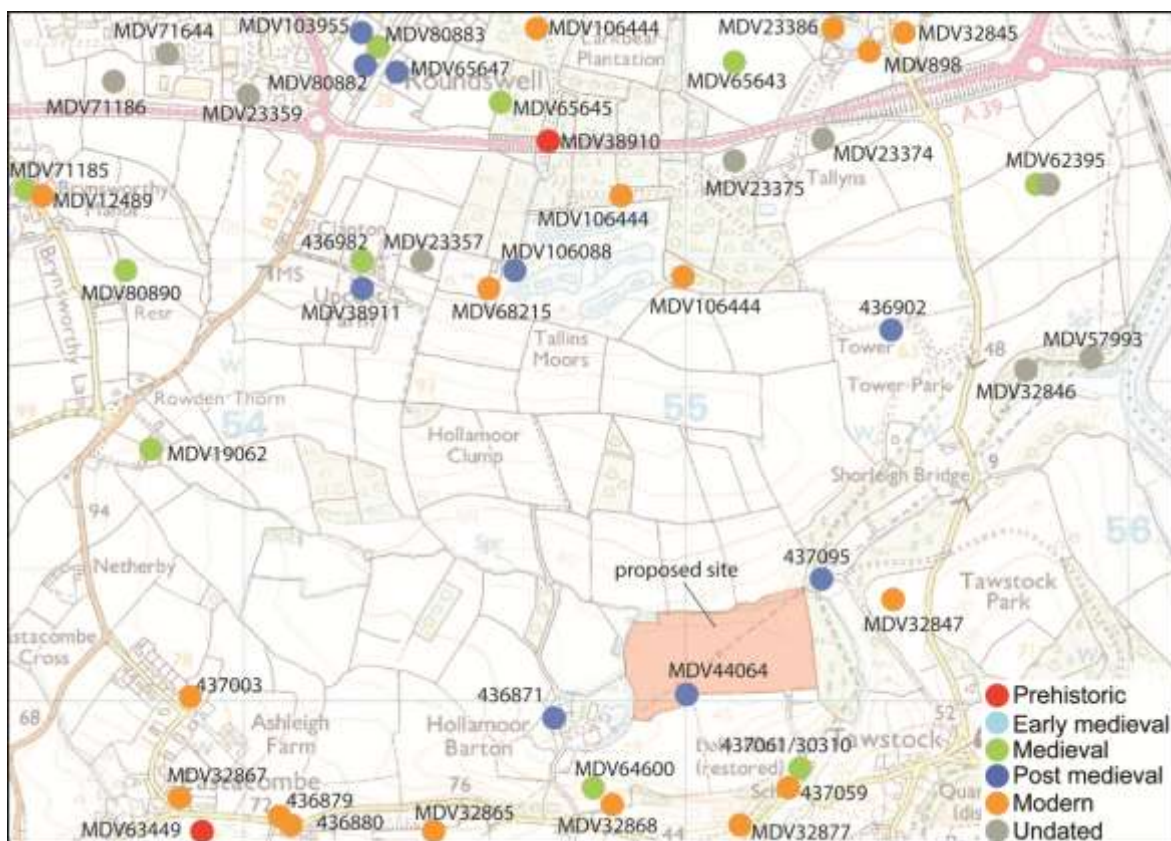


Figure 14: Map of nearby heritage assets.

Mon ID	Site Name	Record	Notes
436902	The Tower, Tawstock	Listed Building	Grade II Listed Late 18 <sup>th</sup> Century Folly
437095	Gatepiers & Bridge In Tawstock Park	Listed Building	Grade II Listed, 18 <sup>th</sup> century gate piers and 19 <sup>th</sup> century bridge
436982	Upcott Farmhouse, Tawstock	Listed Building	Grade II Listed, Probable 16 <sup>th</sup> century farmhouse, extended in the early 17 <sup>th</sup> century
436871	Hollamoor Barton, Tawstock	Listed Building	Grade II Listed, 18 <sup>th</sup> century farmhouse with 19 <sup>th</sup> century additions to the rear.
436879	Non Conformist Chapel, Tawstock	Listed Building	Grade II Listed, dated 1818.
436880	Moone Headstone c.5m North of Non Conformist Chapel, Tawstock	Listed Building	Grade II Listed, 1823 headstone to Rachel Moone
437003	Eastacombe House, Tawstock	Listed Building	Grade II Listed, 1830-40 House
437059	Tawstock Church of England School	Listed Building	Grade II Listed, 19 <sup>th</sup> century largely rebuilt after a fire in 1940
437061	Covered Shelter to Holy Well	Listed Building	Grade II Listed, covered shelter to well house restored 1938 with possible medieval origins.
30310	Tawstock holy well	Scheduled Monument	Medieval holy well
MDV106088	Diggeries Tenement, Tawstock	Cartographic	Building shown on tithe but not 1 <sup>st</sup> Edition
MDV68215	Building 244 metres east of Upcott Farm, Tawstock	Cartographic	Building, open-fronted?, shown on the 1 <sup>st</sup> and 2 <sup>nd</sup> Edition maps
MDV38911	Sgraffito Pottery from Lower Upcott Farm	Find spot	A stray find of sgraffito pottery from Lower Upcott Farm.
MDV19062	Rowden Barton, Tawstock	Documentary	Rowden Barton was <i>ruwedona</i> in Domesday.
MDV32865	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 <sup>nd</sup> Edition Map
MDV32868	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 <sup>nd</sup> Edition Map
MDV32877	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 <sup>nd</sup> Edition Map
MDV32867	Smithy, Tawstock	Cartographic	Smithy shown on OS 2 <sup>nd</sup> Edition Map

Land at Hollamoor Farm, Tawstock, Devon

MDV23386	Quarry, Tawstock	Cartographic	Disused quarry, shown on OS 2 <sup>nd</sup> Edition
MDV64600	Building Platform, Tawstock	Cropmarks	Earthworks of possible former house plots and ridged or orchard cultivation recorded
MDV44064	Deerpark, Tawstock	Documentary	Deerpark at Tawstock park extant in 1575
MDV62395	Ring from field south of Lake Roundabout	Findspots	A Gold ring, found using metal detector; other objects found in field include medieval coin, metal ornaments and pottery
MDV32847	Quarry, Tawstock	Cartographic	Old quarry shown on OS 2 <sup>nd</sup> Edition Map
MDV57993	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 <sup>nd</sup> Edition Map
MDV32846	Quarry, Tawstock	Cartographic	Quarry shown on OS 2 <sup>nd</sup> Edition Map
MDV63449	Enclosure, Tawstock	Cropmarks	Small square single ditched enclosure, c.30x30m, s of Eastacombe
MDV23357	Ridge and Furrow?, Tawstock	Cropmarks	Ridges running across field in approx NNE-SSW direction, either ridge & furrow or features associated with tree planting
MDV23374	Ridge and Furrow?, Tawstock	Cropmarks	As above
MDV23375	Ridge and Furrow?, Tawstock	Cropmarks	As above
MDV106444	Larkbear Plantation, Tawstock	Cartographic	19 <sup>th</sup> century plantation shown on the tithe map
MDV65645	Hele Manorial Boundary, Tawstock	Cartographic	The 1840 Tithe boundary between the Wrey and Sturt family lands which probably follows the manorial boundary established in the 13 <sup>th</sup> century when the sub-manor of Hele was granted to Buckland Priory.
MDV65643	Pottery scatter, Tawstock	Findspots	A scatter of 38 sherds of medieval and post medieval pottery. The assemblage included North Devon coarseware dating from 13 <sup>th</sup> -18 <sup>th</sup> century
MDV32845	The Smithy, Lake	Cartographic	Smithy shown on the OS 1 <sup>st</sup> Edition
MDV898	Small Cottage at Lake, Tawstock	Cartographic	Site of a small cottage on OS 1 <sup>st</sup> Edition
MDV38910	Axe Head, Tawstock	Findspot	Possibly stone axe head
MDV80882	Field Boundary, Roundswell Farm	Field Boundary	Former field boundary shown on late 19 <sup>th</sup> and early 20 <sup>th</sup> century Ordnance survey maps.
MDV65647	Brynhyfryd, Tawstock	Building	A house and garden is recorded on this site on the 1840 Tithe Map and Apportionment.
MDV80883	Finds Recovered from Topsoil at Roundswell Farm	Artefact scatter	A large assemblage of pottery was recovered, comprised in the main of 17 <sup>th</sup> to 19 <sup>th</sup> century material. North Devon wares also included a sizeable proportion of 13 <sup>th</sup> to 14 <sup>th</sup> century.
MDV103955	Finds Recovered from Topsoil at Roundswell	Artefact scatter	1.317 kilograms of ceramic material recovered, including the ubiquitous post-medieval North Devon gravel-free and gravel-tempered wares. A small number of post-medieval imports were present, as well as two sherds of medieval North Devon pottery.
MDV23359	Fremington-Tawstock Parish Boundary at Roundswell	Field boundary	The line of the Fremington-Tawstock parish boundary.
MDV71644	Possible Archaeological Features at Roundswell, Fremington	Geophysical Survey Results	The survey identified two areas of archaeological potential. One may represent ditches to the north and south of the northern field bank, and the other consisting of a group of curvilinear anomalies. These may represent a large curvilinear feature, possibly a disrupted ditch or the base of an earthen bank.
MDV71186	Post Holes South of Fishleigh Road, Roundswell, Fremington	Postholes	Archaeological evaluation identified several small pits in the centre of the field, interpreted as post holes. No dating evidence for these features was obtained.
MDV71185	Brynsworthy, Fremington	Settlement	Settlement at Brynsworthy mentioned in

Land at Hollamoor Farm, Tawstock, Devon

			1195 & still existing as an extensive group of buildings on both sides of the road
MDV12489	Brynsworthy Manor Farm	House	Brynsworthy House on the site of a Barton was burned down c.1930 & a new house was built
MDV80890	Curvilinear Enclosure, Brynsworthy	Cartographic	Curvilinear enclosure, Brynsworthy. Visible on Ordnance Survey 1 <sup>st</sup> Edition.

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

## 4. Historic Visual Impact Assessment

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### 4.1 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.*

### 4.2 Setting and Views

The principle guidance on this topic is contained within two EH publications: *The Setting of Heritage Assets* (2011) and *Seeing History in the View* (2011). While interlinked and complementary, it is useful to consider the following sites in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or that include the heritage asset.

Setting is the primary consideration of any HVIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the English Heritage publication *The Setting of Heritage Assets* (2011a, 4 & 7):

*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset.*

*Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings... In some instances the contribution made by setting to the asset's significance is negligible; in others it may be the greatest contribution to significance.*

The HVIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this.

Historic and significant views are the associated and complementary element to setting, but can be considered separately as solar parks may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged, such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011b, 3):

*Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.*

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

In making an assessment, this document adopts the conservation values laid out in *Conservation Principles* (English Heritage 2008), and as recommended in the Setting of Heritage Assets (page 17 and appendix 5). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset. These values are: *evidential*, *historical*, *aesthetic* and *communal*.

#### 4.2.1 Evidential Value

*Evidential value* is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. It is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

#### 4.2.2 Historical Value

*Historical value* is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

*Illustrative value* is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

*Associative value* arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

PV Solar arrays tend to have a limited impact on historical value, save where the illustrative connection is with literature or art (e.g. Constable Country).

#### 4.2.3 Aesthetic Value

*Aesthetic value* is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

*Design value* relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape.

Aesthetic values are where a proposed PV solar array would have its principle or most pronounced impact. The indirect effects of solar arrays are predominantly visual, and their reflective nature ensures they draw attention within vistas, where local blocking does not prevail. In most instances the impact is incongruous; however, that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

#### 4.2.4 Communal Value

*Communal value* is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative/symbolic, social or spiritual*.

*Commemorative and symbolic value* reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten.

*Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important.

*Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change.

PV Solar arrays tend to have a limited impact on present-day communal value. However, where the symbolic or spiritual value is perceived to be connected to the wild, elemental or unspoilt character of a place, the construction and operation of PV Solar arrays could have a pronounced impact. In the modern world, communal value most clearly relates to high-value ecclesiastical buildings and sites (e.g. holy wells) that have been adopted by pagan groups. In the past, structures, natural sites or whole landscapes (e.g. stone circles, barrows, rocky outcrops, the environs of Stonehenge) would have had a spiritual significance that we cannot recover and can only assume relate in part to locational and relational factors.

#### 4.2.5 Summary

As indicated, individual solar array developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous, as solar panels are, despite the visual drawbacks, part of the evolution of the historic landscape. There are also clear implications for other value elements (particularly historical/associational and communal/spiritual), where views or sensory experience is important.

### 4.3 Likely Impacts of the Proposed Development

#### 4.3.1 Types and Scale of Impact

Four types of archaeological impact associated with solar PV developments have been identified, as follows:

- Construction phase – The proposed construction will have direct, physical impacts on the buried archaeology of the site through the excavation of the 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 – The proposed might be expected to have a visual impact on the settings of some key heritage assets within its viewshed during the operational phase. Such factors also make it likely that any large development would have an impact on Historic Landscape Character. The operational phase impacts are temporary and reversible.

- Cumulative Impact – a single solar PV site will have a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single solar PV site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.
- Aggregate Impact – a single solar park will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

#### 4.3.2 Scale and Duration of Impact

The impacts of the proposed and its associated infrastructure on the historic environment may include positive as well as adverse effects. However, solar PV sites are generally large and inescapably modern intrusive visual actors in the historic landscape. Therefore the impact of a Solar PV site 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 protected historic buildings.

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

#### Impact Assessment

<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible but will not impact upon the setting of the heritage asset, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/unknown</i>	Where an adverse impact is anticipated, but where access cannot be gained or the degree of impact is otherwise impossible to assess.
<i>Negative/minor</i>	Where the developments 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 development would have a pronounced impact on the setting of a heritage asset, due to the sensitivity of the asset and proximity; it may be ameliorated by local blocking or mitigation.
<i>Negative/substantial</i>	Where the development 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 development 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 (e.g. Conservation Areas). This can influence the overall assessment.
<i>Permanent/irreversible</i>	Where the impact of the development is direct and irreversible e.g. on potential buried archaeology.
<i>Temporary/reversible</i>	Where the impact is indirect, and for the working life of the solar PV site.

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



### Condition Assessment

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

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

#### 4.3.3 Statements of Significance of Heritage Assets

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

##### *Scheduled Monuments*

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

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

##### *Listed Buildings*

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if

damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

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

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

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

#### *Parks and Gardens*

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

## 4.4 Methodology

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

impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

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

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

#### 4.4.1 Assessment and Landscape Context

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

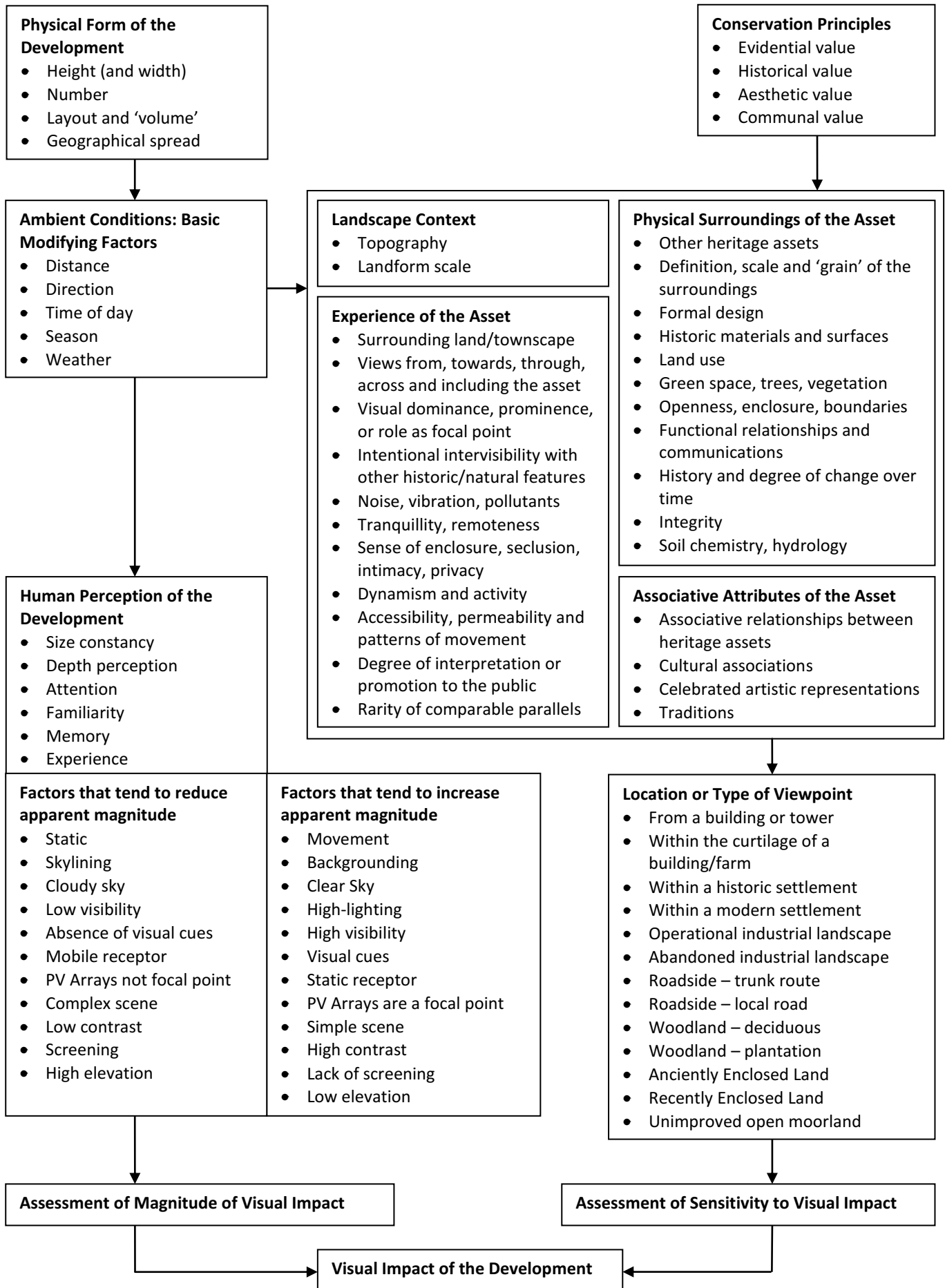


Table 2: The conceptual model for visual impact assessment proposed by the University of Newcastle (2002, 63), modified to include elements of *Assessment Step 2* from the *Setting of Heritage Assets* (English Heritage 2011, 19).

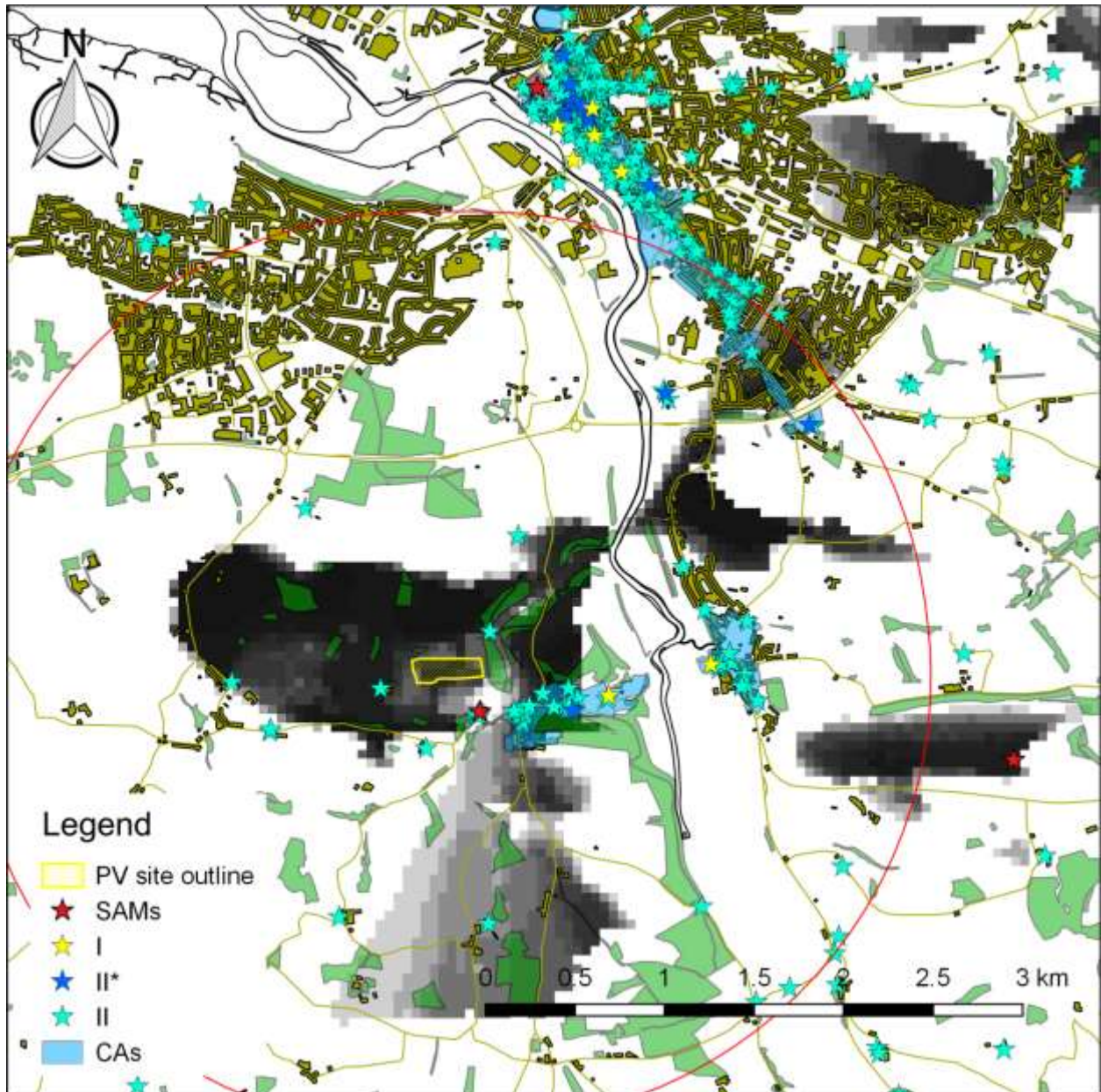


Figure 15: Distribution of designated heritage assets within the ZTV of the proposed solar PV: within 5km, based on an observer height of 1.8m. The ZTV is shown in shades of grey; the darker the colour, the greater the proportion of the PV site visible from any one location (ZTV was produced by SWARCH using QGIS version 2.8.1 with plugin Viewshed Analysis version 0.4.2, with Ordnance Survey Panorama digital terrain data). (Contains Ordnance Survey data © Crown copyright and database right 2015. Reproduced from OS digital map data © Crown copyright 2015 licence number 100019980 Ordnance Survey; © English Heritage, the English Heritage GIS Data contained in this material was obtained on 06.07.15).

#### 4.5 Results of the Viewshed Analysis

The viewshed analysis indicates that the Zone of Theoretical Visibility (ZTV) in this landscape will be quite restricted, with the greatest potential impact falling within the shallow valley containing Hollamoor Farm. More elevated viewpoints to the south, east and north-east would potentially have views through to the site, but with the exception of Codden Hill, local blocking is likely to be comprehensive in those areas.

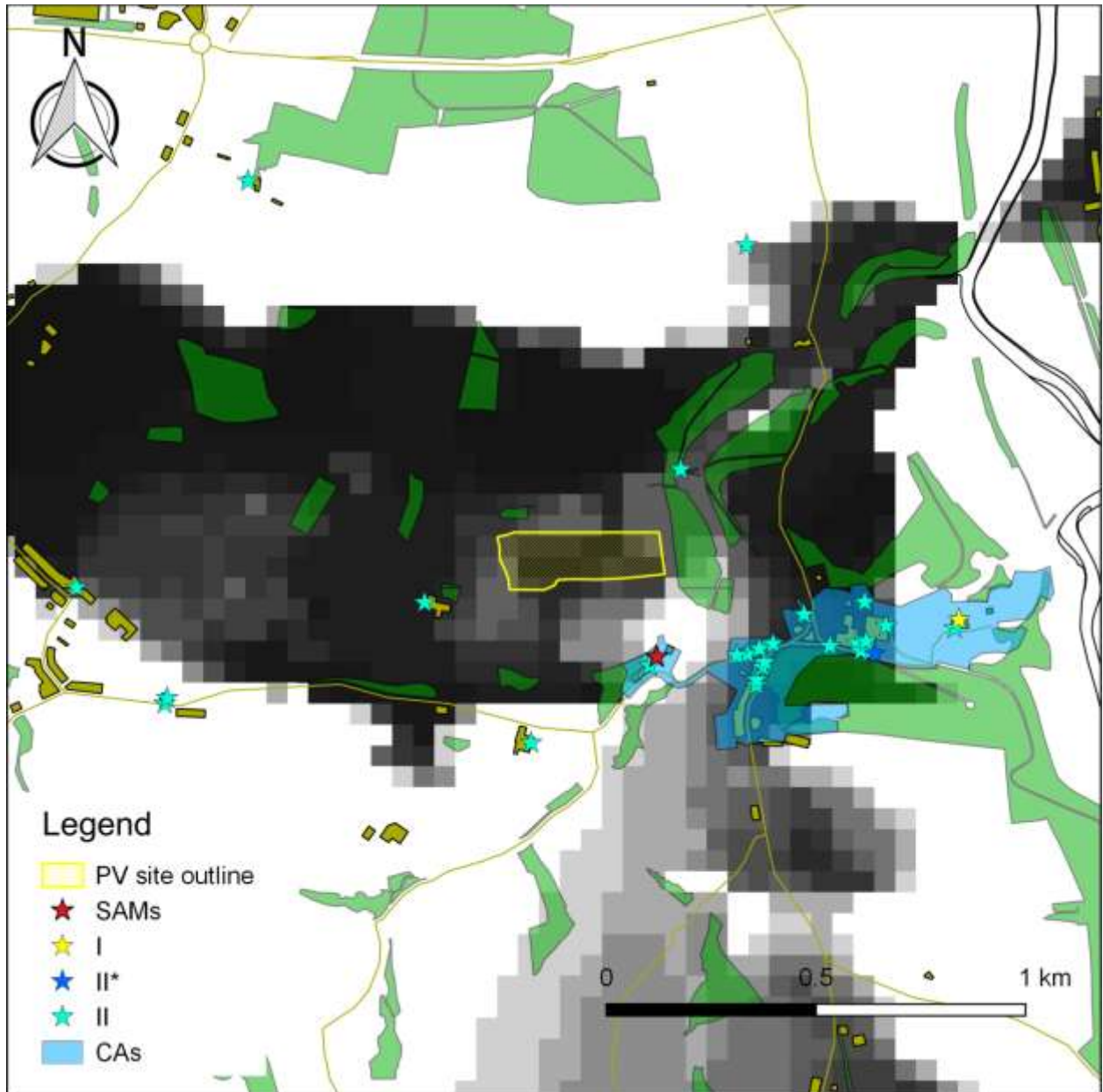


Figure 16: Distribution of designated heritage assets within the ZTV of the proposed PV array, showing the Hollamoor valley and village of Tawstock.

The ZTV was mapped to a total distance of 5km from the PV site by SWARCH (

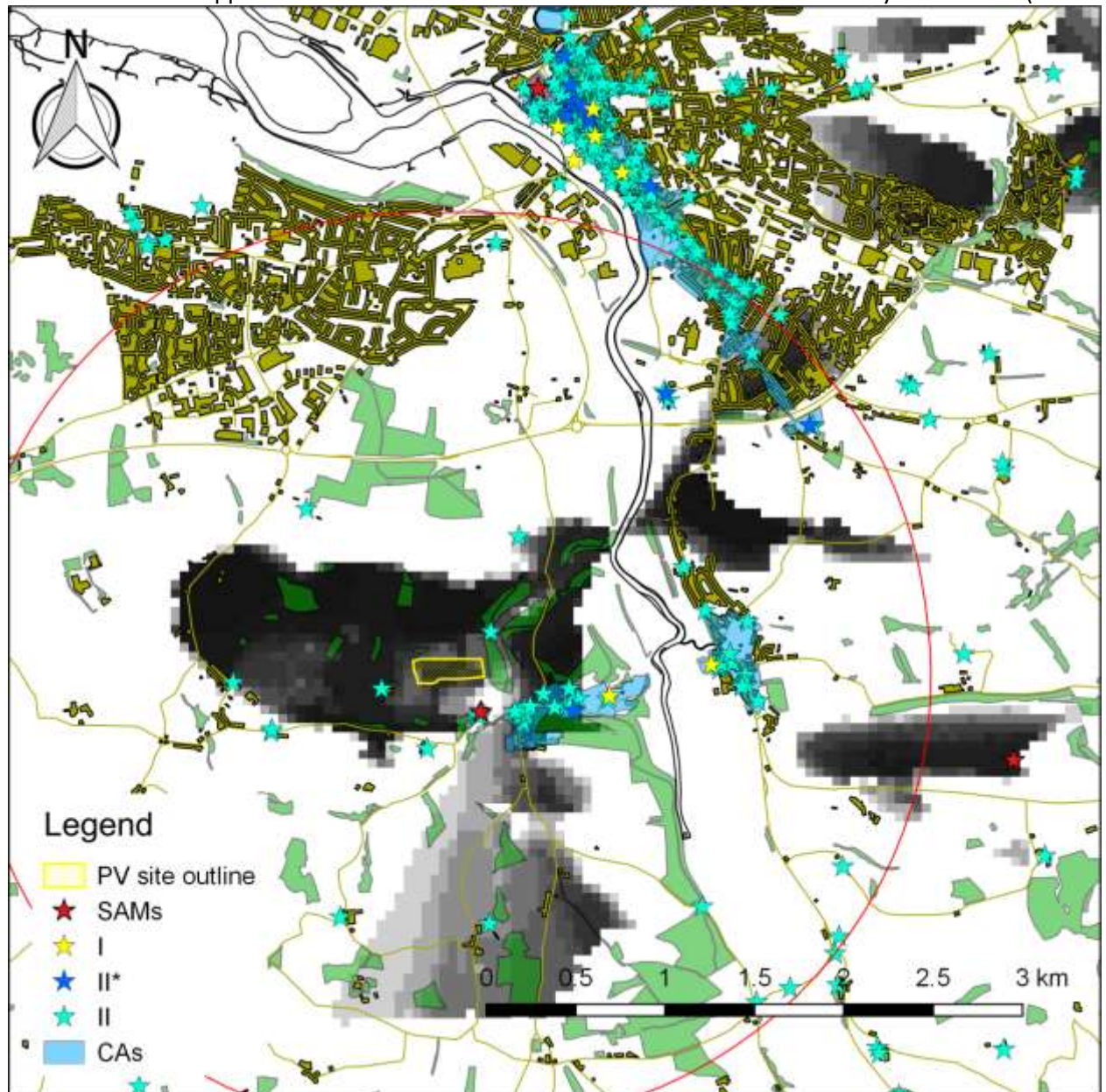


Figure 15). The visibility of the proposed development will diminish with distance, and may be locally blocked by intervening buildings within settlements by individual trees, hedgebanks, woodlands and natural topography, particularly to the south. Theoretical visibility has been assessed as the visibility to the panel top (3m).

#### 4.6 Field Verification of ZTV

On the whole, the ZTV mapping was found to be a fairly accurate representation of the likely inter-visibility between the solar installation and the surrounding landscape out to 2.5km, with all the heritage assets that landscape encompasses. There would be complete intervisibility within the valley (0.25km to the south, 1.5-2km to the west and 0.5km to the north). To the east the valley is deeply incised and there would be no intervisibility. The west-facing slopes of the valley, occupied by the village of Tawstock, lie within the ZTV, but screening from intervening woodland blocks most views from this settlement. There would be visibility from the south, down towards Harracott. There is visibility to the north-east, to the wide shallow east banks of the River Taw but north of Bishops Tawton.

There is one Scheduled Monument within the ZTV, on Codden Hill, at c.3km to the east. The undesignated parkland at Tawstock Court lies within the ZTV, including several Grade II Listed parkland structures. The village of Tawstock, with eight Grade II Listed cottages, also lies within the ZTV. Tawstock Court, a Grade II Listed country house, Grade II\* Listed gatehouse and other Grade II Listed service buildings, lie on the edge of the ZTV. There are three other Grade II Listed farmhouses, but the Grade I Listed church at Tawstock does not lie within the ZTV.



## 4.7 Impact by Class of Monument/Structure

### 4.7.1 Listed Structures: Farm Buildings

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

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linhay 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. Solar farms will usually have a restricted impact on the meaning or historical relevance of these sites.

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

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

- Hollamoor Farmhouse, Tawstock; medium significance; Grade II; condition: fair. A farmhouse described in the Listing as 18<sup>th</sup> century in date, but possibly earlier. Located down a private lane, the buildings are used as a working DIY livery. The house and buildings are arranged around a grassed farmyard, the principal facade of the farmhouse faces east, into the yard. The historic buildings are largely still used as stables and barns, the livery business contained in low-level timber buildings behind the historic barns, meaning the farmstead has retained its historic character. There is a tall electricity pylon to the east and another which stands on the proposed solar site. The farm is tucked under an east-west ridge, at the base of a north and north-west facing slope, with direct views to the location of the proposed solar farm to the east. Local blocking is expected to be effectively provided for the farmhouse by the barns and trees to the east and nature reserve area around the farm pond, with long grasses and mature shrubs. There is also a tall mature Devon hedgebank which encloses the farmstead to the east. The farm 'in the hollow' is not visible from most wider landscape vistas, but in views across the valley from the west and south-

west, but particularly from the north and north-west, would also include the solar farm. This would impact on the aesthetic of the farm in its 'hollow'; impact: **negative/moderate**.

- Lower Uppacott Farmhouse; medium significance; Grade II; condition: fair. Located down a narrow lane, south-west of Tawstock village, on the west side of a steep valley, set into the slope on a north-south alignment. This farmhouse would be shielded from views by the woodland plantations to the north, mature trees along the road and local hedgebanks. There are some very limited landscape views from the higher ground to the south, looking up the valley, in which the proposed solar farm may be visible. The setting and experience of the farmhouse would not be directly affected, the key view on the approach along the drive would not be affected and all immediate fieldscape views would be unchanged; impact: **negligible**.

#### 4.7.2 Grand Houses

*Large and/or surviving gentry houses, in public or private hands, often incorporating multi-period elements of landscape planning*

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 18<sup>th</sup> 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 development can be severe.

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

The great houses are examples of regional if not national architectural value, and may be located on sites with a long history of high-status occupation (evidential). They may conform to a particular style (e.g. Gothic, Palladian) and some were highly influential locally or nationally; surviving examples are often well-maintained and preserved (historical/illustrative). They were typically built by gentry or noble families, could stage historically important events, and were often depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). The epitome of design, they have clear aesthetic/design value, arising from their intrinsic architectural style, but also the extensive grounds they were usually associated with, and within which they were designed to be seen and

appreciated. The aesthetic/design value can improve with time (the 'patina of age'), but it can also be degraded through unsympathetic development. As large structures built for the use of a single family, communal value is typically low, although an argument can be made the 19<sup>th</sup> and early 20<sup>th</sup> century great house was a community in its own right, with its family, servants and extended client base. Not all survive as country houses; some are schools, nursing homes or subdivided into flats, and this has a severe impact on their original historical/associational value, but provides new/different associational and also communal/social value.

Note that the only grand house in this assessment is Tawstock Court, which is considered here together with its associated designated and undesignated infrastructure.

- Tawstock Court, formerly St Michael's School; medium significance; Grade II; condition: good (being restored). A large country house that has been home to a succession of important landed families. The Elizabethan house burnt down in 1787 and was replaced by a Late Georgian 'gothick' mansion. Its presentation elevation faces east, and appears in numerous representations of the property (see above). There are key views to and from the house and its gatehouse to the south. The Court sits in a saddle between two hills, both of which are clothed in trees, and almost certainly include remnants of ornamental planting from the early 19<sup>th</sup> century. The solar farm would be located across the valley to the west, beyond Tawstock village and behind a large bank of trees, which can be expected to provide comprehensive local blocking. The setting of the Court would be unaffected, as would immediate and outward views. When viewed in its wider landscape context, i.e. from Codden Hill, the Court may be viewed together with the solar farm above and in the background, and this would detract from the landscape presence of this asset, considering its principal front is to the east. However, suitably-located tree planting could conceal most if not all of the panels from view. On balance, and taking into account the impact on the wider setting of the Court, an impact assessment of **negative/moderate** is appropriate.
- Gatehouse to Tawstock Court; high significance; Grade II\*; condition: fair. This impressive stone gatehouse survived the 18<sup>th</sup> century fire and is a fine 16<sup>th</sup> century structure. The windows are small and the gatehouse is somewhat overshadowed by the 19<sup>th</sup> century woodlands to its south. Views towards the gatehouse are arguably more important - although it did provide a physical defensive 'barrier' function, it does not seem to have been designed as a look-out. Views to the gatehouse are still achieved along both drives, from east and west. It is possible that some very limited views may be gained from the roof of the towers, or upper floors, but the wooded slopes east of the solar farm lie between and are expected to block all views. The gatehouse can still be experienced as intended, within a private estate, denoting the inner grounds, enclosed by a later wooded parkland on its principal south side, which does reduce its intended landscape presence. This setting would not be affected; impact: **negligible**.
- Lodge at Tawstock; medium significance; Grade II; condition: good. A small rustic 'gothick' lodge with thatched roof and tree-trunk veranda pillars, facing the road and at the end of an avenue of trees leading to the west side of Tawstock Court. Views back to the proposed solar farm would be completely blocked by the trees on the wooded slopes of the valley opposite the Lodge. The meaning and significance of the structure would be unchanged, and its landscape setting, as viewed from the north/north-east (i.e. the approach to the Court), or along the road from the south-west, would be unaffected; impact: **neutral to negligible**.
- Tawstock Holy Well; high significance; Scheduled Monument and Grade II Listed Building (wellhouse); condition: excellent. Small gabled building over the mouth of a reputed holy well. Set into the steep west-side of a valley, with limited views across the valley only. Wider landscape views do not include the small ground-level structure. The well falls outside the ZTV and is shielded from all views to the proposed solar farm by the woodland

that lies to the north and west; impact: **neutral**.

- 'The Tower', Tawstock Park; medium significance; Grade II; in good (restored) condition. A folly located in a prominent position on the ridge above the Taw Valley, with sweeping landscape views, focused to the east and north-east, across to Exmoor and north to the Taw estuary. This is a key landscape feature in this area, and one located within 1km of the proposed solar farm site. As a prominent folly within a wider designed landscape attached to Tawstock Court, it was designed to be seen. However, the original Listed structure was a slim tower with stair turret; this has undergone considerable recent work, which has altered the setting of the original structure quite considerably. The derelict prospect tower lay within an early 19<sup>th</sup> century designed landscape. The modern 'Castle' – a two-storey turreted and embattled B&B strapped onto the side of the tower, with extensive associated hard landscaping – is a modern, unsympathetic and badly-executed pastiche. If the Tower survived in its original (Listed) condition, together with the tracks/vistas of the original designed landscape, then the impact of an extensive solar panel installation, visible to the south-west, would be considerable. The solar farm would appear in views towards the tower from elevated viewpoints to the south. However, in its current state the 'Castle' shares only its location with the historical Tower and its original landscape meaning has been lost. The solar farm will not compete with its existing visual presence in the landscape. Impact: **negligible to negative/minor**.
- Gatepiers and Bridge in Tawstock Park; medium significance; Grade II; condition: unknown. Within the park and on private property, these assets could not be assessed. It is considered likely that local blocking from enclosing banks of woodland will be comprehensive. Impact: **negative/unknown**, but expected to be neutral.

#### 4.7.3 Lesser Gentry Seats and Manorial sites

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

These structures have much in common with the greater Houses, but are more usually Grade II Listed structures. In Cornwall but particularly Devon there were many minor landed gentry and thus a great number of minor Houses. Not all landed families prospered; for those that did, they built Houses with architectural pretensions with elements of formal planning. The sensitivity of those structures to the visual impact of a development 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 PV site is less pronounced.

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

The lesser houses are examples of regional or national architectural trends, as realised through the local vernacular (evidential value); this value can vary with the state of preservation. They were typically built by gentry or prosperous merchants, could stage historically important events, and could be depicted in art and painting; they are typically associated with a range of other ancillary structures and gardens/parks (historical/associational). However, the lesser status of these dwellings means the likelihood of important historical links is much reduced. They are examples of designed structures, often within a designed landscape (aesthetic/design); however, the financial limitation of gentry or merchant families means that design and extent is usually less ambitious than for the great houses. Survival may also be patchy, and smaller dwellings are more vulnerable to piecemeal development or subdivision. The 'patina of age' can improve such a

dwelling, but usually degrades it, sometimes to the point of destruction. There is limited communal value, unless the modern use extends to a nursing home etc.

- Corffe, Little Corffe; medium significance; Grade II; condition: excellent. Set within private enclosed grounds, this house stands very tall and was a secondary residence of the Wreys of Tawstock Court. The large windows in its presentation elevations, to north and east, indicate views were important to the structure. Principal views are down the valley to the east and south-east, away from the solar installation. At a distance of c.0.5km the solar farm lies in close proximity to the asset, but does not lie within in the landscape context, being over the opposite side of a steep ridge, to the north, on a north-facing slope. The asset does not lie in the zone of theoretical visibility; impact: **negligible**.
- Eastcombe House; medium significance; Grade II; condition: good. Local blocking at ground level, enclosed within private grounds bounded by hedges and low walls. A house of some size and status with large windows, it will have an element of designed views and sensitivity. Historic barns enclose the building to the east and a modern house stands to the south-east. A large barn complex, of agricultural character but industrial appearance, stands out in the fields, further to the south-east, altering the views. The solar farm lies within 1km, within the wider landscape context with views down the valley towards Hollamoor Farm. The hedgebank boundaries of the fields between the house and proposed solar site will further reduce views. There may be limited landscape glimpses to the solar farm. No effect on the setting or experience of the asset, set within the hamlet, in its gardens; impact: **negligible**.

#### 4.7.4 Listed structures within Historic Settlements

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

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

Most village settlements have expanded significantly during the 20<sup>th</sup> century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of these heritage assets within the village are rarely influenced the erection of Solar PV parks, 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 solar park is unlikely to prove particularly intrusive.

### What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20<sup>th</sup> century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Totnes), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19<sup>th</sup> century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. Redruth-Camborne-Pool for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

- Tawstock: There are eight Grade II Listed cottages in Tawstock village; a Conservation Area; high significance; all in good condition. Those with the highest sensitivity and clearest potential views would be Shorts Cottage, Biddendon Cottage, The Old Post Office and Primrose Cottage; these would all have clear views to the north-west across the valley. These cottages were built as village houses and not with views in mind, their value ascribed by their age and the preservation of former historic function. The other cottages – Omega, Jennings, Pink and Bloomfield – would enjoy a significant level of local blocking as they face away, down a narrow lane, and although their rear elevations will have direct views into the eastern part of the field, these are not from their principal frontages. However, the solar installation is likely to enjoy a significant level of local blocking from the woodland that flanks the slopes that lie between it and the village. The tall hedgebanks would also impede views. The experience of the village in its valley setting would not be affected directly, and its enclosed village streetscape would be unchanged. There may be wider landscape views along and across the valley that may include glimpses of the solar farm, but the solar farm is on a slope, facing north away from the village. Note that in the Revd Swete's account (above), it may well be these cottages formed part of the wider picturesque parkland, and were thus intended to be seen in their landscape from the north, rather than facilitating views themselves. In the views from the north (not publically accessible), the solar farm may be more visible and therefore impact these possible designed views; impact: **negative/minor**.
- *Newport District, Barnstaple*: Newport Road and South Street have 45 Grade II Listed buildings within a Conservation Area; high significance; the majority are in fair condition, with a few in good condition. The majority lie along Newport road and comprise tall urban 18<sup>th</sup>/19<sup>th</sup> century buildings that provide local blocking to one another and have very limited views out from top floors, dormers, or raised roofs. The Newport area within Barnstaple is defined by its relationship with the river and with the medieval core of the town. Its views are townscapes, taken at ground level up and down the streets, with competing status expressed through the street frontages. The solar installation would have no impact on the urban landscape or its setting; impact: **neutral**.

- Orchard Cottage, Newport; medium significance; Grade II; condition: good. Mid-19<sup>th</sup> century house in garden, bounded by low walls, grounds much reduced by the Villa Close development which wraps around the house. Located on the east side of Rumsum Road, enclosed by extensive 20<sup>th</sup> century housing developments, in the suburbs of Newport. All views to the solar farm would be screened by the surrounding buildings and associated trees and hedges of gardens. Its views are urban streetscapes within the 20<sup>th</sup> century suburbs. The solar farm would have little impact on the urban landscape itself in which this building is set; impact: **neutral**.
- Wierholme, Newport; medium significance; Grade II; condition: good. Early 19<sup>th</sup> century villa-style house, set in large grounds, partly walled. Located at the junction of Landkey Road and Burlington Grove, the house is enclosed to the north and east by later 19<sup>th</sup> century brick houses along Landkey Road and to the south and west, by 20<sup>th</sup> century bungalows and terraced social housing. All views to the solar farm would be screened by the surrounding buildings. The walls of the houses' own gardens are high and the mature garden planting also screens views both in and out of the enclosure. Its views are urban streetscapes within the 20<sup>th</sup> century suburbs. The solar farm would have no impact on the walled garden setting or urban landscape; impact: **neutral**.

#### 4.7.5 Listed Structures: Churches and pre-Reformation Chapels

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

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

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

In terms of setting, most churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by the construction of a solar PV park 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 development is located within the landscape in such a way to interrupt line-of-

sight between church 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 element in this landscape.

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

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

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19<sup>th</sup> century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). They are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the 'patina of age' (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

- Church of St Peter, Tawstock; high significance; Grade I; condition: excellent. This church lies at the base of the east-facing slopes of the Taw valley, its key views are to the river and across the river to Bishops Tawton and St John the Baptist's Church. The church falls outside the ZTV and additional blocking would be provided by the dense woodlands of the Tawstock estate and woodlands beyond Tawstock village. The enhanced significance of this church lies in its architecture and the particularly the fine group of monuments it contains, which the solar installation would not affect. The setting of the church and its relationship to the Court would not be affected. There would be some viewpoints, such as from on Codden Hill, where the proposed solar site may be glimpsed over the trees, in views which also include the Church. The visual presence of the Court, Gatehouse and Church as a grouping, framed by the trees is such that this is unlikely to be significantly affected by those minimal views. In addition, the view which appears in most representations is that from Bishops Tawton, which would not be affected. Impact: **negligible**.

#### 4.7.6 Listed Structures: Chapels

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

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



and references the relationship between this structure and other buildings within the settlement. The impact of a PV site is unlikely to be particularly severe, unless it is built in close proximity.

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

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

- Non-Conformist Chapel and Moone Headstone, Tawstock; medium significance; Grade II; conditions: good. The chapel stands alongside the roadside, within a small triangular enclosure, enclosed by tall trimmed hedges and low stone walls. Views are open to the north-west, north and north-east, to agricultural fields; views broken up by hedgebanks. The chapel lies within c.1km of the solar installation. There are no windows on the east gable of the chapel. The main views, both to and from the chapel, are roadscares. There are therefore no views directly from the chapel, and views from the chapelyard are limited by the hedges. The meaning and value of the building and its memorials would not be affected by changes to its wider landscape setting and if views from the chapelyard were achieved it would not affect the experience of the chapel itself; impact: **negligible**.

#### 4.7.7 Institutional Buildings

*Range of structures, usually exhibiting elements of formal planning, often with a view to aesthetics*

A wide range 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, schools, council offices or other facilities. Some of these buildings are 18<sup>th</sup> century in date, but most are 19<sup>th</sup> 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 solar farm depends on type, age and location.

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

Some of these structures are good examples of institutional architecture, and may retain period fittings (evidential). They are likely to conform to a particular architectural template, and may be associated with an architect of note; they may or may not retain their original function, which will have a bearing on associational value (historical/associational). There is usually a clear aesthetic/design value, with form following function but ameliorated by design philosophy. The exteriors are more likely to retain authentic period features, as the interiors will have been subject to repeated adaptation and redevelopment. There may be some regard to the layout of associated gardens and the position of buildings within a historical settlement (aesthetic/design). The level of communal value will depend on continuity of function – older structures redeveloped as residential flats will lose the original social value.

- Tawstock Primary School; medium significance; Grade II; condition: excellent. Set close in under a steep bank and shielded by trees to the rear, along the road and around a bridge, this building is subject to comprehensive local blocking; impact: **neutral**.

#### 4.7.8 Scheduled Monuments: Prehistoric Ritual/Funerary Monuments *Stone circles, stone rows, barrows/barrow cemeteries, cists, cromlech*

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

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

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

- Bowl barrow at Codden Beacon; high significance; Scheduled Monument; condition: fair. Mound, with 20<sup>th</sup> century pillar, set on the high unenclosed hilltop of Codden Hill with sweeping (almost 360°) views across North Devon and Exmoor. The barrow is situated in open rough grassland, in a small fenced enclosure. The barrow is not large enough to be widely visible from afar but it is certainly visible from the high ground on the top of Codden Hill itself, and the 20<sup>th</sup> century monument on top does have some landscape presence. There would be direct views to the location of the solar installation and farmholding of Hollamoor Barton from the summit of the hill. It is expected that the trees to the east of the site would impede those views to some extent, providing partial blocking, though there would still be some views over the treeline due to the elevated position of the site. The proposed solar farm would not affect the setting of the barrow nor its immediate landscape context. The construction of the proposed solar farm would affect views *from* the hill but would in no way compete with the unique hog-back shape of Codden Hill. The barrow itself is no longer dominant in its own right, so its primacy cannot be affected; impact: **negligible**.

#### 4.7.9 Registered Parks and Gardens

Informal/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 PV solar park is to be located close to the garden, its impact would be minimal.

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

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

- Tawstock Court Park; medium significance; undesignated; condition: fair to poor. Based on the 1765 Donn map, the park extended north, west and south of the Court, but did not include the 'Tower Park' where the folly (above) now stands. Following the destruction of the Elizabethan house in 1787, the parks were also rejuvenated and extended to the north. Based on the comments by the Revd Swete and also Lysons, this was a good example of the Picturesque, with designed approaches, a folly, an 'obelisk', perhaps also including the holy well. There are a series of bridges, including an undesignated bridge carrying the drive over the public road. This is not a Registered park, but should perhaps be considered of comparable merit; it is unclear to what extent the early 19<sup>th</sup> century park survives, and how much it owes to the earlier park. Tower Park and its folly have been comprehensively ruined, but various other elements within the wider park appear to survive. The proposed solar farm installation would fall within the wider landscape context of the park, and would have an impact on the landscape views, to some extent, from the north, back to the House and Tawstock Village, as discussed by Swete. In other views, the local blocking from the trees to the east of the proposed site is comprehensive. The important views, within the park appear to have been up and down the Taw valley, and to and from Bishops Tawton. Other, more intimate vistas were doubtless created among the woods and stream to the east of the Court. On balance, the impact of the proposed solar installation, significantly reduced by local blocking, on a poorly-defined, derelict park will be **negative/minor** in views from the north, as the site would not fall within the majority of key views discussed above.

#### 4.7.10 Historic Landscape

##### *General Landscape Character and impact on*

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

Some character areas are better able to withstand the visual impact of modern developments than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of renewable developments 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 turbines, but the question of cumulative impact must be considered. The aesthetics of individual PV sites is open to question, but as intrusive new moving visual elements within the landscape, it can only be **negative**, if **temporary/reversible**.

- In the Joint Landscape Character Assessment for North Devon and Torridge Districts (2010) this area is characterised as Type 3A –*upper farmed wooded valley slopes*. This character area is described as strongly undulating landform of rolling hills cut by streams, with a dispersed settlement pattern of historic villages and hamlets clustered on hilltops. This character area is noted for being an open landscape with important vantage points and uninterrupted vistas. This is also a complex landscape, which tends to diminish the visual impact of new elements. As the ZTV demonstrates, the visual envelope of the proposed development is highly constrained. Overall, the impact on the character of this historic landscape is likely to be **negative/moderate**.
- The PV array would affect the archaeology within the field **permanently/irreversibly**, and during its operational lifetime it would have a **temporary/reversible** effect on the wider landscape and the heritage assets.

## 4.8 Summary of the Evidence

Type	Identifier	Site	NGR	Impact
SAM	30306	Bowl Barrow at Codden Beacon	SS 58238 29563	Negligible
SAM/GII	30310	Tawstock Holy Well	SS 55255 29835	Neutral
LB I	437098	Church of St Peter	SS 55977 29924	Negligible
LB II*	437076	Gatehouse To Tawstock Court	SS 55776 29843	Negligible
LB II	437075	Tawstock Court/St Michael's School	SS 55505 29825	Negative/moderate
LB II	436871	Hollamoor Barton	SS54702 29965	Negative/moderate
LB II	436879 436880	Nonconformist Chapel, Templeton Moone Headstone approx 5m N of Chapel	SS 54082 29724 SS 54088 29737	Negligible
LB II	437003	Eastacombe House	SS 53871 30001	Negligible
LB II	437074	The Lodge, Tawstock	SS 55607 29937	Neutral to negligible
LB II	436902	The Tower, Tawstock	SS 55470 30819	Negligible to Negative/minor
LB II	437057	Corffe House Little Corffe	SS 54956 29630	Negligible
LB II	437095	Gatepiers and Bridge In Tawstock Park c.400m South-West Of Shorleigh Bridge	SS 55313 30283	Negative/unknown
LB II	437068 437069 437071 437073 437067 437066 437063 437064 437088 437078  437084 437087 437077 437082	<i>Tawstock Village:</i> Primrose Cottage The Old Post Office Biddendon Cottage Shorts Cottage Omega Cottage Jennings Cottage Pink Cottage Bloomfield Cottage Gatepiers to Main Entrance Drive Garden Structures including Terraces, Garden Walls, Summer Houses and Folly to Garden to North-West of Tawstock Court Stable Block SW of Tawstock Court Gatepiers to Entrance to Stable Courtyard Outbuilding used as Gym for St Michael's School Coach-House 5m south of Tawstock Court	SS 55447 29839 SS 55472 29842 SS 55512 29860 SS 55533 29867 SS 55511 29826 SS 55510 29819 SS 55496 29790 SS 55494 29780 SS 55674 29862 SS 55710 29940  SS 55733 29868 SS 55742 29849 SS 55763 29847 SS 55755 29872	Negative/minor
LB II	437123	Lych Gate, Walls & Gatepiers, Church of St Peter	SS 55966 29904	Neutral
LB II	437059	Tawstock Church of England School	SS 55239 29814	Neutral
LB II	436878	Lower Uppacott Farmhouse	SS 55304 28650	Negligible
LB II	-	<i>Newport District: (45 listed buildings)</i> Orchard Cottage Wierholme	-	Neutral Neutral
Undeg.	-	Tawstock Park	SS 55700 30200	Negative/minor
-	-	HISTORIC LANDSCAPE CHARACTER	-	Negative/moderate

Table 3: Summary of impacts.

## 5. Conclusions

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### 5.1 Discussion and Conclusion

The proposed PV array would be installed on land that belonged to Smallbrooke Farm in the 19<sup>th</sup> century, part of the extensive estates of Tawstock Court. These fields were probably laid out during the later medieval or earlier post-medieval period, and formed part of the medieval open fields associated with the village of Tawstock. The archaeological potential of the site would appear, on the basis of current evidence, to be fairly low, but a geophysical survey (to be reported separately) should help determine the archaeological value of the site.

In terms of the wider landscape, the PV array would be located on the lower north-facing slopes of the shallow valley that contains Hollamoor Farm. This is a topographically complex but intimate landscape, rendering it less sensitive to the visual intrusion due to the enhanced potential for local blocking from the terrain and vegetation.

There are only two Scheduled Monuments within 3km, and a larger, but still fairly small, number of Listed buildings, most of which are clustered in the village of Tawstock. The number of buildings that would be affected to any great extent, in that their setting-related significance is definitively comprised, is very low, reflecting the seclusion of the site. Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed solar development, 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 PV site by a combination of local blocking and the topography. However, the presence of a new, modern and visually prominent element in the landscape would impinge on three groups of assets (this included Tawstock village) to some degree (negative/minor), with the impact on Tawstock Court (due to elevated views from the east) and Hollamoor Farm itself being more pronounced (negative/moderate).

On balance therefore, the overall impact of the proposed development can be assessed as **negative/minor** to **negative/moderate**.

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## Appendix 1

### PROJECT DESIGN FOR DESK-BASED APPRAISAL AND VISUAL IMPACT ASSESSMENT ON LAND AT HOLLAMOOR BARTON, TAWSTOCK, DEVON

**Location:** Land at Hollamoor Barton  
**Parish:** Tawstock  
**County:** Devon  
**NGR:** SS550301  
**Planning Application ref:** Pre-application  
**Proposal:** Construction of a proposed solar array  
**Date:** 20<sup>th</sup> August 2015

#### 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 Lucy Boulton of Mosscliff Environmental (the Client). It sets out the methodology for desk-based revision and a visual impact assessment and for related off site analysis and reporting at land at Hollamoor Barton, Tawstock, Devon. The PD and the schedule of work it proposes have been drawn up in consultation with Stephen Reed of the Devon County Historic Environment Team (DCHET).

#### 2.0 ARCHAEOLOGICAL BACKGROUND

The proposed development site, comprised of five fields, is made up of an area classified as *modern fields adapting medieval fields* on the Devon Historic Landscape Characterisation. To the north-east stands the former folly in Tower Park, and to the east, Tawstock Court.

#### 3.0 AIMS

3.1 The principal objectives of the work will be to:

- 3.1.1 Revise the existing desk-based assessment for the farm;
- 3.1.2 Undertake a geophysical (gradiometer) survey across the footprint of the proposed
- 3.1.3 Identify and assess the significance of the likely landscape and visual impacts of the proposed development through the use of view-shed-analysis;
- 3.1.4 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 development superimposed thereon;
- 3.1.5 Produce a report containing the results of the desk-based research and the visual impact assessment;
- 3.1.6 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 will include revising the existing 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 Geophysical Survey

The geophysical survey will be the subject of a separate project design.

4.3 Visual Impact Assessment (VIA):

- 4.3.1 A viewshed analysis resulting in a Zone of Theoretical Visibility (ZTV).
- 4.3.2 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.
- 4.3.3 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.
- 4.3.4 The likely impact will be assessed using the methods outlined in Cornwall Historic Environment Projects visual assessment reports and based on English Heritage 2012 Guidelines on the Setting of Heritage Assets the Cornwall Historic Environment Projects.

#### 5.0 REPORT

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

- 5.1.1 A report number and the OASIS ID number;



## Land at Hollamoor Farm, Tawstock, Devon

- 5.1.2 A location map, copies of the view shed analysis mapping, a map or maps showing assets referred to in the text and copies of historic maps and plans consulted shall be included, with the boundary of the development site clearly marked on each. All plans will be tied to the national grid;
- 5.1.3 A concise non-technical summary of the project results;
- 5.1.4 The aims and methods adopted in the course of the investigation;
- 5.1.5 Illustrations of the site in relation to known archaeological deposits/sites around it, in order to place the site in its archaeological context;
- 5.1.6 A statement of the impact of the proposed development on the potential archaeological resource;
- 5.1.7 A copy of this PD will be included as an appendix.
- 5.2 The full report will be submitted within three months of completion of fieldwork. The geophysical survey will be reported separately. The report will be supplied to the HET on the understanding that one of these copies will be deposited for public reference in the HER. A copy will be provided to the HES in digital 'Adobe Acrobat' PDF format.
- 5.3 A copy of the report detailing the results of these investigations will be submitted to the OASIS (*Online Access to the Index of archaeological investigations*) database under reference Southwes1-223352.
- 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 Bryn Morris; the desk-based research, the visual impact assessment, and geophysical survey 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

#### **BOWL BARROW AT CODDEN BEACON**

30306

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

#### **TAWSTOCK HOLY WELL**

30310

The monument includes a medieval holy well housed within a 20th century well building. It lies in a small valley to the east of Tawstock and survives as a sub-rectangular well recess which measures 1.7m long by 1.4m wide and 1.2m high. The well is full of clear water which issues into a ditch at the front. Evidence of mortar, corbelling and rough walling is also visible, with a possible lintel. Around this grotto-like structure a 20th century building has been constructed. This is revetted into the hillside and has two retaining walls of 1.5m high abutting the building and running parallel to the hillside. The building has a pitched roof, is stone built and has the inscription 'Holy Well, Tawstock. Restored 1938 A.B.S.W.'. There is an iron gate across the entrance to prevent access. A holy well was recorded at Tawstock in 1390. The 20th century well building, which is Listed Grade II, is excluded from the scheduling, although the ground beneath is included.

#### **CHURCH OF ST PETER**

437098

Parish church. Probably C12 fabric to nave and chancel, entirely remodelled in early C14 when the crossing tower, north and south transepts and aisles were added. Aisles heightened in late C15 with alterations to the tower and addition of 2-storey vestry at same time. Early C16 south chancel aisle. Restored 1867-8 by Sir Gilbert Scott. Stone rubble, dressed to south chancel chapel, roughly coursed to vestry, with collar dressings. Slate roofs with coped gable ends and apex crosses. Embattled parapets to south and north aisle, vestry and tower. Basically cruciform on plan with nave, chancel, crossing tower, north and south aisles and transepts, south chancel aisle and 2-storey vestry. Crossing tower has Perpendicular pointed arched bell-openings of 2 cusped headed lights on each face with slate louvres. Single light cusped headed window to lower stage, south side. Gargoyles to top string on north and south sides. 3-light pointed arched west window to nave with corbelled hoodmould, the window shortened in late C15 when virtually semi-circular arched west doorway with moulded surround was inserted. Perpendicular 3-light pointed arched window to west end of north aisle. Nave south side has Perpendicular 4-light pointed arched windows with hoodmoulds flanking south porch C19 moulded door surround with sundial above by John Berry dated 1753. Inner pointed arch porch doorway with cavetto-roll-moulded surround and closely framed and ledged plank doors with original lock and handle. Fine ceiled porch waggon roof with moulded main and diagonal ribs with richly carved bosses at the intersections and trailing vine leaf pattern to the carved wall plates. Timber cross-ribs with stars of leaves at the intersections to the tympanum. South transept has tall Decorated 3-light window with ogee reticulated tracery and human head corbels to the pointed arched hoodmould above blocked pointed arched doorway with corbelled hoodmould and ogee-cavetto moulded surround. South chancel aisle has cavetto moulded wall plate and 2 early C16 granite straight-headed windows of fine 4-centred arched lights with labelled hoodmoulds flanking large stone shield with ogee arch surmounted by pinnacles and springing from spiral-twist colonnettes above 4-centred arched priests door with old boarded door, flat hoodmould with large foliated label stops. Perpendicular 4-light window at east end of chancel aisle with pointed arched hoodmould. Short buttress to each side of east end of chancel flanking Decorated 3-light window with octofoil tracery and pointed arched corbelled hoodmould. Small quatrefoil stone panel above. 2-storey vestry has straight-headed windows on the east side, that to ground floor with relieving arch and iron stanchions and saddle bars. 3 similar windows on south side. Chancel north side has 2 Decorated 2-light windows with quatrefoil tracery. Depressed 4-centred arched window of 4 lights to east wall of north transept above steeply pointed arched doorway. Decorated 3-light window with ogee reticulated tracery and pointed arched hoodmould to north side. 3 Perpendicular 4-light windows to north aisle. Short thick buttress at right end. Interior: spectacular array of rich furnishings, fittings and monuments. Early C14 arcades of 3 bays to north and south aisles, the square piers with applied C14 mouldings at the angles probably incorporating the fabric of the pierced earlier walls. The moulded sub-arches spring from corbels decorated with leaves and heads. 2 human head corbels to the north face of the 2 central north arcade piers indicate former north aisle roof line. Unmoulded and unceiled C15 waggon roofs to nave and chancel. North and south aisles have fine trabeated roofs of flat pitch decorated with variously carved heavy timber bosses at the intersections. Waggon-roofs to transepts, plastered over in C18 and decorated with long foliated trails with central and end star motifs. The crossing tower is supported on stone squinches forming an octagon with timber lierne ribs above converting to a square. Elaborate waggon-roof to south chancel aisle with every third rib and all the transverse members being richly carved, with bosses at the intersections. Segmental pointed arches to the crossing, and depressed 4-centred arches to chancel aisle and to chancel arcade of 2 bays with Pevsner 'B' type piers and foliated capitals. Furnishings: Nave: late C16/early C17 benches to rear. Font has square bowl on circular stem with elaborate C17 cover with crocketed ogee ribs and pinnacles around the crenellated drum. Font crane in situ. Pulpit has faceted drum with cusped ogee panels standing on 6 short turned balusters. Metal arm holding hour glass torch. North transept: 2 benches with carved

## Land at Hollamoor Farm, Tawstock, Devon

bench ends, and 4 C17 benches. Fine family pew, rectangular with 2 solid back-walls panelled and segmental panelled and carved ceiling supported in front with 2 carved Ionic pillars. Gallery on east side connecting stair-turret and central tower removed to here in C19 with double band of paterae to the head rail supported on square balusters and trailing leaf decoration to the bottom rail. South transept: 2 elaborately carved bench ends. Trefoil headed piscina in east wall. Chancel screen with 6 tall narrow lights each side of the doorway. Square-framed, with moulded cornice. Screen between south chancel aisle and south transept, 3 bays with standard tracery and more elaborate cornice. Renaissance profiles in roundels to the spandrels of the doorway. Chancel: stone reredos of 1888, Beerstone. Alter table with linenfold panelling in the front. Some Barnstaple tiles survive in the chancel aisle. Chequered tiling to altar step. Reused C16 panelling to 2 pairs of bench ends in the chancel aisle. Glass: North aisle, west end: 3 armorial shields. North transept east window: some medieval glass to the traceried heads. South transept: the Resurrection 1888. Monuments: clockwise, from west end of north aisle: wall monuments to; Rebecca Burrows (d.1792) by Ermes of Exeter, Richard Haydon, late C18. Oval medallion surmounted by urn. Slowly family, early C18. Slate tablet with torched pediment and large cherubs to base. North transept: charity boards on west and north walls. Mrs Ann Chilcott (d.1559). Tall obelisk with female figure resting on urn. Robert Wrey (d.1809). Florence Lady Wrey (d.1724). Large chest tomb to Sir John Wrey (d.1597) and wife transferred from St Ive, Cornwall in 1924 with 3 tier nowy-arched back plate with achievement, cartouche and praying figures. 2 semi-circular arched panels divided by caryatid to front of chest. Crossing pier of north transept, east side: wall monument to Henry Northcote (d. 1729) by Tho. Jewell of Barnstaple. Oval medallions. Corinthian pilasters. Cherubs leaning on shields flanking central achievement. On north side, to Joan, daughter of Edward Lovet Esq (d.1679). Oval medallion, pilasters, achievement and winged cherub in base. Chancel: wall monuments to Rev., Chichester Wrey (d.1756) above tablet to Maria Naylor (d.1607). Lady Rolle (d.1705) above Rev. Bourchier Wrey (d.1839) by J Gould of Barum. Mary St John (d.1631). Ionic colonettes, achievement with broken pediment above praying, kneeling female figure with child at foot. Wooden C14 effigy of a lady in recess, dressed in wimple and mantle. Bourchier Wrey (d.1696). Beyond altar rail, massive alabaster tomb of William Bourchier (d.1623) with recumbent effigies, kneeling figures to head and feet, large strapwork cartouche and nowy-arched cornice with achievements. Jane Nailour (d.1705) south wall of chancels. South chancel aisle: free-standing statue to Lady Rachel Fane (d.1680), white marble, possibly by Balthasar Burman. Free-standing marble chest tomb to Henry Bourchier (d.1654), 4 dogs supporting sarcophagus with obelisks at the 4 corners. East wall: wall monument to Peter Bold (d.1665) servant to Sir Henry Bourchier depicting various armorial shields. South wall: Frances, Lady Fitzwarren (d.1586). 6 poster with Corinthian columns, recumbent praying effigy and elaborate strapwork decoration to the base and entablature. Wall monuments to Thomas Hinson (d.1614) and wife, the Surveyor and Receiver General to the Bath estate. praying kneeling figures facing each other. William Skippon (d.1614). Kneeling figure in bold relief. Ionic colonettes with amorino on pediment. North side: Sara Pollard, a servant to Countess of Bath (d.1652) and George Fane (d.1668). South transept; wall monuments to members of Wrey family including Ann Bourchier Wrey (d.1791= by King of Bath with woman reclining on urn, Sir Bourchier Wrey (d.1826) by Stephens of Exeter, Sir Henry Bourchier Wrey (d.1782) by Youngs and Son of Barnstaple, Anne, wife of Sir Bourchier Wrey (d.1813), lady reclining on urn, Mary Lady Wrey (d.1751) with marble sarcophagus. Free-standing urn on square pedestal to Sir Bourchier Wrey (d.1784). 4 painted hatchments. South aisle: Edward Lovett (d.1700), Oval medallion in bold relief. Ionic colonettes, twin cherubs busts to base. Robert Lovett (d.1710) 'of a malignant smallpox'.

### **GATEHOUSE TO TAWSTOCK COURT**

437076

Gatehouse. Dated 1574. Freestone ashlar with some early brickwork to the turret vaulting. Continues cavetto moulded plinth. Gabled slate roof. Rectangular on plan with principal entrance on south side flanked by tall octagonal corner turrets. 2 storeys, the intermediate floor now removed. Corner turrets of 3 stages. Embattled parapet except to turrets which are moulded. Large 4 centred outer arched entrance to centre south side with ogee-flanking-hollow moulded surround. Gates of 2 heavy studded leaves with cover strips and chamfered rectangular boss decoration to the panels. The left gate has carved grotesque male head to the top rail, female head to right. Over the arch are 2 straight-headed stone windows of two 4 centred arched lights with hoodmoulds formed from the string with dropped ends flanking elaborate pedimented stone cartouche bearing heraldic achievement with eared Ionic-style fluted pilasters and 1574 datestone above. Flanking corner turrets of 3 stages have single light stone windows to splayed facets of the first stage with carved spandrels and hoodmoulds. Blind single light window over rectangular window to top and second stage of left side of left hand tower which has defensive loop to the bottom stage of its inner face. Rectangular window opening to right side of first stage of right hand turret. Tall blocked window opening to rear right side of gatehouse upper storey. Blocked ground floor doorway to left side. Plain moulded 4-centred inner arch with relieving arch and stone mullion window above of three 4 centred arched lights with foliated spandrels. Within the outer arch is a timber doorway to each turret stairway, that to right with segmental head, that to left with depressed head and placed obliquely across the angle. Stairs removed or collapsed. Roof structure replaced in C20.

### **HOLLAMOOR BARTON**

436871

Barton farmhouse. C18 with C19 addition to rear. Stone rubble and cob. Slate roof with rendered stacks at each end. 2 rooms and central entrance hall containing staircase with C19 service rooms to rear forming double range plan. 2 storeys. 4 window range symmetrical. C19 two light casements 8 panes per light to upper storey. Tripartite sashes 4 over 4 panes with 2 paned sidelight sashes. Ground floor window openings have fluted keystones. 4 panelled door to central doorway with rectangular overlight. C18 armorial stone crest above. C19 fenestration principally intact to rear range. Lean-to at right end. Brief interior inspection suggested C18 and C19 joinery mainly intact. Roof not inspected.

### **NONCONFORMIST CHAPEL, TEMPLETON**

436879

Non Conformist chapel. 1818. Rendered stone rubble. Slate roof with gable ends. Rectangular on plan. Single storey with west gallery. 2 window range of semi-circular headed windows to each side, and 2 similar windows at east end flanking gabled slated porch. Roundel above with 1818 date. Lean-to to rear left side.

### **MOONE HEADSTONE APPROX 5M N OF N SIDE OF CHAPEL**

## Land at Hollamoor Farm, Tawstock, Devon

436880

Headstone. 1823. Slate. Straight headed. Verse to head: Think nothing strange/death happens/unto all/my lots today/ Tomorrow/thine will fall. Inscription to Rachel Moone died 1823. Come gentle stranger turn aside Leave where thou art inbruseive pride On me this favour pray bestow Approach and read these lines below You're born in Sin Estranged from God And must be wash'd in Jesus blood Must know on earth your sins forgiven If you expect to Enter Heaven To this brief lecture pray attend That's all pass on Obedient Friend

### **EASTCOMBE HOUSE**

437003

House. c. 1830-40. Rendered stone rubble. Slate roof with gable end brick stacks. Double fronted, central hall and staircase plan, 2 rooms deep. 2 storeys and attic storey. 3 bays. Symmetrical 16 paned sashes, mostly with original glass. Central porch with incised channels to the pilasters. 5 panelled door with rectangular overlight. Single storey C20 extension at left end. Pointed arched attic storey windows at each gable end with sashes. Internal joinery and C19 fittings largely intact.

### **UPCOTT FARMHOUSE**

436982

Farmhouse. Probably mid C16, remodelled in early C17 and extended c. 1700 with C20 alterations. Rendered cob and stone. Thatch roof with gable ends. Slate roof to rear service wing. Rear lateral hall stack with tall rendered shaft and rendered stack at left end. Multiphase plan development. Former open hall house, originally 3 room and through- passage plan, the lower end demolished in early C20 and a partition introduced across the through-passage to create a lobby entry, the rear doorway being blocked. There is a second entrance into the inner room which appears to have been abandoned as the parlour c. 1700 when another was added at its left end and a gable ended 2 storeyed service wing to its rear. 2 storeys. 4 window range. C20 fenestration, mainly 2 light casements, 6 panes per light. C20 Doric porch to inner room entrance and C20 door to former through- passage at right end. Interior Chamfered surround to 4 centred arched doorway between hall/through- passage, a plank and muntin screen continuing to its right having been removed, a concealed section to the left uncovered at time of survey. Chamfered cross beam to hall and hollow step-stopped fireplace lintel. Boxed in beam to former inner room. 4 panelled doors from this room to hall and added parlour which has a section of moulded plasterwork cornice surviving to the gable end wall. Old ledged 3 plank door between kitchen/dairy to rear service wing. Interesting roof structure. 2 probably C18 trusses with roughly hewn principals and side-pegged collars to over added parlour end. Over the hall and inner room are two C16 raised cruck trusses with 2 tiers of trenched purlins and ridge purlin and morticed and tenoned cranked collars. The truss over the hall, including the purlins, battens and underside of the thatch is thoroughly smoke-blackened; the cob partition rising to the apex of the roof between the hall and inner room is smoke-blackened on the hall side only, and the truss and roof members over the inner room are clean. This suggests the farmhouse was built in a transitional period with the hall still open to the roof, but the inner room ceiled from the beginning. Probably in the C17 the hall itself was floored over; at the same time the ridge was raised when the front wall was built out about a metre from the original line.

### **THE TOWER**

436902

Folly, built in form of look-out tower. Probably late C18. Stone rubble with stone dressings. Lead roofing removed in late 1940s. Tall round tower with smaller circular stair turret, which rises slightly above the tower, adjoining to west. Stair turret and tower both of 3 stages demarcated by un moulded stone strings. Embattled parapet partly surviving to stair turret. The tower has Gothick pointed arched window openings to each stage on south and north sides. On south side the larger opening to the top stage has transomed timber mullion windows of 3 segmental arched lights, the middle stage window has been removed and the bottom opening infilled. On the north side the first and second stage windows are blocked, the top stage window opening set slightly to the right over a blocked ground floor doorway with timber lintel and brick relieving arch. Entrance to east side with cambered lintel and plank door. Pointed arched window opening above to third stage with transomed timber mullion windows of 3 segmental-arched lights. Stair turret has narrow single light window openings to south side with segmental arched timber lights to the upper 2 stages, the bottom stage window blocked. Pointed arched window openings to each stage on west side, the 2 light transomed mullion windows boarded over.

### **CORFFE HOUSE LITTLE CORFFE**

437057

House, now in 2 occupations. West wing contains probably late C16 fabric, remodelled c.1800 when the main range was built. Painted rendered stone rubble and brick. Hipped slate roof with shaped brackets to deep projecting eaves soffit. Brick ridge stacks to main range and diagonally set twin brick stacks to gable end of west wing. Main range has 3 principal rooms on the garden front with rear hall passage containing staircase to centre and principal entrance to right (east) side. The earlier wing set back slightly, extends westwards from left side. Main range. 3 storeys. 3 window range. Symmetrical central ground floor bow window with 3 tall 18-paned sashes flanked by large tripartite sashes, 18 panes to centre sash and 6 paned sliding sidelight sashes. The bow is surmounted by wrought iron balcony railings and canted timber latticed verandah with tent-shaped roof. French windows with fanlight and glazed sidelights. 12-paned sashes to each side. Third storey has 3 over 6 paned sashes flanking 4 over 8 paned sash. Deeply projecting porch to right side with cluster to 3 Tuscan columns of square section supporting entablature. Tripartite doorway with half-glazed 2 panelled door and intersecting glazing bars to the fanlight. Wing to left has 3 window range. 3 light timber ovolo mullion window at left end, the outer lights with square leaded panes. Large 15 paned window to centre and early c19 2-light casement to right, 8 panes per light. Ground floor has 24-paned sash with thick glazing bars at left end, otherwise C20 fenestration. Interior: main range has fine central room, with large panels on 3 walls containing medallions suspended from swags, finely moulded plasterwork cornice and foliated string around oval centrepiece, all in the Adam style. Slender marble colonnettes flanking fireplace. Moulded plasterwork cornices to the principal rooms on either side. The joinery, including 6 panelled doors and window shutters, is intact. Dog- leg staircase rising to third storey and lit by tall round arched stair window has tick balusters and moulded handrail ramped up at the newels. The earlier wing has elaborately moulded cross beam and bressumers, chamfered fireplace lintel and scratch-moulded joists to room at left end.

### **GATEPIERS AND BRIDGE IN TAWSTOCK PARK APPROXIMATELY 400 METRES SOUTH-WEST OF SHORLEIGH BRIDGE**

## Land at Hollamoor Farm, Tawstock, Devon

437095

Gatepiers and bridge. Gatepiers C18. Bridge probably C19. Gatepiers of ashlar. Bridge of stone rubble. Gatepiers square on section with moulded caps and sculpted vases, heavily clad in ivy. Semicircular arch to bridge. The gatepiers butt onto the north ends of the parapet walls.

### **COVERED SHELTER TO HOLY WELL**

437061

Covered shelter to Holy Well. Possibly medieval origins, restored 1938. Stone rubble walls and roof with gable ends. Rounded stone finial to front gable end with Maltese cross in relief. Small, rectangular on plan. Semi circular headed archway to front gable end with C20 latticed door. Plaque above. "Holy Well, Tawstock. Restored 1938. A.B.S.W."

### **TAWSTOCK COURT**

437075

Country house, used as school since 1940. 1787, remodelled at rear in 1885. Stuccoed stone rubble. Hipped slate roofs concealed by parapet. Overall 4-sided rear courtyard plan. The garden (east front) has 2 principal rooms to each side of wide entrance hall with rear passage which has staircases and entrances at each end. Left-hand (south) rear wing contains library, right hand (north) rear wing the service rooms. Gatehouse to rear (west) wing. Principally Gothick style, the 1885 additions to rear in late medieval gothic style. South front: 2 storeys. 9 bays, symmetrical with polygonal corner turrets. Embattled parapet. Plat-band. 3 centre bays break forward slightly with pediment. In each face of the towers and in the pediment is a blind quatrefoil panel. Central single storey gabled porch with embattled parapet and diagonal buttresses. Tall lancet window to each side wall, and large 2 centred arched doorway to front with a 4-centred sub-arch and cartouche to the tympanum. All Gothick fenestration with pointed arched windows and sashes with intersecting glazing bars. Decorative rainwater heads to each side of porch and pediment with ornamental cresting and armorial shields. Left (south) side: 8 bays including tower-like rectangular wing to right hand end which is a westward continuation of the polygonal corner turret and a rectangular tower-projection at left end, both rising above the 5 central bays, the middle bay of which has a 2 storey canted bay window. Embattled parapet and plat-band. Except for the bay windows, the windows are 2 light Gothick casements with Y bars above sashes, those at left end with intersecting glazing bars. The tower wing at the right-hand end has a large mullioned window of 5 depressed headed lights with 5 transomes above a battlemented 2-centred arched doorway with trefoil-headed sub-arch and diagonal buttresses. Right (north) side has similar tower to those on east side with Gothick fenestration at right hand end of 3 bay range, the left hand bay with added late C19 canted bay entrance front rising to 2 storeys with 3 light transomed mullion window with rubbed brick surround, some of the panes with armorial glass above ogee-headed doorway (now blocked) with rubbed brick panelling above. The remainder of the north wing extending westwards beyond the tower concealed by C20 extension. West side has rear late C19 courtyard entrance resembling fortified brick gatehouse with diagonal buttresses and multiple moulded semi-circular arched gateway with mock portcullis surmounted by rubbed brick cartouche bearing date 1885. Reset stone cartouche on inner face with achievement. Inner courtyard walls entirely rebuilt in 1885 with rubbed brick surrounds to the 3-light mullioned transomed windows. Interior largely altered in late C19 and again in mid C20. Late C19 panelled entrance hall with massive chimneypiece reusing some C17 panelling. Anthemion frieze to partitioned principal room to left. Staircase at left end of rear passage with moulded handrail and barley sugar balusters and newels with acorn finials. Staircase at right end, believed to be designed by Sir John Soane, lit by elliptical dome with Greek key motif around the drum and Ionic-style pillars to the balustrade at head of stairs. Library fittings principally intact with geometrical patterned ceiling, fluted Ionic columns dividing the bookcases, and false book spines to rear of doorway. Octagonal ground floor room to north-east tower has some replaced earlier panelling on walls and chimneypiece with some reused Renaissance panels. Tawstock Court was the seat of the Bouchier Wrey family. The Elizabethan house, of which only the gatehouse now survives (q.v.) was destroyed by fire in 1787.

### **GATEPIERS TO MAIN ENTRANCE DRIVE c. 50m SW OF TAWSTOCK COURT INC LENGTH OF WALL EXTENDING EAST THE LODGE**

437088

Gatepiers to main entrance drive including length of courtyard wall with courtyard entrance. Gatepiers C18. Cob wall and courtyard entrance C17. Gatepiers. Ashlar square-section with moulded caps surmounted by dogs. Cob wall extending east from left side pier incorporates slate pentice roof to porch with C17 chamfered door surround and old double plank doors with cover strips forming 10 panels to each door.

### **TERRACES, GARDEN WALLS, SUMMER HOUSES AND FOLLY TO GARDEN TO NORTH-WEST OF TAWSTOCK COURT**

437078

Garden structures including terraces, garden walls, summer houses and folly. Late C18. Stone rubble garden walls to 3 sides of stone rubble with rubbed brick capping with ball finials at intervals to east side. 4 terraces, ashlar, balustraded, with sweeping flight of stone steps to top right corner. Summer house to centre of north side with tent-shaped roof and timber lattice work. Small squat folly tower at south east corner with embattled parapet. 4 light window to front over balustrading above alcove with cambered arch. Roof removed. Cambered arched gateway opposite on west side surmounted by lions. Octagonal summer house at south-west corner with conical thatch roof with gothick pointed arched windows flanking double plank doors with pointed arched glazing bars.

### **STABLE BLOCK APPROXIMATELY 15 METRES SOUTH WEST OF TAWSTOCK COURT**

437084

Stable block. Late C18 or early C19, with C20 alterations. Rendered stone rubble. Slate roof hipped at right end, gable end to left. L-shaped on plan. Single storey with loft over. 2-2-2 bays, the centre 2 bays pedimented. Central bays have arched openings above semi-circular headed relieving arch with partially infilled round-arched openings, that to left with 12 paned sash, lunette to right side. Right hand bays have 2 lunettes to partially blocked opening. Left hand bays have plank door to left of 12 paned sash. Right hand rear wing altered in C20.

**GATEPIERS TO ENTRANCE TO STABLE COURTYARD APPROXIMATELY 20 METRES SOUTH-WEST OF TAWSTOCK COURT**

Gatepiers. C18. Ashlar joint-lined piers of square section with moulded caps and ball finials.

**OUTBUILDING USED AS GYMNASIUM FOR ST MICHAEL'S SCHOOL**

437077

Outbuilding, possibly originally stables, used as gymnasium. Late C16. Narrowly coursed dressed freestone. Slate roof. Rectangular on plan. Formerly 2 storeys, the loft now removed. 2 blocked openings on inner face with relieving arches. Outer (south) face has 5 light chamfered mullion timber window with loft opening to right with chamfered 4-centred arched surround and inserted C20 window of 9 large panes. 3 window openings to ground floor. Putlog holes. Short connecting wall to gatehouse (q.v.) at right end with old door with chamfered rectangular bosses to the panels.

**COACH-HOUSE APPROXIMATELY 5 METRES SOUTH OF TAWSTOCK COURT**

437082

Coach-house, now converted to private dwelling. Early C19 with C20 alterations. Rendered stone rubble. Hipped slate roof. Rectangular on plan. 2 storeys. 3-3-3 bays. Plat-band. Quoin pilasters. Pedimented centre 3 bays break forward slightly with blind roundel in tympanum. Decorative rainwater head at left end. 9 window range, C20 fenestration to upper storey. Second opening from left is blind and clock-face to centre blind opening. 2 large segmental arched doorways to centre flanking lunette, the right hand doorway with double plank doors. Each of the 3 end bays have large segmental arched window openings with sashes with glazing bars flanking plank doors.

**GATES, GATE PIERS AND TERMINAL PIERS TO NEWBRIDGE ENTRANCE TO TAWSTOCK PARK**

437097

Gates, gatepiers and terminal piers. Gatepiers and terminal piers C18, gates C19. Ashlar gatepiers and terminal piers, gates of cast iron. Gatepiers and terminal piers of square section with moulded caps, the gatepiers surmounted by pine cones, the terminal piers by ball finials. Cast iron gates with fleur-de-lys finials to the uprights with trefoil decoration to the soffits of the top rail, and 2 tiers of roundels containing 4 trefoils below the middle rail, 3 roundels to each gate.

**GATEPIERS AT WOOD PARKS LODGE ENTRANCE TO TAWSTOCK PARK**

437096

Gatepiers. C18. Ashlar. Piers of square section with moulded caps surmounted by stone lions bearing heraldic cartouches. Moulded console brackets to inner face of each pier.

**LOWER UPPACOTT FARMHOUSE**

436878

Farmhouse. Probably C17 with later alterations. Rendered cob and stone. Asbestos slate roof, hipped at left end, half-hipped to right end. 2 tall lateral rear rendered stacks heating hall and inner room. Essentially 3 room and cross-passage plan with stairway inserted in cross-passage at upper end of hall. Additional winder staircase to front right hand corner of lower end with passage to rear, which may have been the original through-passage with the stairway inserted. 2 storeys. 5 window range including C19 two storey porch. C20 fenestration, 3 light casements. Plank doors at left end and to inner porch doorway. Interior Slightly cambered step-stopped lintel to hall fireplace. Single cross ceiling beam with hollow step-stopped chamfer. Some C18 doors and door surrounds to bedrooms. C18 roof structure largely replaced in C20.

Appendix 3  
Supporting Jpegs

*Walkover Survey*



The field containing the proposed site, viewed from the south-eastern corner, looking west.



As above, looking north-west.



As above, looking north-north-east.



View from the middle of the field, towards the top of the slope, looking back across to the area of Tower Park; viewed from the south-west, looking north-east.





View from the middle of the field, towards the top of the slope; the view to the east.



As above, the view to the west; Hollamoor Farm is just visible through the trees.

Land at Hollamoor Farm, Tawstock, Devon



As above, looking north-west, with Hollamoor Clump on the skyline to the right.



Looking back across the field from the western side; viewed from the west, looking east. The flanks of Codden Beacon are just visible through the trees to the right.

*HVIA*



Listed Building along Rumsum Road, in Newport, showing their urban setting; from the south-east.



Wierholme, along Landkey Road in Newport, shown enclosed within its walled gardens; from the east.



View along South Street, within Newport Conservation Area; from the south-south-west.



View of GII Listed cottages, along South Street in Newport; from the north-west.



Monument and beacon on Codden Hill (the mound is the SAM barrow); from the east-south-east.



View down to the 'The Tower/Castle' (indicated), from Codden Hill; from the south-east.

Land at Hollamoor Farm, Tawstock, Devon



Wide landscape view across Tawstock Park, an undesignated landscape; from the east-south-east. The approximate location of the proposed PV array is indicated.



View of Tawstock Court and Church, nestled in the saddle of the hills; from the south-east.



View up one of the main streets in Tawstock, showing the enclosed character of the settlement; from the north.



View across the small central crossroads in the village, looking towards the solar site; from the south-south-east.



View of the Lodge, at Tawstock Court; from the south-east.





View down another of the main streets in the village, towards the Old Post Office; from the east.



View of Tawstock Court Gatehouse; from the west.



The holy well at Tawstock, in the valley next to the school, in the lea of a high ridge of ground; from the south-east.



Lower Uppacott, set into the slope, facing west; from the west.



View back up the valley from Lower Uppacott Farm; from the south-south-west.



View of the chapel at Eastacombe; from the west-south-west.



Chapelyard at Eastacombe, with its tall hedges blocking views; from the south-west.



Eastacombe House, set within private gardens with walls and hedges; from the west.



Eastacombe from the south.



Hollamoor Farm; from the south-east.



View to Hollamoor Farmstead from the east, showing the localised blocking.



View of the farmstead, showing the house screened by its barns; from the south-south-east.



Corffe House, in the valley to the south, showing localised blocking; form the north-west.



Clearer view of Tawstock and views over the cottages, from the previous report; from the south





View of Tawstock Court, from past the gatehouse; from the south.



View along the main street in Newport, showing numerous Listed buildings, in better weather, from previous report.



View of terraced row of Listed houses in Newport, which face down the river towards the solar site location at Tawstock, north end of the main street in Newport; from the east.



Close up of 'The Tower' from previous report; from the south-west.

Land at Hollamoor Farm, Tawstock, Devon



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