

# NORRINGTON YARD SOUTH MOLTON DEVON

Results of a Desk-Based Assessment, Walkover Survey &  
Heritage Impact Assessment



South West Archaeology Ltd. report no. 170925



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# Norrington Yard, South Molton, Devon

## Results of a Desk-Based Assessment, Walkover Survey & Heritage Impact Assessment

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By B. Morris  
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25<sup>th</sup> September 2017

Work undertaken by SWARCH for Simon Grant of Spirebourne Ltd. (the Client)

### *SUMMARY*

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*This report presents the results of a desk-based assessment, walkover survey and heritage impact assessment carried out by South West Archaeology Ltd. for a site at Norrington Yard, South Molton, Devon, to inform the future use of the site.*

*South Molton was a significant early medieval ecclesiastical and manorial centre that became an important and prosperous medieval and post-medieval market town. It became a borough in the mid 12<sup>th</sup> century. The greater part of the former recycling centre lies within what was once an open field but the western and northern parts of the site extend into the former burgage plots to the rear of South Street and Broad Street, and the likelihood of encountering archaeological remains and deposits of medieval and post-medieval date is correspondingly high. Historic maps and photographs indicate the burgage plots to the rear of South Street contained a series of structures (outbuildings and workshops etc.) that are no longer extant, the remains of which may survive beneath the site. The walkover survey identified fragments of 19<sup>th</sup> century stone or cob walls in several places. Works to the rear of no.1 Albion Place indicate that the ground to the west of the site has been raised, but the stratigraphy at Albion Place was relatively shallow. The site is crossed by a number of modern services and is likely to have been subject to fairly extensive disturbance; much of the site has been surfaced with concrete.*

*The site lies on the edge of the South Molton Conservation Area, close to several Grade II and one Grade II\* structure – the Market House/Pannier Market. The Grade II buildings most likely to be affected are located on South Street; their principal elevations all face onto the street and most would be insulated from any change to the site. The Market House is a large but plain structure that projects into the shallow valley to the rear of Broad Street. Development of the site would affect the setting of this building as viewed from across the open and rather bleak car parks to the south and east of the site. Its presentation elevation is on Broad Street, and the lack of elaboration to the rear of the building would strongly suggest this element of the structure was almost entirely functional. Nonetheless, development of the former recycling centre would impinge on the setting of the structure, and be visible from the (later, forced) rear entrance of the Market House. Change within that setting is judged to be moderate, but given its current derelict state that change could, if sensitively handled, be a positive one.*

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## ACKNOWLEDGEMENTS

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## PROJECT CREDITS

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## 1.0 INTRODUCTION

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**Location:** Norrington Yard, South Street  
**Parish:** South Molton  
**County:** Devon  
**NGR:** SS 71445 25657  
**SWARCH ref:** SNY17

### 1.1 PROJECT BACKGROUND

This report presents the results of a desk-based assessment, walkover survey and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for Norrington Yard, South Molton, Devon (Figure 1). The work was commissioned by Simon Grant of Spirebourne Ltd. (the Client) in support of a planning application. This work was carried out in line with CIFA best practice.

### 1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Norrington Yard is located between South Street and the main South Molton car park, in the base of a shallow valley that drops very gradually to the east, at a height of c.130m AOD. The soils of the area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEW 1983), which overlie the mudstones and siltstones of the Bude Formation (BGS 2017).

### 1.3 HISTORICAL BACKGROUND

South Molton (*sudmoltone* in 1086) was the head of a Hundred and a royal manor with a collegiate church. By the late 11<sup>th</sup> century South Molton had been granted to the Barony of Gloucester, and in the 12<sup>th</sup> century Gilbert de Turberville obtained a charter for the town in c.1150. The wealth of the town in the medieval and post-medieval period was largely derived from animal husbandry and specifically wool. In the late 18<sup>th</sup> and 19<sup>th</sup> century a series of important civic buildings were constructed, e.g. the Guildhall (1743 and 1773) and Market House (1863). The town declined in the later 19<sup>th</sup> century due to increasing competition in the woollen trade and the construction of the railways which impacted on local and regional trade.

### 1.4 ARCHAEOLOGICAL BACKGROUND

A number of archaeological investigations have been undertaken in South Molton, but the results of this work have not added much to our understanding of the origins and development of this settlement. HER records for the town are dominated by the built environment – Listed buildings and other standing structures – and are clearly incomplete. The South Molton EUS report (CAU 2013) simply reflects the current state of knowledge. Only four sites in South Molton have produced significant results: the fieldwork undertaken in advance of the new South Molton Rugby Club pitch next to the Community College (EDV6719); two small evaluations in the centre of South Molton, one to the rear of the Old Coaching Inn on Queen Street (EDV7097) and one to the rear of 27 Broad Street (not listed in the HER); and the extensive works at Gunswell Lane to the north (EDV6168).

### 1.5 METHODOLOGY

The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIFA 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 Historic England 2015), *Seeing History in the View* (English Heritage 2011b), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), with reference to *Visual Assessment of Wind farms: Best Practice* (University of Newcastle 2002), *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).

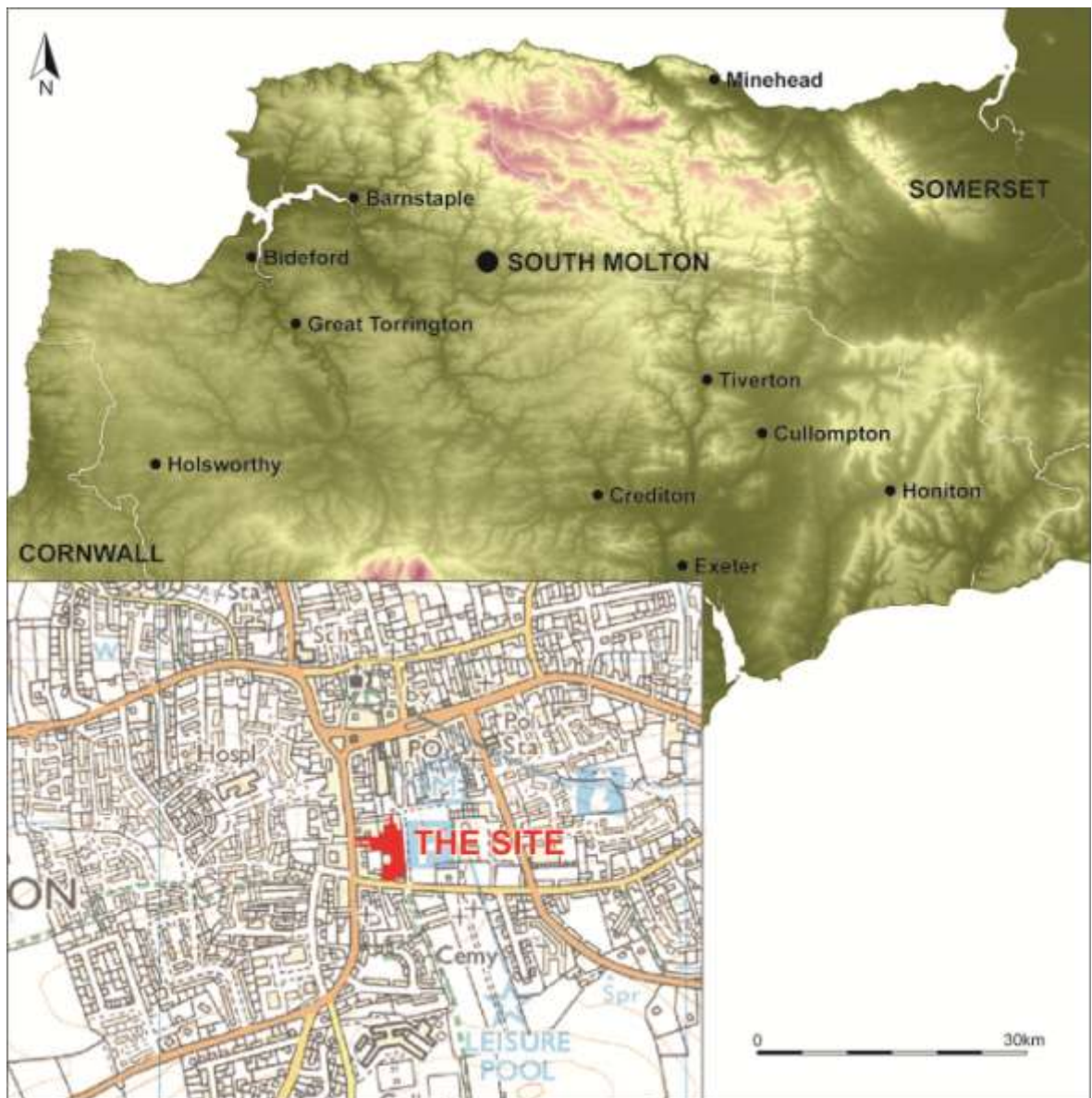


FIGURE 1: SITE LOCATION.

## 2.0 DESK-BASED ASSESSMENT AND CARTOGRAPHIC ANALYSIS

### 2.1 DOCUMENTARY HISTORY

South Molton (*sudmoltone* in 1086) received first mention in the *Historia Regum* of Symeon of Durham, in a section derived from a lost 8<sup>th</sup> century Northumbrian annal, with reference to a monastery (*minster*) here. The Domesday Book lists South Molton as the head of a Hundred and a royal manor of 40 ploughlands where four priests held 1 virgate of land. In Devon, *tūn* place-names that incorporate a river name (e.g. Taw-*tūn*, Culme-*tūn* etc.) appear to have been the paramount early manorial centres, and the presence of a collegiate church in 1086 is a characteristic attribute of these important early sites. By the late 11<sup>th</sup> century South Molton had been granted to the Barony of Gloucester, and in the 12<sup>th</sup> century Gilbert de Turberville obtained a charter for the town in c.1150. Boroughs were an important source of revenue and prestige, and were typically laid out with a wide central street that also functioned as a market place, with long narrow burgage plots running back from the main street. The town was incorporated as a municipal borough in 1590, and its royal charter was renewed in 1684. The wealth of the town in the medieval and post-medieval period was largely derived from animal husbandry and specifically wool. The period of greatest prosperity came in the late 18<sup>th</sup> and 19<sup>th</sup> century, when a series of important civic buildings were constructed, e.g. the Guildhall (1743 and 1773) and Market House (1863). The town declined in the later 19<sup>th</sup> century due to increasing competition in the woollen trade and the construction of the railways (London and South Western in 1854 and Taunton to Barnstaple in 1873), which impacted on local and regional trade. The residential element of the town expanded significantly in the 20<sup>th</sup> century, more than tripling the size of the urban area, with a sizable business park established to the north at Pathfields.

### 2.2 HISTORICAL MAPS



FIGURE 2: EXTRACT FROM THE MID 18<sup>TH</sup> CENTURY MAP OF *THE BURROUGH OF SOUTH MOLTON IN THE MANOR OF HACCHE, HELD BY THE DYKE ACLAND FAMILY (SMM)*. THE LOCATION OF THE SITE IS INDICATED.



FIGURE 3: EXTRACT FROM THE 1804 OS SURVEYOR'S DRAFT MAP (BL). THE APPROXIMATE LOCATION OF THE SITE IS INDICATED.

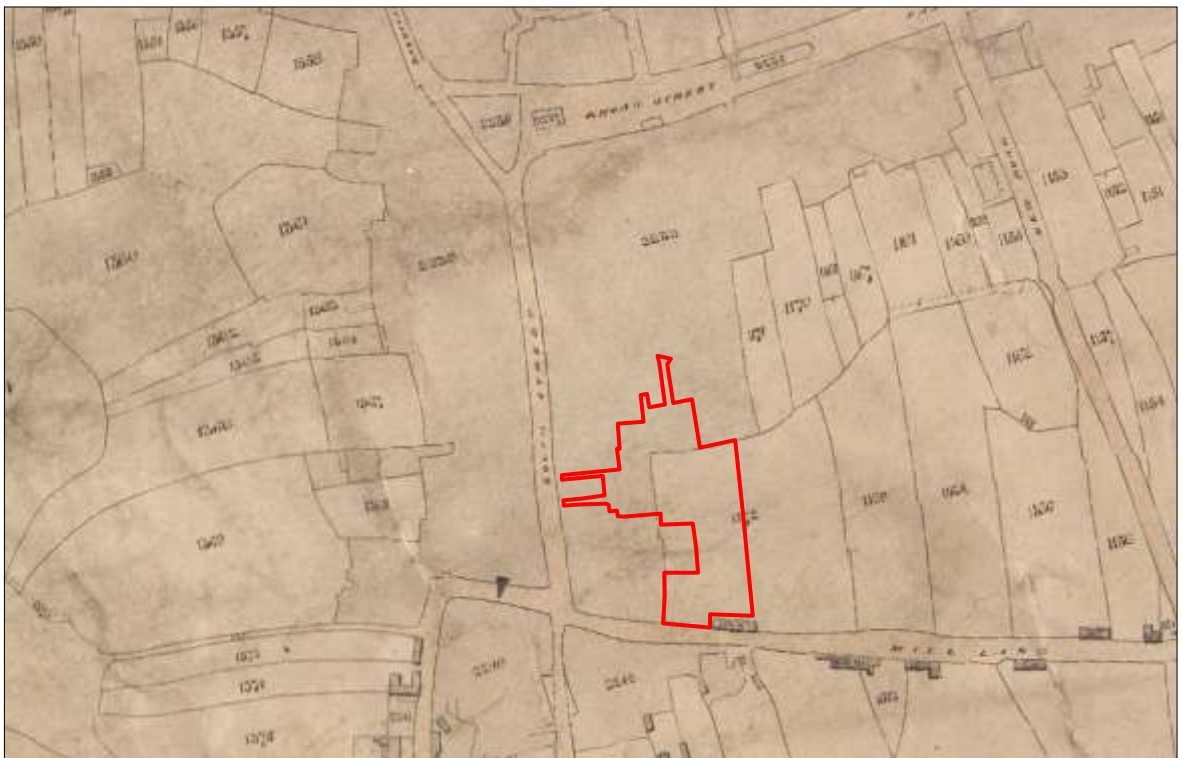


FIGURE 4: EXTRACT FROM THE C.1844 SOUTH MOLTON TITHE MAP (DHC). THE SITE IS INDICATED.

The first map showing South Molton in any significant detail is Ogilby's *Highway Atlas* of 1675 (White 2005) (not illustrated). South Street, lying off the main Taunton to Barnstaple road, is not shown, but it does show spurs for South Street and Mill Street. An 18<sup>th</sup> century estate map (Figure 2) of those parts of the borough within the Manor of Hacche shows the basic layout of the town with the site straddling the backplots of the houses in South Street and Broad Street (here



labelled *Fore Street*). Of particular note is the omission of South Street beyond Mill Street, which is replicated on the 1765 Donn map (not illustrated) and the 1804 OS surveyor's draft map (Figure 3). This section of the road would appear to be an early 19<sup>th</sup> century turnpike (a 'new road' from *Cross Lane End* in South Molton to Stag's Head in South Molton parish – Ebdon 2014).

The buildings of South Molton are not shown on the c.1844 tithe map; the built-up areas to the east of South Street and south of Broad Street listed simply as *part of the town* and attributed to John Widgery (listed as a butcher in Pigot's 1844 *Directory* but part of an important local family). The field containing the eastern half of the site (no.1172) is listed as *Broad Meadow*, owned by Sir Thomas Dyke Acland and leased to Gilbert Pearse. This field formed part of the Manor of Hacche (see above). The *Extensive Urban Survey* (EUS) for the town (CAU 2013) suggests it was subject to radical restructuring in the 12<sup>th</sup>/13<sup>th</sup> century when borough status was granted, with the creation the Broad Street and the shifting of South Street from a line between Cooks Cross (aka *Causey* or the *Causeway*) and North Street to its current position. However, the apparent differences between the burgage plots of Broad Street (irregular, long and curving) and those of South Street (regular, short and straight) are explicable in terms of a borough laid out within an existing common open field where the long axis of these fields is predominantly north-south. This explanation also removes the need for a posited early route from Cooks Cross to North Street – such inconvenient right-angle corners are a common feature of roads that are subordinate to the fieldsystem.

The first and second edition OS maps show the area in considerable detail. The northern part of the site formed part of the burgage plots running back from Broad Street, consisting of orchards and formal gardens. The bulk of the eastern and southern part of the site lies within an open field. The western part of the site lies within the burgage plots running back from South Street, with buildings (no longer extant) running to the back of several plots. Both of these well-defined burgage backplot boundaries would cross the proposed site, and the line of some of the historic walls and hedgerows shown on this map survive within the modern townscape.

South Molton does not seem to be well-served by later detailed OS maps, but the current layout of roads and yard appears to have been established in the period 1962-74. By 1974 a garage had been established which covered most of the western part of the site, and a builder's yard constructed to the north. The roads (including Southley Road) that now define the site had been built and the South Molton car park laid out.

Documents provided by the client detail the later 20<sup>th</sup> century planning history of the site. These demonstrate the site formerly comprised of two parts: a northern (builder's) yard attached to no.20 South Street, and a southern yard (garages/Norringtons). The planning history is as follows:

- 1959 Proposed garages and workshops (southern yard);
- 1977 Conversion of builder's yard to garden centre (northern yard);
- 1980 Garden Centre to salesroom and workshop for Exmoor Fires (northern yard);
- 1988 Change of use from garage to class 8b (storage and distribution) (southern yard);
- 1990 Application to demolish non-Listed buildings in a Conservation Area;
- 1993 Application to convert outbuilding to residential use (no.20 South Street);
- 1993 Application to demolish non-Listed buildings in a Conservation Area;
- 2003 Application to convert outbuilding to residential use (no.8 Oakland Place);
- 2013 Change of use from class 8b to recycling centre (whole site).

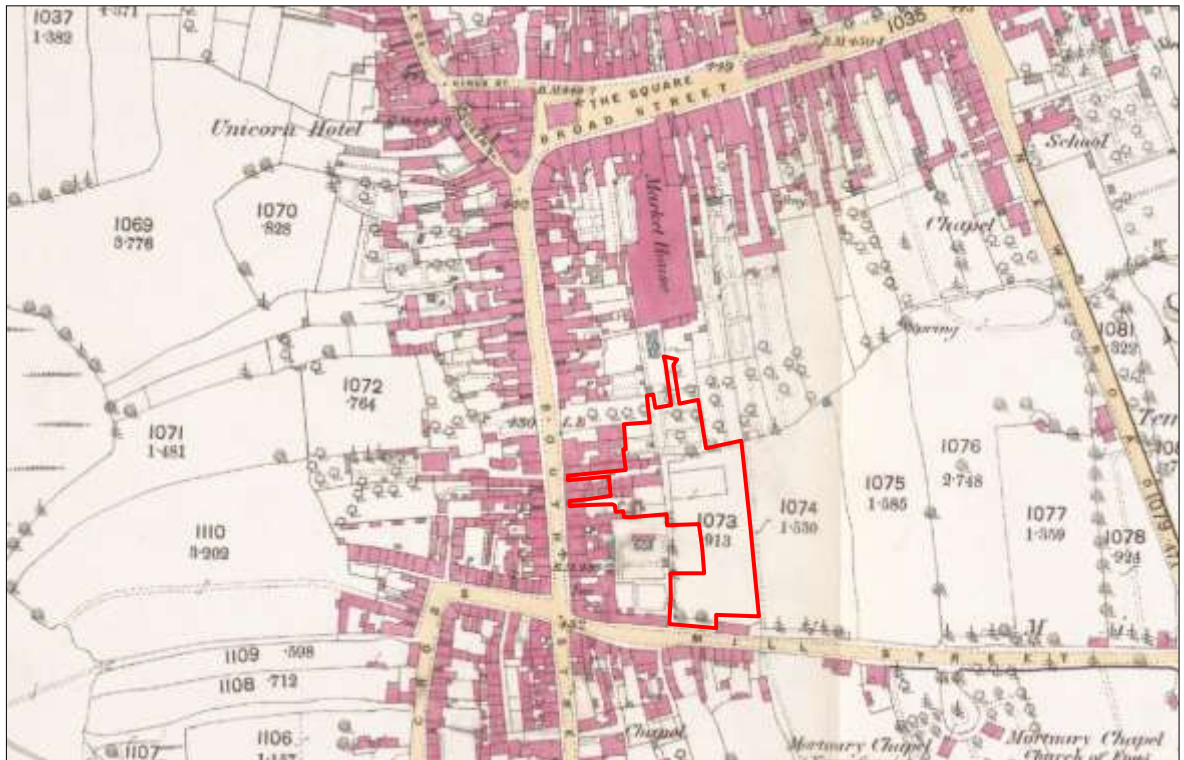


FIGURE 5: EXTRACT FROM THE 1889 OS 1:25" MAP (DEVON XX.II.5) (DHC). THE SITE IS INDICATED.

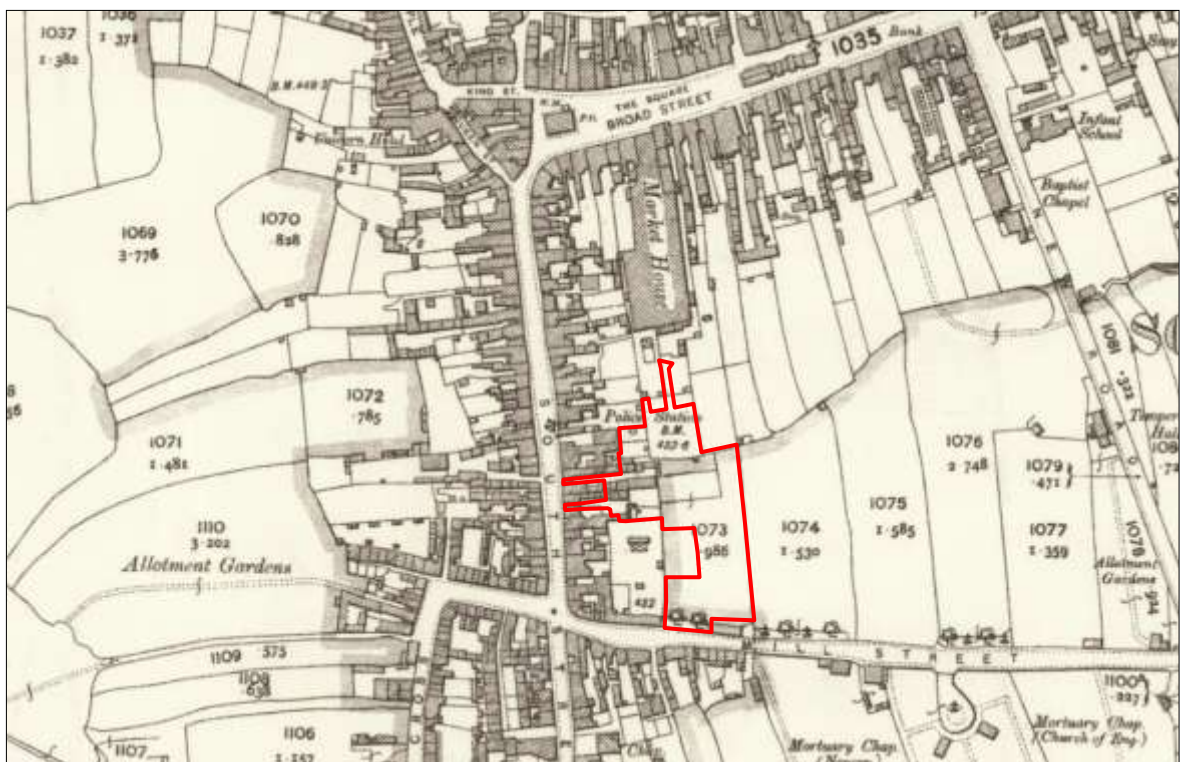


FIGURE 6: EXTRACT FROM THE 1904 OS 1:25" MAP (DEVON XX.II.5) (DHC). THE SITE IS INDICATED.

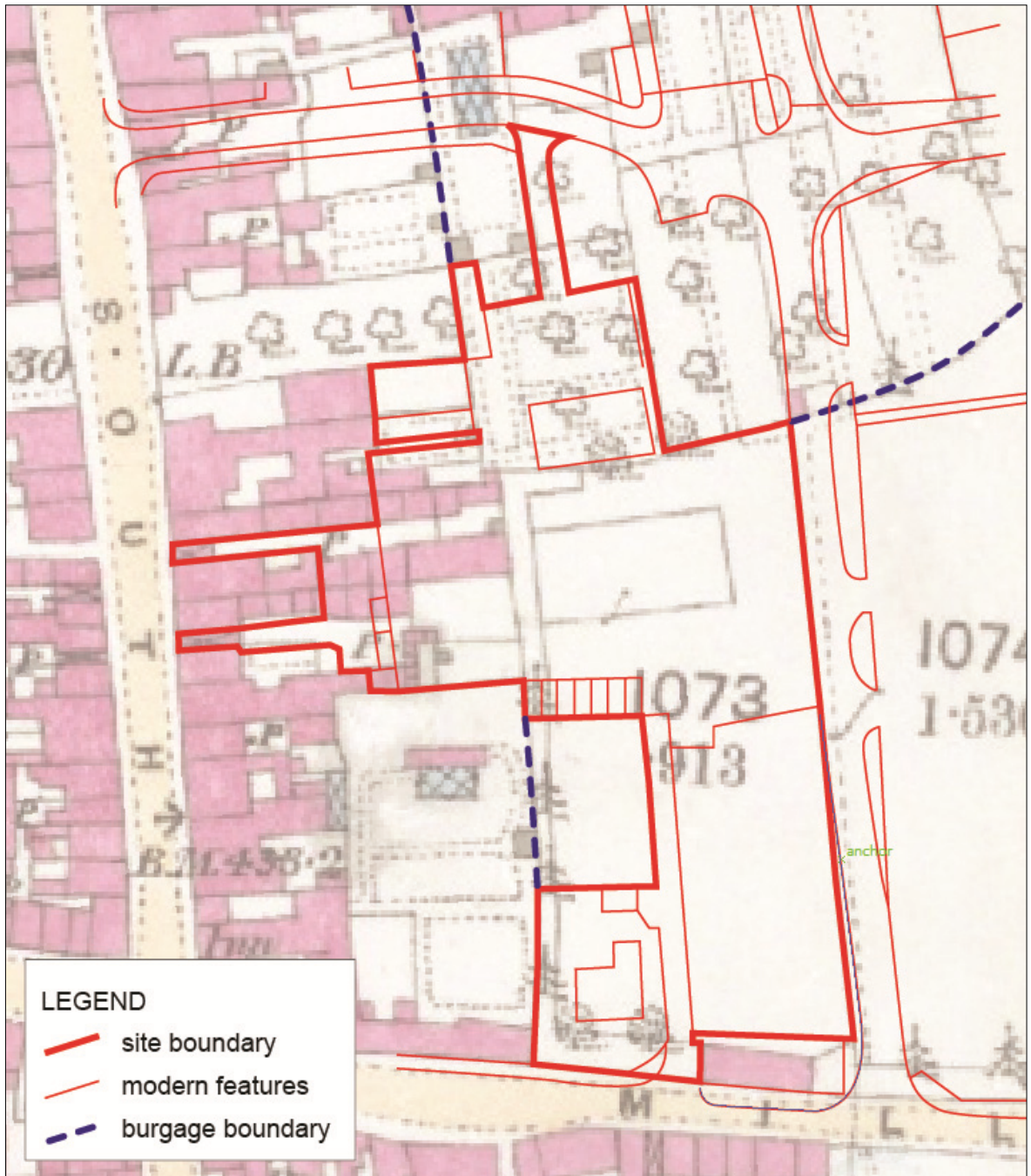


FIGURE 7: OS 1:25" MAPS WITH MODERN FEATURES OVERLAID AND SHOWING THE LIKELY BURGAGE BACKPLOT BOUNDARIES.

### 2.3 HISTORICAL PHOTOGRAPHS

There are a number of historic photographs of South Molton, but most focus on the main streets and civic buildings. One historic aerial photograph shows the site from the east (Figures 7-8). This shows the layout of the site in c.1930, and it is virtually identical to that of 1904. The main part of the site is shown as a simple pasture field, devoid of interest. The buildings on the western part of the site to the rear of South Street are still largely extant. The gardens to the north are neatly-kept and defined by walls; the walls of one garden appear to be whitewashed. These may be pleasure or market gardens. The small square enclosure immediately to the east may be a bowling green or similar civic space.



FIGURE 8: HISTORIC PHOTOGRAPH OF C.1930 (©HISTORIC ENGLAND).



FIGURE 9: AS ABOVE, SHOWING THE EXTENT OF THE SITE (©HISTORIC ENGLAND).

## 2.4 AERIAL PHOTOGRAPHS

Online and readily-available aerial photographs allow us to track the more recent evolution of the site. The 2007 aerial photograph (Figure 8) shows the site in use as a recycling centre.

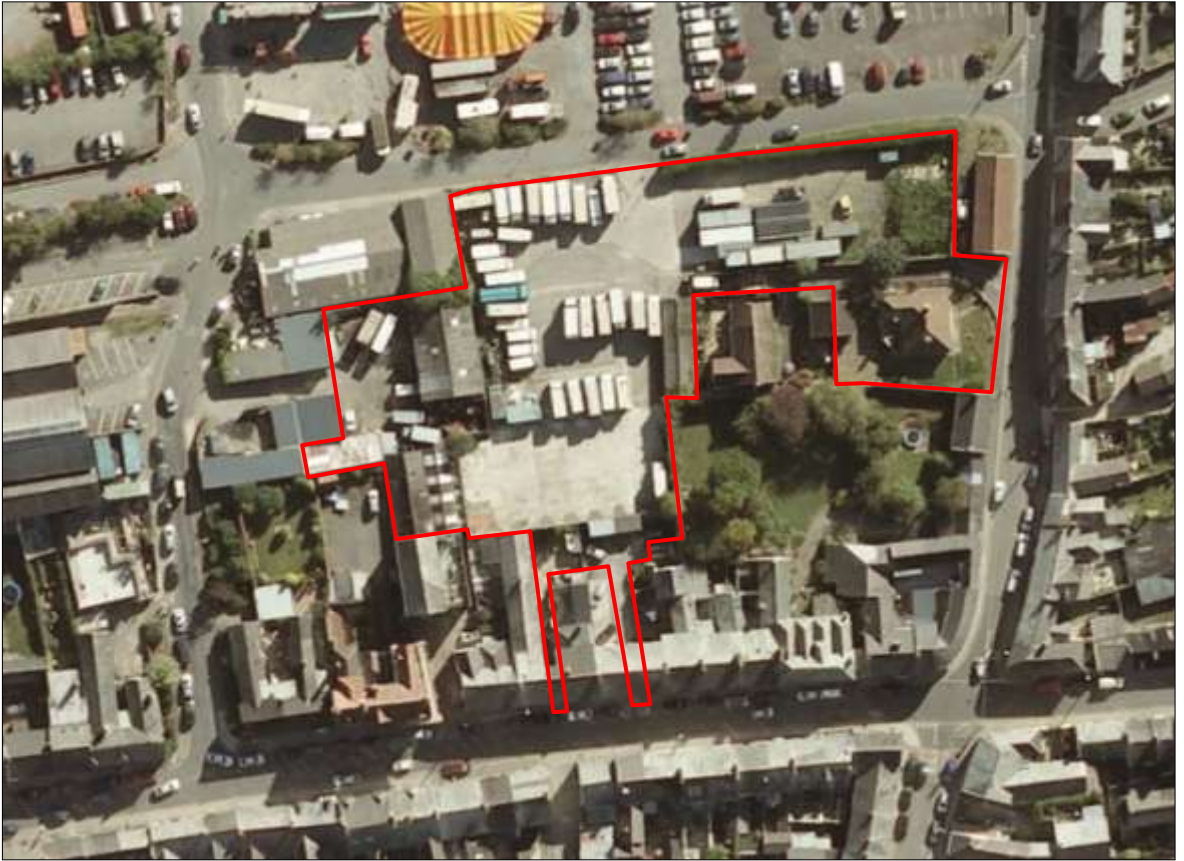


FIGURE 10: THE 2007 AERIAL PHOTOGRAPH (NORTH TO THE LEFT) (© 2017 INFOTERRA LTD. & BLUESKY). THE SITE IS INDICATED.

### 3.0 HISTORIC ENVIRONMENT

#### 3.1 ARCHAEOLOGICAL BACKGROUND

A number of archaeological investigations have been undertaken in South Molton, but, with only a handful of exceptions, the results of this work have not added much to our understanding of the origins and development of this settlement. Devon HER records for the town are dominated by the built environment – Listed buildings and other standing structures – and are clearly incomplete. For instance, the HER lists burgage plots on the west side of South Street (MDV66176), but not the east, and omits to list the clear burgage plots along North Street and around the church. Similarly, there is a record for an extensive medieval strip fieldsystem to the west of South Molton, but similar fields with associated field barns are found to the south, east and north of the town (as noted by the HLC). Even the South Molton EUS report (CAU 2013) simply reflects the current state of knowledge.

A list of archaeological sites on the HER can be found in Table 1; a list of archaeological interventions can be found in Table 2. Only four sites in South Molton have produced something more significant: the recent and extensive fieldwork undertaken in advance of the new South Molton Rugby Club pitch next to the Community College (EDV6719); two small evaluations in the centre of South Molton, one to the rear of the Old Coaching Inn on Queen Street (EDV7097) and one to the rear of 27 Broad Street (not listed in the HER); and the extensive works at Gunswell Lane to the north (EDV6168).

TABLE 1: SITES LISTED ON THE DEVON HER (SOURCE: DEVON HER).

No.	Mon ID	Name	Record	Description
1	MDV12152 MDV13872 MDV758	South Molton Minster Secular College South Molton Church	Documentary Documentary Structure	Elements of the church at South Molton date to the C13 but records of a minster church and college of secular canons. An early medieval foundation. GI.
2	MDV63117	Gunswell Lane	Documentary	Possible water meadow.
3	MDV66929	South Molton fieldsystem	Monument	Extensive former common open strip field system.
4	MDV66176	Burgage plots	Cartographic	Possible extent of burgage plots on the west side of South Street.
5	MDV60809	Burgage plots	Cartographic	Burgage plots on the south side of Broad Street.
6	MDV72167	Burgage plots	Cartographic	Burgage plots on the north side of East Street
7	MDV60808	Oliver's Gutter	Cartographic	Watercourse marking the boundary of burgage plots.
8	MDV64878	Tannery on East Street	Documentary Structure	A tannery on this site since the C16.
9	MDV26514	Site of the Globe Inn	Documentary	Site of the Globe Inn damaged by the fire of 1841.
10	MDV35997	Former Rose & Crown Inn	Structure	Former inn; smoke-blackened trusses and 'medieval' interior.
11	MDV51875	South Molton Cemetery	Monument	Cemetery established in 1857 by John Cock; two memorial chapels, war memorial and lodge. GI and GII.
12	MDV51874	Toll House, Alswear New Road	Structure	Former C19 toll house.
13	MDV51873	New Road (turnpike)	Monument	Turnpike road built c.1840.
14	MDV51881	Temperance Hall	Structure	Hall, soup kitchen and caretaker's cottage built 1862 by John Cock. Converted into cottages in the 1930s.
15	MDV52217	Baptist Chapel	Structure	Built 1843.
16	MDV64880	Fort House	Structure	Large C17 or C18 house, refurbished in C19.
17	MDV1834	Ebenezer Chapel	Structure	Built 1863 by John Cock. A Bible Christian chapel until 1907, United Methodist until 1932. Salvation Army barracks until 1968. Roman Catholic church thereafter.
18	MDV64881	Paradise Lawn	Structure	C19 development of six villas.
19	MDV64868	Methodist Chapel	Structure	Built 1882 on site of an earlier chapel; with a school.
20	MDV64869	United Junior School	Structure	Built 1878, extended 1909-10.
21	MDV64866	Langmead House	Structure	Former Congregational Church. Built 1834; converted to flats in the 1980s. GII.
22	MDV64870	SM & District Cottage Hospital	Structure	Built 1934, converted to sheltered housing in 1988.
23	MDV64863 MDV1129	Corn Market Market Cross	Structure Documentary	Built 1809. Converted to Post Office in 1888. GII. Market Cross taken down in the C18.
24	MDV64861	Town Hall/Guildhall	Structure	Built 1743, extended 1753 and 1773. Includes elements

No.	Mon ID	Name	Record	Description
				from a dismantled C17 mansion at Stowe, Cornwall. GI.
25	MDV64862	Market House/Pannier Market	Structure	Built 1863, GI*.
26	MDV73817	11 South Street	Structure	Early C19 house, GI.
27	MDV97877	16-17 South Street	Structure	Two early C19 houses, GI.
28	MDV97880 MDV94463	68-70 South Street	Structure	Three early C19 houses, GI.
29	MDV97873 MDV1579	24-26 South Street Molford House	Structure Structure	Three early C19 houses, GI. Early C18 house, altered in the C19. GI.
30	MDV66177	Holloway	Monument	Footpath from Cooks Cross.
31	MDV64873	Toll House, Cooks Cross	Structure	Former C18 toll house.
32	MDV13960	Toll House, Exeter Gate	Structure	Possible former toll house.
33	MDV71565	Stone culvert 59 South St	Structure	C19 stone culvert and undated pit and ditch to rear of 59 South Street.
34	MDV55384	Subterranean chamber at 30-31 East Street	Structure	Rock-cut apsidal water-filled chamber c.1m wide with a flat roof observed in a test pit.

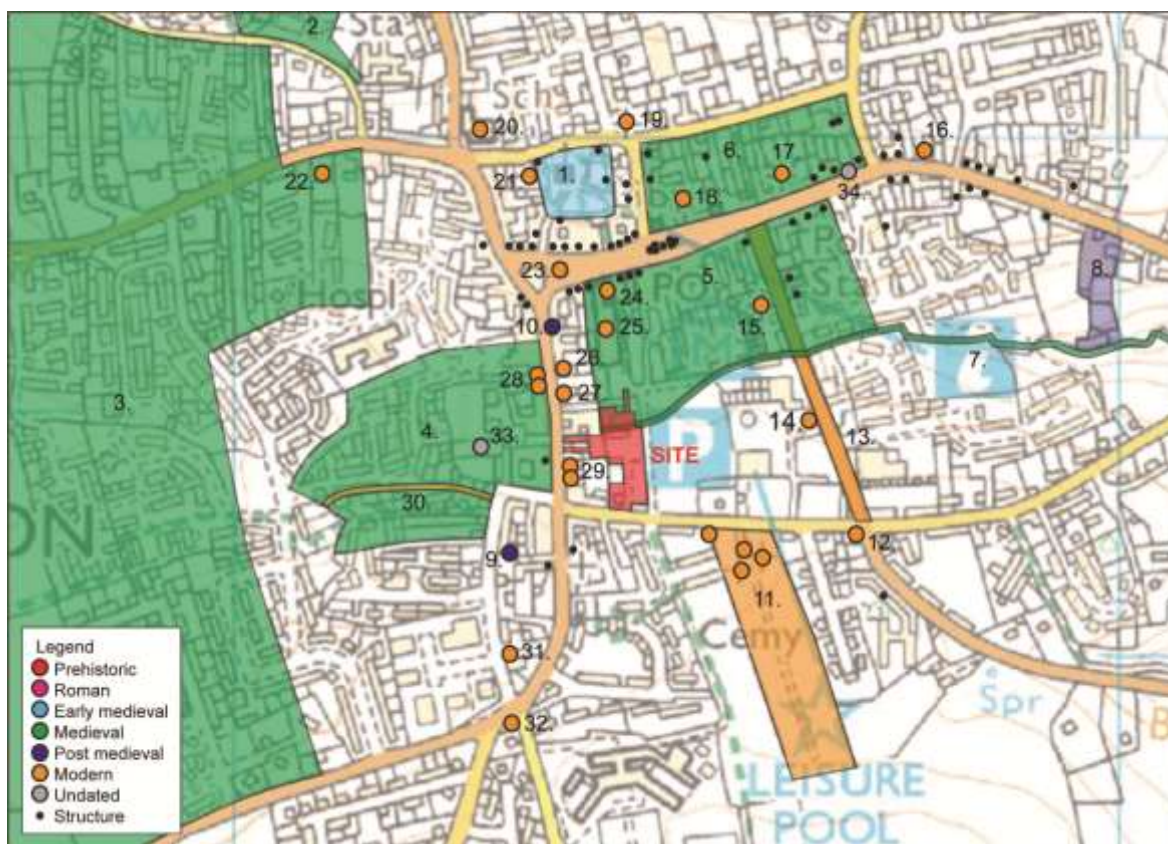


FIGURE 11: HER DATA FOR SOUTH MOLTON (SOURCE: DEVON HER), EXCLUDING LISTED BUILDINGS.

TABLE 2: EVENT RECORDS LISTED BY THE DEVON HER (SOURCE: DEVON HER).

No.	Mon ID	Name	Type	Description
1	EDV6168	Land off Gunswell Lane	Geophys Evaluation	Middle to Late Iron Age double-ditched enclosure with internal features. Ring ditch. Medieval and post-medieval field ditches.
2	EDV4264	Gunswell Lane	Evaluation	9 trenches. Field boundary, drainage ditch and probable pond recorded. A small field barn recorded prior to demolition. Medieval and post-medieval finds.
3	EDV5087	Land adjacent to Hospital	Evaluation	8 trenches. Six historic field ditches and a retaining wall. Post-medieval finds.
4	EDV7097	The Old Coaching Inn, Queen Street	DBA Evaluation	2 trenches. Four ditches, two rectangular pits, six postholes and a cobbled pathway. 2m of made ground over probable medieval features.
5	EDV5767	Rawson's Garage	WB	No surviving stratigraphy.
6	-	Land to rear of 79c South Street	WB	Post-medieval finds.
7	EDV6821	Moors Yard	Excavation	Ditches and small pits.
8	EDV6869	Land to the rear of Cooks	Evaluation	7 trenches. Site heavily disturbed. C19 wall and concrete

No.	Mon ID	Name	Type	Description
		cross		surfaces. Medieval and post-medieval finds.
9	EDV4251	Southley Road Veterinary Surgery	WB	No details.
10	-	Land to rear of 27 Broad Street	Evaluation	3 trenches. C19 brick vault, 2 rock cut postholes, and a deep C13-C14 rubbish pit with North Devon medieval coarsewares.
11	EDV5948	Kingdon's Yard North Street	DBA Walkover	DBA and walkover.
12	EDV4599	South Molton Gaol	Building survey	Survey prior to redevelopment.
13	EDV3392	Old Savoy Cinema	Building survey	Survey prior to demolition.
14	EDV4424	Amory House, 125 East St	Evaluation	1 trench. Post-medieval and modern activity, wall footings, posthole, ditch; post-medieval finds.
15	EDV4665	Land at Dart Park and New Road	DBA	DBA only; two former hedgebanks noted.
16	EDV5716	Ormonde, Poltimore Close	Building inspection	Not recommended for Listing.
17	EDV4456	Land at South Molton Community College	WB	No archaeological features observed. Small number of post-medieval finds.
18	EDV6719	South Molton Rugby Club	DBA Geophys Evaluation Excavation	4 trenches followed by area excavation. Cropmark enclosure to south proved to have a 3m wide and 2m deep ditch (undated). Central area contained a small oval enclosure defined by a narrow gully with a clear entrance to the south-west. Some associated pits and postholes. Iron slag and 2 sherds of Prehistoric pottery.
19	EDV4424	Amory House, 125 East Street	Evaluation	1 trench. Post-medieval wall footings, posthole, possible pit and ditch. Post-medieval finds.

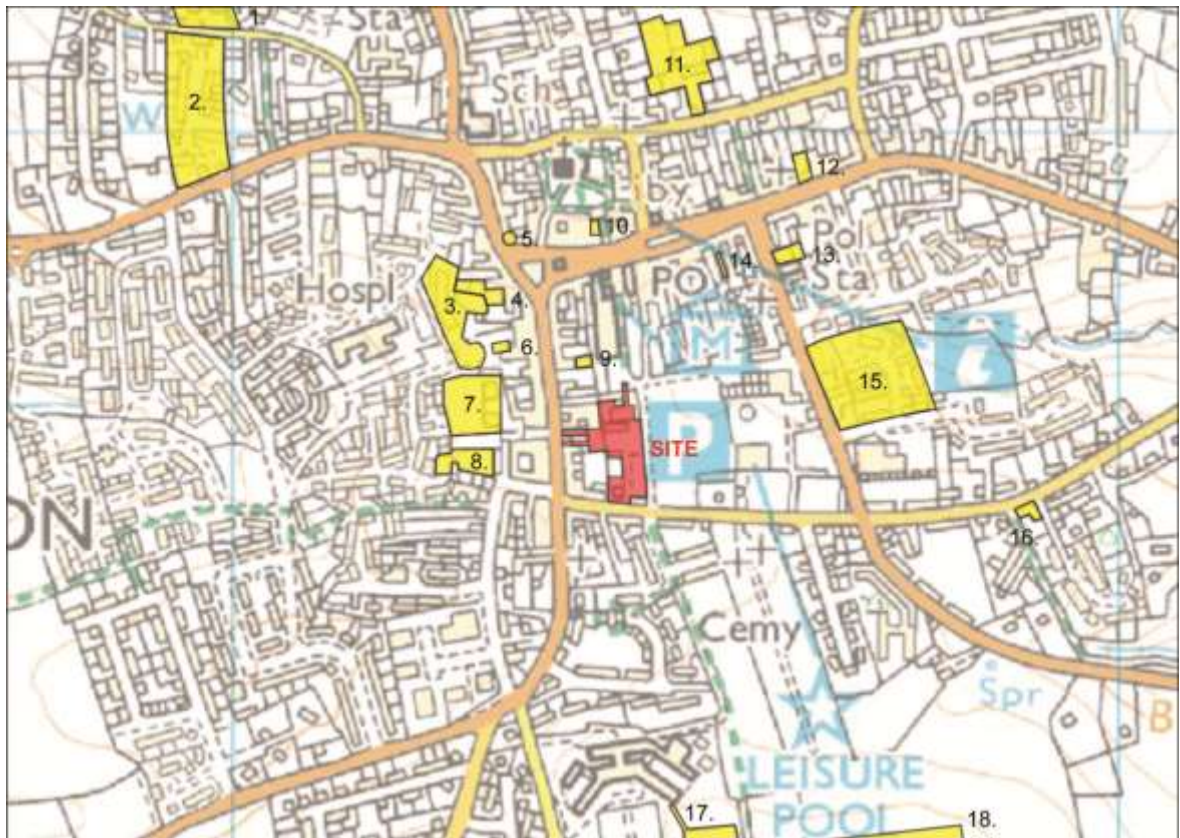


FIGURE 12: HER EVENT RECORD FOR SOUTH MOLTON (SOURCE: DEVON HER).

### 3.1.1 PREHISTORIC AND ROMANO-BRITISH

It is highly likely that this landscape was cleared and remained in continuous use from at least the Middle Bronze Age onwards; however, evidence for that use is very slim. Recent work at the Gunswell Lane (EDV6168) and South Molton Rugby Club (EDV6719) has begun to redress this. The Rugby Club site sampled a known cropmark enclosure; its ditch proved to be 2m deep and 3m



wide, but no dating evidence was recovered. The site also included a small oval enclosure defined by a narrow gully, with a scatter of pits, postholes and a clear entrance with flanking postholes. Very few finds were recovered, and the archaeology was shallow and ephemeral. The Gunswell Lane site was more substantial, where a small double-ditched circular enclosure/ringditch produced Middle and Late Iron Age pottery. Evidence for Romano-British activity in the area is extremely limited: 3 coin finds reported to the PAS from the parish (DEV-ADDIE2; DEV-EGFE47; DEV-40DIC0).

### 3.1.2 MEDIEVAL

South Molton was a prosperous medieval town, a royal manor, head of a hundred and home to an important collegiate church. The layout of the historic town is strongly reminiscent of planned medieval boroughs across the country, yet the archaeological evidence is almost wholly lacking. Some of the features at the Old Coaching Inn on Queen Street (EDV7097) may be medieval in date, but the key site is to the rear of 27 Broad Street. An evaluation here (author *pers. obs.*) identified a deep medieval rubbish pit that produced 13<sup>th</sup>-14<sup>th</sup> century North Devon coarseware pottery. Such deep pits are archetypal medieval urban features, and this is the first such rubbish pit to be identified in North Devon outside of Barnstaple (John Allan *pers. comm.*).

### 3.1.3 POST-MEDIEVAL

South Molton remained a prosperous market town into the later 19<sup>th</sup> century. A number of the civic or religious buildings apart from the church, and most of the larger structures, in the historic core date to the 19<sup>th</sup> century. However, it is also clear that earlier structures survive behind 19<sup>th</sup> century façades. The town has a well-documented history of post-medieval and specifically 19<sup>th</sup> century fires (Cocks 1893; Gentry 1985, 104-114):

- November 1703: fire destroyed 24 houses with barns and outbuildings, starting on the west side of South Street and spreading to the east side;
- October 1841: fire destroyed 70 houses, and damaged 11 more, in Causey, Mill Lane and South Street, stopping at no.54;
- June 1853: fire destroyed no.69 South Street;
- October 1870: fire destroyed 15 houses in the middle of South Street on the western side, stopping at no.55.

The records of the town indicate a fire engine had been purchased by the Corporation before 1736, and leather buckets hung at the Guildhall in 1683; this would indicate the dangers of a town fire were taken seriously from an early period. The listed fires undoubtedly resulted in the loss of historic buildings, but those losses can be exaggerated – these fires tended to affect the same parts of ‘Causey’ and South Street – and this can be taken to imply the northern and eastern parts of South Street may have largely escaped these destructive fires.

### 3.1.4 SUMMARY

South Molton was a prosperous medieval and post-medieval market town, and there is evidence for Prehistoric occupation in the surrounding area. Archaeological interventions around the town have yet to expose important archaeological features and deposits comparable to those of other Devon market towns. This presumably arises from a lack of recent development in the historic core combined with relatively shallow stratigraphy and insubstantial construction.

## 4.0 SITE WALKOVER AND HISTORIC BUILDING APPRAISAL

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### 4.1 INTRODUCTION

Norrington Yard is a relatively large and complex site. For present purpose it is broken down into four distinct component parts: the bungalow and garden (Tower View); the south yard; the central yard; and the northern yard and buildings. The photographs that accompany the text have been selected to give an impression of each area, and the main points of historic interest; additional photographs of each area can be found in Appendix 2.

### 4.2 THE BUNGALOW



FIGURE 13: THE BUNGALOW (TOWER VIEW), VIEWED FROM THE SOUTH-EAST.

The southern part of the site, adjacent to Mill Street, comprises a single bungalow, garden and garage with access to the adjacent property (Barn Close). The garden and house sit at a higher level than the road and adjacent properties; the garden is retained by a rendered concrete block wall pierced by a single gate. The bungalow is a relatively pleasing 1930s era symmetrical building with two bow windows either side of a central door (all uPVC), with whitewashed rendered walls over a brick plinth and a hipped tiled roof with tall chimney stacks to each side. The historic west wall of the property is a tall stone rubble wall capped with a pitched roof of slate with dark blue ridge tiles. Immediately to the east, and just outside the site, is a rather mutilated historic field barn (shown on the tithe map, above) of whitewashed cob on a stone base. Below the western gable is a fragment of hedgebank with a face of pitched stone; on close inspection, however, it is bonded with concrete and likely to be relatively recent.

### 4.3 THE SOUTH YARD

The south yard area was formerly an area of hardstanding (with buildings or static containers, as shown in Figure 10, above) but is now quite overgrown. There is a low overgrown bund of ?spoil

at the southern end. The area is enclosed on three sides by a chain-link fence with concrete posts; to the east this is encased by a tall hedge. No features of historic interest are present.



FIGURE 14: THE SOUTH YARD, VIEWED FROM THE NORTH.

#### 4.4 THE CENTRAL YARD

The central yard consists of large swathes of concrete and packed stone hardstanding (Figure 13). To the east the site is bounded by a chainlink fence with concrete posts, with two sets of double gates. The northern part of the central yard is defined by Buildings 1 and 4 (discussed below). To the west lie the backplots of properties on South Street; there are two modern structures here of brick and concrete block that define the edge of the yard, but site ownership extends further to the west.

The site boundary to the south-west consists of a tall stone rubble wall of crudely-coursed slabby slatestone capped with slate and dark blue ridge tiles. At its western end it turns to the north and has been truncated; it is supported here by a wide but shallow buttress of concrete block. At its eastern end it turns to the south; the corner of the wall has been rebuilt with quoins of modern brick (Figure 15), but the east-west wall does appear to abut the north-south wall. The north-south wall is a continuation of that observed in the garden of the bungalow, and is comprised of crudely-coursed blocky slatestone dissimilar to that of the east-west section. East of this wall is a line of former garages built of concrete block with concrete floors and with a pitched roof of corrugated 'big six' asbestos sheets.

The surface of the central yard is not on one level: there is a large raised rectangular area in the middle with an extension that flanks the southern side of Building 1 (Figure 14). These presumably represent former structures. In the angle between the two structures there is a manhole cover; this is presumably for the buried fuel tank that was pumped out and backfilled with concrete (Client *pers. comm.*). Just north-east of the garages is a large steel manhole cover; this belongs to a foulwater sewer from Mill Street to the south, and exiting the site via the north-east corner (information provided to the client by SWW). However, a second identical manhole cover is

located just north-west of the garages, implying a second (and unregistered) foulwater drain crosses the site from east to west.



FIGURE 15: THE CENTRAL YARD, VIEWED FROM THE EAST.



FIGURE 16: THE CENTRAL YARD, VIEWED FROM THE SOUTH-WEST.

To the west of the site a structure on Albion Place is being rebuilt following a serious fire. Examination of the foundation trenches for the replacement structure would indicate the western part of the yard is 0.4-0.5m higher than ground level in Albion Place, and that ground levels in Albion Place are only c.0.35m above solid rock (see Figure 16). It seems likely the western yard sits on made ground, perhaps derived from demolished structures.



FIGURE 17: THE HISTORIC WALLS AT THE SOUTH-WEST ANGLE OF THE CENTRAL YARD; VIEWED FROM THE ENE.



FIGURE 18: THE WESTERN PART OF THE CENTRAL YARD (ALBION PLACE) SHOWING THE STRATIGRAPHY OF THE SITE; VIEWED FROM THE NORTH-EAST.

#### 4.5 THE NORTHERN YARD AND BUILDINGS



FIGURE 19: THE WEST GABLE OF B1; VIEWED FROM THE SOUTH-WEST.



FIGURE 20: THE INTERIOR OF B1, SHOWING THE REMNANT STONE WALL IN THE SOUTH-WEST CORNER; VIEWED FROM THE NORTH.

The northern yard consists of a central concrete yard surface flanked by buildings, all with concrete floors. Building 1 is a large shed with walls of concrete block and corrugated iron. The shallow pitched roof of asbestos sheets is supported by an iron frame supported by pillars of

concrete block. The north elevation is of tall steel-framed double doors; the west elevation has three small lean-tos of concrete block with corrugated iron roofs. Internally, a fragment of historic rubblestone wall survives in the south-west corner of the building; this would appear to be a part of a garden wall that appears on historic maps (see Figure 5).

Building 2 (former offices) is rendered externally and dry-lined internally, with internal stud wall partitions. The south and east walls are of rendered concrete block; the west wall is likely to be the back wall of the adjacent burgage plot, and is therefore likely to be of stone rubble, but this could not be determined. It has a mono-pitch roof of corrugated iron sheets, with a window and door in the east elevation. There is a historic sign reading *Way Fuels and Transport Office*.



FIGURE 21: THE EAST GABLES OF B2 AND B3; VIEWED FROM THE SOUTH-EAST.

Buildings 3 and 4 are located on the western side of the northern yard. Building 3 has large double garage doors in the eastern (gable) elevation, matched by a large blocked forced opening in the elevation of no.20 South Street to the west. The north wall of this building reuses a historic stone wall of stone rubble with a plinth that steps out slightly to its base. The south wall of the building was formerly open, with the roof trusses sitting on pillars of concrete block. After Building 4 was constructed a wall of concrete block separating the two was built, set back within Building 3 to create alcoves in Building 4. Building 3 has a wide raised bench/alcoves along its northern side supported by walls of concrete block; there is a small cubicle of red brick in the north-west angle of the structure. The roof of Building 3 is of pitched corrugated asbestos sheets supported by pine scissor-trusses, bolted, and half-lapped at the apex (Figure 19). Building 4 is a smaller structure that was added to the south side of Building 3, with walls of concrete block and a pitched roof of corrugated asbestos sheets on simple bolted pine trusses. It is divided into three compartments, the one at the eastern end a probable office. There is a blocked doorway in the south-west wall.

The eastern boundary of the northern yard is the concrete block wall of a demolished structure. Just inside this wall are the remnants of a cob wall with a rubblestone base. This survives to full height only at its northern end; the rest of the wall has eroded down to the stone plinth. The cob is pale yellow in colour with pitched coping of slate with asbestos guttering used for the ridge.

There is a single buttress of pale orange brick. This is a fragment of garden wall which appears in the c.1930s photograph above (Figure 8-9).



FIGURE 22: THE INTERIOR OF B3, SHOWING THE SCISSOR-TRUSSES RESTING ON A HISTORIC STONE WALL; VIEWED FROM THE EAST.



FIGURE 23: THE REMNANT STONE AND COB WALL ALONG THE NORTH-EASTERN EDGE OF THE SITE; VIEWED FROM THE WEST.



## 5.0 HISTORIC IMPACT ASSESSMENT

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### 5.1 HERITAGE IMPACT ASSESSMENT

This report has explored the known history of the site (Section 2.0) and described its current state (Section 3.0). This section will explore the visual relationships between the site and its wider setting. The purpose of a heritage statement is to understand, insofar as is reasonably practicable and in proportion to the importance of the asset, the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’).

In this instance the heritage assets in question are: The Market House (GII\*), 11 South Street, 16-17 South Street; 24-26 South Street, 27 South Street, 68 South Street and 69 South Street (all GII). The southern part of the Market House overlooks the site from the north; the other properties back onto the site, or overlook it, from the west. These properties lie within the South Molton Conservation Area.

### 5.2 STRUCTURE OF THE ASSESSMENT

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* page 15 and 18), this HIA groups and initially discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. Individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

### 5.3 ASSESSMENTS

#### 5.3.1 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 wind turbine 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.



FIGURE 24: THE SOUTH ELEVATION OF THE MARKET HOUSE/PANNIER MARKET; VIEWED FROM THE SOUTH-EAST.



FIGURE 25: THE INTERIOR OF THE MARKET HOUSE/PANNIER MARKET; VIEWED FROM THE NORTH.

<b>Asset Name: The Market House</b>	
<i>Parish:</i> South Molton	<i>Value:</i> High
<i>Designation:</i> GII*	<i>Distance to Development:</i> 20-160m
<i>Description:</i> Listing: Erected 1863, Architect W F Cross of Exeter. 2 storeys, ashlar. Slate roof. Moulded	

<p>cornice. Parapet with balustrading. First floor has 3 cambered headed windows with moulded architraves, keystones and 2 oculi. First floor central window has curved pediment. Rusticated ground floor having 3 round-headed arches with ram's head keystones. These lead through to the Pannier Market on the ground floor. On the first floor is the New Assembly Room which has a cast iron and glazed ceiling and gilded brackets and 2 fireplaces with good Victorian cast iron grates. Inscription on facade "Erected AD 1863. J E JACKSON Esq. MAYOR".</p>
<p><i>Supplemental Comments:</i> Corporate property was sold in 1862 to raise £1600 to buy the dwelling house of Mr John Elworthy Cutcliffe, which stood next to the Guildhall. A prize of £25 was offered for the design of a new market hall, which was won by W.F. Cross of Exeter. It was built by the lowest bidder, John Cock junior, for £6677 (Cock 1893). The market hall is monumental in terms of scale and massing. While relatively recessively from Broad Street, the pannier market to the rear is highly visible and disproportionately large in comparison with the smaller structures to the rear of the other properties. The current doorway to the rear of the building is a more recent forced opening; the original door was in the east wall, where there is a large segmental arch of dressed stone.</p>
<p><i>Evidential Value:</i> A building of this size will have some inherent evidential value. However, the main value lies in the archaeological deposits sealed beneath it (i.e. the remains of any earlier buildings or burgage boundaries etc.).</p>
<p><i>Historical Value:</i> The building has considerable historical value. It is an expression of the 19<sup>th</sup> century prosperity of South Molton, perhaps defiantly, in the face of declining trade brought about by the railways. It falls within a class of site mirrored at a couple of sites in North Devon (most obviously Barnstaple) where similar buildings were constructed.</p>
<p><i>Aesthetic Value:</i> The elevation on Broad Street is architecturally accomplished and aesthetically pleasing. The interior space is well-proportioned, and the lofty pannier market is lofty and spacious without being cavernous. However, the exterior when viewed from the south and south-east is disproportionately large and largely lacking in adornment, more akin to a warehouse than an expression of civic pride.</p>
<p><i>Communal Value:</i> The building had, and retains, considerable communal value. The historic photographs (below) show how it was used as a venue for events, and it is still in regular use as a market.</p>
<p><i>Authenticity:</i> The structure is largely unchanged and retains a high degree of authenticity.</p>
<p><i>Integrity:</i> The building is in good condition.</p>
<p><i>Topographical Location and Landscape Context:</i> The Market House is located on the gentle south-facing slopes of a shallow valley.</p>
<p><i>Principal Views:</i> Limited views from Broad Street to the main façade. Views (also see the Conservation Area Appraisal) from across the main car park and Mill Street to the rear of the building, in association with the backs of buildings on Broad Street with the tower of the church above.</p>
<p><i>Landscape Presence:</i> The scale and massing of the building is such that it dominates views from across the bleak open areas to the south of the town centre.</p>
<p><i>Setting:</i> Divisible into two parts: Broad Street (attractive enclosed urban street scene with views across to the main façade from the immediate vicinity) and Southley Road (bleak open roads and car parks with little visual interest and much that is unattractive).</p>
<p><i>Enhancing Elements:</i> None.</p>
<p><i>Detracting Elements:</i> The essentially bleak and soulless expanse of tarmac and concrete that extends to the rear of the building; modern street furniture; the disused recycling centre to the south.</p>
<p><i>Direct Effects:</i> None.</p>
<p><i>Indirect Effects:</i> On the setting of the Market House, views from across the main car park and from Mill Street, and the approach to and from the Market House.</p>



FIGURE 26: THE SAME VIEW IN 1897, DURING A PUBLIC DINNER FOR QUEEN VICTORIA'S DIAMOND JUBILEE (EDMONDS 2002).



FIGURE 27: THE SAME VIEW IN 1902, DURING A PUBLIC DINNER FOR THE CORONATION OF EDWARD VII (EDMONDS 2002).

<p><i>Contribution of Setting to the Significance of the Asset:</i> The Market House is a large and imposing building built for a specific purpose. It was purposely located next to the Guildhall, and has an impressive façade on Broad Street. The southern part of the building is quite different in character. The internal space features some elaboration, but the exterior is very plain to the point of bland and very functional. This would indicate the appearance of the building from the south and south-east was not considered important, and neither were views from the building across this area. The wide open spaces south of Broad Street afford fine views to the building, but it is not an attractive building.</p>
<p><i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have a marked effect on the Market House. The current entrance looks directly down onto the site, which currently consists of a series of derelict and decaying structures and concrete yards. They are visually-recessive and do not compete with the Market House for attention. Any development in this area would impinge on the approach to and from the Market House from the south, but subject to design proposals, could have either a positive or an adverse effect on that approach. Given the current appearance of the site, the change of use would be pronounced.</p>
<p><i>Magnitude of Impact:</i> High value asset and Moderate change = Moderate/Large</p>
<p><i>Overall Impact Assessment:</i> <b>Moderate</b></p>

### 5.3.2 LISTED STRUCTURES WITHIN HISTORIC SETTLEMENTS

#### *Clusters of Listed Buildings within villages or hamlets; 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 wind turbines, unless they are located in close proximity to the settlement. The relationships between the houses, church and other Listed structures will not be altered, and it is these relationships that define their context and setting in which they are primarily to be experienced.

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

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

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20<sup>th</sup> century has homogenised most, with streets of terraced and semi-detached

houses and bungalowoid 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.

### **South Molton Conservation Area**

The South Molton CA extends to cover the main historic streets of the town and the buildings to either side. Most of the significant views identified in the Conservation Area Appraisal (2013) are constrained to the main thoroughfares, most including the church tower as principle eyecatcher. It also identifies views across the main car park as significant. Two key issues are apparent when assessing the Listed buildings within the CA. Firstly, buildings appear to be Listed, described and dated by their external details and this is unlikely to be representative (i.e. most buildings are probably older than the early 19<sup>th</sup> century). Secondly, there is no clear rationale why some of the buildings on South Street are Listed while others are not.



FIGURE 28: THE VIEW ALONG SOUTHLEY ROAD FROM THE EAST. NOS.69-70 SOUTH STREET (PAINTED BLUE AND GREY) ARE VISIBLE IN THE MIDDLE DISTANCE; THE MARKET HOUSE IS TO THE RIGHT.



FIGURE 29: NO.11 SOUTH STREET; VIEWED FROM THE SOUTH-WEST.

<b>Asset Name: 11 South Street</b>	
<i>Parish:</i> South Molton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 40-160m
<p><i>Summary:</i> Listing: Early C19. Two storeys rendered. Slate roof with two dormers. Moulded eaves cornice. Four sashes with verticals only, including 3-light bay to first floor. Doorcase with pilasters, curved pediment, panelled reveals and rectangular fanlight.</p>	
<p><i>Conservation Value:</i> Relatively pleasing historic building of architectural interest. Inherent evidential value as the building appears to be of an earlier vernacular form and may predate the early C19. Archaeological features dating back to the 12<sup>th</sup> century may be present.</p>	
<p><i>Authenticity and Integrity:</i> The house and outbuildings have been divided into separate dwellings and it is unclear what impact such division could have had on surviving internal fabric and layout. Externally the building retains its historic character. The interior was not accessed, and the Listing notes external details.</p>	
<p><i>Setting:</i> The building stands on the eastern side of South Street, but now on the corner of Southley Road which was forced through in the 20<sup>th</sup> century. There are some trees to the side and to the south, but this is essentially a street scene composed of quite similar two-storey buildings with attractive detailing.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> This is a townhouse within the context of a historic urban street scene. The surrounding buildings contextualise the structure, while at the same time diminishing its individual impact.</p>	
<p><i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have a minor effect on the building. Development of the former recycling centre would impinge on the approach to and from South Street along Southley Road, but subject to design proposals could have either a positive or adverse effect.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset and Minor change = Slight</p>	
<p><i>Overall Impact Assessment:</i> <b>Minor</b></p>	



FIGURE 30: NOS. 16-17 SOUTH STREET; VIEWED FROM THE WNW.

<b>Asset Name: 16-17 South Street</b>	
<i>Parish:</i> South Molton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 35-150m
<p><i>Summary:</i> Listing: Mid C19 facade. Two storeys roughcast. Slate roof. Five sashes with verticals only, including two storey 3-light bay to No. 17. No 16. has a doorcase with cornice and panelled reveals. No 17. has an open pedimented doorcase with brackets, rectangular fanlight, panelled reveals and six panelled door.</p>	
<p><i>Conservation Value:</i> Relatively pleasing historic building of architectural interest. Inherent evidential value as the building appears to be of an earlier vernacular form and may predate the early C19. Archaeological features dating back to the 12<sup>th</sup> century may be present.</p>	
<p><i>Authenticity and Integrity:</i> Externally the building retains its historic character. The interior was not accessed, and the Listing notes only external details.</p>	
<p><i>Setting:</i> The building stands on the eastern side of South Street, but now on the corner of Southley Road which was forced through in the 20<sup>th</sup> century. There are some trees to the side and to the north, but this is essentially a street scene composed of quite similar two-storey buildings with attractive detailing. It is somewhat overshadowed by the three-storey former police station immediately to the south.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> This is a townhouse within the context of a historic urban street scene. The surrounding buildings contextualise the structure, while at the same time diminishing its individual impact.</p>	
<p><i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have a minor effect on the building. Development of the former recycling centre would impinge on the approach to and from South Street along Southley Road, but subject to design proposals could have either a positive or an adverse effect.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset and Minor change = Slight</p>	
<p><i>Overall Impact Assessment:</i> <b>Minor</b></p>	





FIGURE 31: NOS. 24-26 SOUTH STREET; VIEWED FROM THE SOUTH-WEST.

<b>Asset Name: 24-26 South Street</b>	
<i>Parish:</i> South Molton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> adjacent
<i>Summary:</i> Listing: Early C19. Two storeys rendered, No. 25 roughcast. Slate roofs. Nos. 25 and 26 have dentil cornice. Six sashes in all with some glazing bars intact. Pedimented doorcases. Plinth.	
<i>Conservation Value:</i> Relatively plain historic buildings of some architectural interest. Inherent evidential value as the building appears to be of an earlier vernacular form and may predate the early C19. Archaeological features dating back to the 12 <sup>th</sup> century may be present.	
<i>Authenticity and Integrity:</i> Externally the buildings retain their historic character. The interiors were not accessed, and the Listing notes only external details.	
<i>Setting:</i> The buildings stand on the eastern side of South Street. This is essentially a street scene composed of quite similar two-storey buildings with attractive detailing.	
<i>Contribution of Setting to the Significance of the Asset:</i> These townhouses within the context of a historic urban street scene. The surrounding buildings contextualise the structures, while at the same time diminishing its individual impact.	
<i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have no affect on the buildings as viewed from South Street. Development of the former recycling centre may impinge on views down Oakland Place. Subject to design proposals could have either a positive or an adverse effect.	
<i>Magnitude of Impact:</i> Medium value asset and Negligible change = Neutral/Slight	
<i>Overall Impact Assessment:</i> <b>Negligible</b>	



FIGURE 32: NO.27 SOUTH STREET; VIEWED FROM THE SOUTH-WEST.

<b>Asset Name: 27 South Street</b>	
<i>Parish:</i> South Molton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 20-105m
<p><i>Summary:</i> Listing: Early C18 altered in early C19. Two storeys cement rendered. Hipped slate roof. Coved eaves cornice. Stringcourse and rusticated quoins. Three sashes with glazing bars intact, the centre one cambered. Ground floor has two slightly curved bow windows. Central doorcase with round-headed arch, fanlight and heavy wooden weather hood on brackets. Roof in four hips to rear. Pevsner notes: altered ground floor but with apparently a substantial five-bay house of c.1700.</p>	
<p><i>Conservation Value:</i> A fairly ornate historic building of architectural interest. Inherent evidential value as the building appears to be relatively grand compared to adjacent structures. Archaeological features dating back to the 12<sup>th</sup> century may be present.</p>	
<p><i>Authenticity and Integrity:</i> Externally the building retains its historic character. The interior was not accessed, and the Listing notes only external details. Pevsner notes alterations but otherwise a relatively good interior.</p>	
<p><i>Setting:</i> The building stands on the eastern side of South Street. This is essentially a street scene composed of quite similar two-storey buildings with attractive detailing. This building is taller than other buildings with a hipped roof. The rusticated quoins set it apart from adjacent houses.</p>	
<p><i>Contribution of Setting to the Significance of the Asset:</i> A townhouse within the context of a historic urban street scene. The surrounding buildings contextualise the structures.</p>	
<p><i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have no affect on the buildings as viewed from South Street. Subject to design proposals could have either a positive or an adverse effect.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset and Negligible change = Neutral/Slight</p>	
<p><i>Overall Impact Assessment:</i> <b>Negligible</b></p>	



FIGURE 33: NO.68 SOUTH STREET; VIEWED FROM THE NORTH-EAST.

<b>Asset Name: 68 South Street</b>	
<i>Parish:</i> South Molton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 75-185m
<i>Summary:</i> Listing: Early C19. Two storeys rendered. Slate roof with moulded eaves cornice. Three sashes with verticals only. Moulded architrave. Central first floor canted bay. Central doorcase with pilasters, panelled reveals, rectangular fanlight and 6 panelled door.	
<i>Conservation Value:</i> Relatively plain historic building of architectural interest. Inherent evidential value as the building may be of an earlier vernacular form and may predate the early C19. Archaeological features dating back to the 12 <sup>th</sup> century may be present.	
<i>Authenticity and Integrity:</i> Externally the building retains its historic character. The interior was not accessed, and the Listing notes only external details. External appearances would indicate a lack of maintenance.	
<i>Setting:</i> The building stands on the western side of South Street, opposite Southley Road which was forced through in the 20 <sup>th</sup> century. There are some trees along Southley Road but this is essentially a street scene composed of quite similar two-storey buildings with attractive detailing.	
<i>Contribution of Setting to the Significance of the Asset:</i> This is a townhouse within the context of a historic urban street scene. The surrounding buildings contextualise the structure, while at the same time diminishing its individual impact.	
<i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have a minor effect on the building. Development of the former recycling centre would impinge on the approach to and from South Street along Southley Road, and may be visible from the house, but subject to design proposals could have either a positive or an adverse effect.	
<i>Magnitude of Impact:</i> Medium value asset and Minor change = Slight	
<i>Overall Impact Assessment:</i> <b>Minor</b>	



FIGURE 34: NO.69 SOUTH STREET; VIEWED FROM THE NORTH-EAST.

<b>Asset Name: 69-70 South Street</b>	
<i>Parish:</i> South Molton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> 75-185m
<i>Summary:</i> Early C19 pair. Two storeys stuccoed. Slate roof. End quoins. Five windows in all with verticals only, including two 3-light bays. Doorcases have cornices with triglyph freizes, tuscan columns, panelled reveals, semi-circular fanlights and 6 panelled doors.	
<i>Conservation Value:</i> Historic buildings of architectural interest. Inherent evidential value as the buildings may be of an earlier vernacular form and may predate the early C19. Archaeological features dating back to the 12 <sup>th</sup> century may be present.	
<i>Authenticity and Integrity:</i> Externally the buildings retain their historic character. The interior was not accessed, and the Listing notes only external details.	
<i>Setting:</i> The buildings stand on the western side of South Street, opposite Southley Road which was forced through in the 20 <sup>th</sup> century. There are some trees along Southley Road but this is essentially a street scene composed of quite similar two-storey buildings with attractive detailing.	
<i>Contribution of Setting to the Significance of the Asset:</i> This is a townhouse within the context of a historic urban street scene. The surrounding buildings contextualise the structure, while at the same time diminishing its individual impact.	
<i>Magnitude of Effect:</i> The regeneration of the former recycling centre would have a minor effect on the building. Development of the former recycling centre would impinge on the approach to and from South Street along Southley Road, and may be visible from the house, but subject to design proposals could have either a positive or an adverse effect.	
<i>Magnitude of Impact:</i> Medium value asset and Minor change = Slight	
<i>Overall Impact Assessment:</i> <b>Minor</b>	

## 5.4 SUMMARY

Table 3: Impact summary

Asset	Type	Value	Magnitude of impact	Assessment	Overall Assessment
Market House	GII*	High	Moderate	Moderate/Large	Moderate
No.11 South Street	GII	Medium	Minor	Slight	Minor
Nos.16-17 South Street	GII	Medium	Minor	Slight	Minor
Nos.24-26 South Street	GII	Medium	Negligible	Neutral/Slight	Negligible
No.27 South Street	GII	Medium	Negligible	Neutral/Slight	Negligible
No.68 South Street	GII	Medium	Minor	Slight	Minor
No.s69-70 South Street	GII	Medium	Minor	Slight	Minor

## 6.0 CONCLUSION

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South Molton was an important early medieval ecclesiastical and manorial centre that went on to become an important and prosperous medieval and post-medieval market town. It became a borough in the mid 12<sup>th</sup> century, and this led to a fairly radical restructuring of the layout of the town. Burgage plots were laid out to either side of South Street, North Street, Board Street and East Street, farming the town's extensive common open field system. The greater part of the former recycling centre lies within what was once an open field (*Broad Meadow*) that belonged to the Manor of Hacche. However, the western and northern parts of the site extend into the former burgage plots to the rear of South Street and Broad Street, and the likelihood of encountering archaeological remains and deposits of medieval and post-medieval date is correspondingly high. Historic maps and photographs indicate the burgage plots to the rear of South Street contained a series of structures (outbuildings and workshops etc.) that are no longer extant, the remains of which may survey beneath the site.

The walkover survey determined that the site contained a series of later 20<sup>th</sup> century structures and surfaces, but identified fragments of 19<sup>th</sup> century stone or cob walls in several places. Works to the rear of no.1 Albion Place indicates that the ground to the west of the site has been raised, but that the stratigraphy at Albion Place was relatively shallow, with only c.0.3m between the bedrock and current ground level here. The site is crossed by a number of modern services and is likely to have been subject to fairly extensive disturbance. Much of the site has been surfaced with concrete, making evaluation trenching a more difficult proposition.

The site lies on the edge of the South Molton Conservation Area, close to several Grade II and one Grade II\* structure – the Market House/Pannier Market. Most of the designated heritage assets in the wider area are located at such a distance to minimise the impact of the proposed development, or else the contribution of setting to overall significance is less important than other factors. The urban context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of any development by a combination of local blocking from other buildings, or that other modern intrusions have already impinged upon their settings.

The Grade II buildings most likely to be affected are located on South Street; their principal elevations all face onto the street and most would be insulated from any change to the site. The Market House is a large but plain structure that projects into the shallow valley to the rear of Broad Street. Development of the site would affect the setting of this building as viewed from across the open and rather bleak car parks to the south and east of the site. Its presentation elevation is on Broad Street, and the lack of elaboration to the rear of the building would strongly suggest this element of the structure was almost entirely functional. Nonetheless, development of the former recycling centre would be impinge on the setting of the structure, and be visible from the (later, forced) rear entrance of the Market House. Change within that setting is adjudged to be *moderate*, but given its current derelict state that change could, if sensitively handled, be a positive one.

### 6.1 SUMMARY OF ARCHAEOLOGICAL POTENTIAL

- Fieldwork in the area indicates that the landscape was settled and exploited during the Prehistoric period, but that the evidence can be exceedingly ephemeral and this site has been subject to considerable disturbance.

- The site straddles the rear burghal boundary of both South Street and Broad Street (*Oliver's Gutter*); it is possible these boundaries were marked by substantial ditches which may contain artefactual material.
- The western part of the site extends across several burgage plots attached to the houses along South Street. Buildings are shown here on the 1904 OS map, and some were not demolished until after c.1930. These structures are likely to have been of cob and stone construction, and while they are likely to have been built without secure foundations, the remains of walls and surfaces may survive.
- Fragments of 19<sup>th</sup> century walling have been incorporated into the structures on the site.

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### *South Molton Museum*

C18 map of the Manor of Hacche in the Borrough of South Molton

### *British Library*

OS surveyor's draft map

### *Devon Heritage Centre*

South Molton tithe map and apportionment

OS 1<sup>st</sup> edition 25" scale map

OS 2<sup>nd</sup> edition 25" scale map

### *Historic England*

c.1930 aerial photograph of South Street



## APPENDIX 1: HERITAGE ASSESSMENT METHODOLOGY

### 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.*

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

*In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

### Cultural Value – Designated Heritage Assets

The majority of the most important ('nationally important') heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

### 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 (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II\* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19<sup>th</sup> century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

### Conservation Areas

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

### 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.

**Registered 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 Historic England. 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.

**Registered Battlefields**

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to ‘read’ the battle on the ground.

**World Heritage Sites**

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: ‘Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity’. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

**Value and Importance**

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g. undesignated ‘monuments of schedulable quality and importance’ should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 4: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street

Hierarchy of Value/Importance	
	furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

### Concepts – Conservation Principles

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

#### Evidential Value

*Evidential value* (or research potential) 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. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective. However,

#### Historical Value

*Historical value* (narrative) 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.

#### Aesthetic Value

*Aesthetic value* (emotion) 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 proposed developments usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

#### Communal Value

*Communal value* (togetherness) 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. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

#### **Authenticity**

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farmbuildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

#### **Integrity**

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial and condition poor.

#### **Summary**

As indicated, individual 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. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

#### **Setting – The Setting of Heritage Assets**

The principal guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets 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 those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. 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 Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

*The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*

*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.*

*While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.*

The HIA 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. This is explored in more detail below.

#### **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. Together, these determine the character and extent of the setting.

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

#### **Views**

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments 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* (2011, 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.*

*The Setting of Heritage Assets* (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

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.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below).

#### **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.

#### **Type and Scale of Impact**

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over), or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and 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 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 development 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.

**Scale of Impact**

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. Change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development 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.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 4-5), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 6). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

TABLE 5: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight change to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.

TABLE 6: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Heritage Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 7: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances. This is, as stressed in planning guidance and case law, a very high bar and is almost never achieved.

APPENDIX 2: BASELINE PHOTOGRAPHS

*Additional Images of the Site*



The southern yard; viewed from the south.



The northern part of the southern yard, looking across to Barn Close; viewed from the east.



The disused garages on the southern edge of the central yard; viewed from the north-east.



Detail of the west wall of the garages/rear wall of the burgage plots; viewed from the east.





The rebuilt corner of the historic wall to the west of the central yard; viewed from the north.



The south wall of the central yard where it extends across the former burgage plots behind South Street; viewed from the ENE.



As above, showing a buttress in concrete block, and a return on the stone wall; viewed from the NNE.



The derelict structures on the western side of the central yard; viewed from the south-east.



The building on Albion Place in the process of reconstruction; viewed from the east.



As above, showing the cob wall and burnt roof trusses.



As above, showing the new foundation trenches.



As above, but viewed from the west; showing the depth on made ground across the western part of the central yard.



The eastern part of the central yard; viewed from the WNW.



The access between the central and northern yards; viewed from the south-east.



Building 1; viewed from the north-west.



The interior of Building 1, viewed from the west.



As above, viewed from the east.



The northern yard; viewed from the south.



As above, viewed from the ESE.





The exterior of Building 2; viewed from the east.



As above, detail of the signage.



The interior of Building 2; viewed from the south-east.



The western end of the interior of Building 3, showing the blocked forced opening in the wall of the adjacent building; viewed from the east.



The interior of Building 4; viewed from the north-east.



As above; viewed from the south-west.



LEFT: Building 4, showing the line of concrete block pillars; viewed from the east.  
RIGHT: Building 4, detail of a cast iron downspout; viewed from the west.

*Additional Visual Impact Photography*



The view across the main car park from the south, looking toward the back of Broad Street; viewed from the south.



The view from Mill Street, across the main car park, to the site with the Market Hall in the background; viewed from the south-east.



As above, detail.



The external hedge around the southern yard; viewed from the south-east.



The historic barn next to Tower View on Mill Street; viewed from the south-west.



The southern gated entrance that serves the central yard; viewed from the ESE.



The northern gated entrance that serves the central yard; viewed from the north-east.



The repurposed yard north-east of the site; viewed from the south-east.



The GI Guildhall on Broad Street, with the GII\* Market House to the right; viewed from the north-east.





The north elevation of the Markey House on road Street; viewed from the north.



LEFT: View down the alleyway to the east of the Market House; viewed from the north.

RIGHT: View through the rear door of the Market House; viewed from the north.



The new forced south entrance to the Market House; viewed from the south.



The original (now blocked) entrance to the Market House; viewed from the south-east.



View from the rear of the Market House; viewed from the north.



The south side of no.11 South Street (Southley Court); viewed from the SSE.



The north side of no. 16-17 South Street; viewed from the north-east.



LEFT: View of the three-storey converted warehouse building (no.20 South Street) that backs onto Building 3; viewed from the west.

RIGHT: View past no.20 South Street; viewed from the north-west.



View across the main car park from the steps of the swimming pool; viewed from the east.



As above, detail.



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