

SITE OF THE ROBOROUGH HOUSE HOTEL

PILTON

BARNSTAPLE

DEVON

ARCHAEOLOGICAL AND HERITAGE ASSESSMENT



South West Archaeology Ltd. report no. 181018



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Roborough House Hotel, Pilton, Barnstaple, Devon

Archaeological and Heritage Assessment

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SUMMARY

This report presents the results of an archaeological and heritage assessment carried out by South West Archaeology Ltd. (SWARCH) for land at Roborough House Hotel, Pilton, Barnstaple, Devon, in advance of a planning application for the site.

The site is located on the footprint of the former Roborough House Hotel, a short distance north-east of the Barnstaple suburb of Pilton. Few records are available relating to the house, but some of the features of its landscaped gardens survive, including the partial remains of the Grade II Listed folly and Grade II Listed summerhouse and terrace. The house itself was demolished following a fire in the late 20th century which left the buildings structurally unsafe. The site lies c.120m south-west of Burr ridge Hillfort, a Scheduled Ancient Monument.

The former house site forms an obvious void in what remains a cohesive and well preserved, if obscured, small parkland landscape. It negatively contributes to the wider location at present, emphasising the loss of the former pocket estate. It is considered that the character of the wider site could be improved by the rebuilding of a substantial and well considered building, provided its aesthetics were carefully considered to compliment the woodland and surviving structures. Additional benefits could be in facilitating the active management of the woodland and parkland features and structures.

In terms of direct impacts, it appears that the footings and floors of the former house likely survive to some extent, and is recommended that a programme of archaeological recording be undertaken as part of any future development of the site. There is also potential for the survival of earlier archaeological features/deposits, although the post-medieval landscaping may have removed all/most traces for much of the site.

*In terms of indirect impacts, 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 landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The three assets which lie in close proximity and were considered in detail in this assessment would be unaffected by the proposed development (**neutral**), with minor impacts to the Historic Landscape (**negligible**).*

*With this in mind, the overall impact of the proposed development can be assessed as **neutral**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but can be mitigated through a programme of archaeological recording.*



October 2018

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1.0 INTRODUCTION

LOCATION:	SITE OF THE ROBOROUGH HOUSE HOTEL
PARISH:	PILTON
DISTRICT:	NORTH DEVON
COUNTY:	DEVON
NGR:	SS 56791 34999
SWARCH REF.	PRH18

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a private client to undertake an archaeological and heritage assessment for land at Roborough House Hotel, Pilton, Barnstaple, Devon, in advance of a pre-application. This work was undertaken in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

Pilton sits on a shallow ridge running back from the estuary of the River Taw, bounded on the south-east by the River Yeo and to the north-west by Bradiford water. The site lies at approximately 120m (AOD). The soils of this area are well drained, fine loamy soils of the Denbigh 2 Association; these overlie the sedimentary mudstone of the Pilton Formation (BGS 2018).

1.3 HISTORICAL BACKGROUND

Pilton, in the hundred of Braunton and the Deanery of Barnstaple, has its roots as an early medieval settlement but has become a suburb on the northern edge of Barnstaple (Miles and Miles 1972). Pilton was one of the four original burhs in Devon and its church, St. Mary's, lies on the edge of a former Priory enclosure, a cell to Malmesbury Abbey (Lysons, 1822). Roborough likely formed part of the centre of the manor of Raleigh (Rawleigh), which passed from the Raleigh's to the Chichester's in 1362.

The site lies within an area identified as post medieval park/garden in the Devon Historic Landscape Characterisation (HLC).

1.4 ARCHAEOLOGICAL BACKGROUND

Roborough House Hotel was extant until a fire in the 1990s. In the vicinity of the house, the Devon HER records the findspot of a Bronze Age brass celt (MDV12483). Burr ridge Hillfort lies a few meters north-east of the former house and is thought to be the site of the former burh. Excavations were carried out at the site of Raleigh House to the south-west in 2005 (Humphreys 2005) and revealed a walled garden.

1.5 METHODOLOGY

This archaeological assessment was undertaken in accordance with best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (ClfA 2014a; revised 2017) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The heritage impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008a), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011),

Managing Change in the Historic Environment: Setting (Historic Scotland 2010), and with reference to Guidelines for Landscape and Visual Impact Assessment 3rd Edition (Landscape Institute 2013).



FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 HERITAGE IMPACT ASSESSMENT

2.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area, monument or archaeological site (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and/or its setting (indirect impact). This methodology employed in this assessment is based on the approach outlined in the relevant DoT guidance (DMRB vol.11; WEBTAG), used in conjunction with the ICOMOS (2011) guidance and the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015). The methodology employed in this assessment can be found in Appendix 1.

2.2 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 2018). The relevant guidance is reproduced below:

Paragraph 189

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 190

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.

2.3 LOCAL POLICY

Policy ST15: *Conserving Heritage Assets* in *The North Devon and Torridge Plan 2011-2031* makes the following statement:

- (1) The quality of northern Devon's historic environment will be preserved and enhanced through positive management by:*
- (a) conserving and enhancing the historic dimension of the landscape;*

- (b) conserving and enhancing cultural, built, historic and archaeological features of national and local importance and their settings, including those that are not formally designated;
 - (c) identifying and protecting locally important buildings that contribute to the area's local character and identity; and
 - (d) increasing opportunities for access, education and appreciation of all aspects of northern Devon's historic environment, for all sections of the community.
- (2) Proposals to improve the energy efficiency of, or to generate renewable energy from historic buildings or surrounding heritage assets will be supported where:
- (a) there is no loss or degradation of historic fabric including traditional windows; and
 - (b) equivalent carbon savings cannot be achieved by alternative siting or design that would have a less severe impact on the integrity of heritage assets.

2.4 DIRECT AND INDIRECT IMPACTS

This assessment is broken down into two main sections. Section 3.0 addresses the *direct impact* of the proposed development i.e. the physical effect the development may have on heritage assets within, or immediately adjacent to, the development site. Designated heritage assets on or close to a site are a known quantity, understood and addressed via the *design and access statement* and other planning documents. Robust assessment, however, also requires a clear understanding of the value and significance of the *archaeological* potential of a site. This is achieved via the staged process of archaeological investigation detailed in Section 3.0. Section 4.0 assesses the likely effect of the proposed development on known and quantified designated heritage assets in the local area. In this instance the impact is almost always indirect i.e. the proposed development impinges on the *setting* of the heritage asset in question, and does not have a direct physical effect.



FIGURE 2: 1743 VIEW OF BARNSTAPLE (NORTH DEVON ATHENAEUM). APPROXIMATE LOCATION OF THE SITE IS ARROWED, WITH RALEIGH HOUSE RINGED

3.0 DIRECT IMPACTS

3.1 INTRODUCTION

For the purposes of this assessment, the *direct effect* of a development is taken to be its direct physical effect on the buried archaeological resource. In most instances the effect will be limited to the site itself. However, unlike designated heritage assets (see Section 4.0) the archaeological potential of a site, and the significance of that archaeology, must be quantified by means of a staged programme of archaeological investigation. Sections 3.2-3.4 examine the documentary, cartographic and archaeological background to the site. Appendix 1 details the methodology employed to make this judgement.

3.2 DOCUMENTARY HISTORY

Roborough House would have been part of and located centrally to the manor of Raleigh or Rawleigh, which passed from the family of Raleigh to Chichester in 1362. The old Raleigh Court was located on the site of the Hospital, and was replaced in the 18th century by Raleigh House. Raleigh Court was apparently a magnificent building and was noted amongst others by Camden.

There is little documentary evidence available to this study concerning the site of Roborough House. Even in Margaret Reed's seminal summary of Pilton (1985), she presents a very concise summary of the known information on the site:

Roborough House, built soon after the middle of the eighteenth century when Raleigh was emerging from its manorial cocoon, probably stands on the site of a far more ancient farmstead. This is a large two-storey slated building with considerable alteration and extension, set in extensive grounds. For two hundred years this has been a genteel residence with a panoramic view southwards, but of recent years it has been a private preparatory school and now a restaurant and hotel known as Roborough House Hotel. A path through the woods north of the house leads to the Iron Age fort on the ridge of the hill. There is a farmhouse in the grounds called Roborough Farm, which appears to be a nineteenth century building.

A 1743 view of Barnstaple (Figure 2 above) clearly shows the 18th century Raleigh House (the large white building with lots of windows), but no further building are shown on the lower slopes of the wooded ridge behind.

Whites Directory (1850) does not mention a Roborough House but Roborough is occupied by a Farmer named Thomas Brown.

Whites Directory (1878) and Kelly's Directories of 1893 and 1902 all refer to the owner of Roborough House as a George Brown Esq. JP. It is unclear if all of these mentions are of the same gentleman, or if he was related (son?) to Thomas Brown. The Record of Service of Solicitors and Articled Clerks with His Majesty's Forces 1914-1919 records a George William Frederick Brown, who practised in Barnstaple, admitted in February 1890 and serving as a Major in the 6th Battalion of the Devonshire Regiment during the First World War.

A further mention of Roborough House occurs in the 1971 London Gazette, as part of the estate of the deceased widow Edith Margaret Cooper Chappell (d.22/04/1971). Her solicitors, Pitts Tuckers of Barnstaple, were advertising for claimants to the estate. Subsequent to this the site seems to have become a hotel.

A photo in the North Devon Record Office (B513-1/126/1-5) shows the House following a fire in the late 20th century (1990s), but little other information seems to be available.

3.3 CARTOGRAPHIC DEVELOPMENT

The earliest cartographic source for Roborough House seems to be the OS Surveyors Draft Map of 1804 (see Figure 3). The detail isn't clear, but it appears that there was a house and other buildings on the site at this time. The 'camp' also appears to be depicted. There is no record of Roborough House on the Pilton Tithe Map or apportionment, as this area fell outside of the titheable lands.



FIGURE 3: EXTRACT FROM THE 1804 ORDNANCE SURVEY SURVEYOR'S DRAFT MAP (THE SITE IS INDICATED).

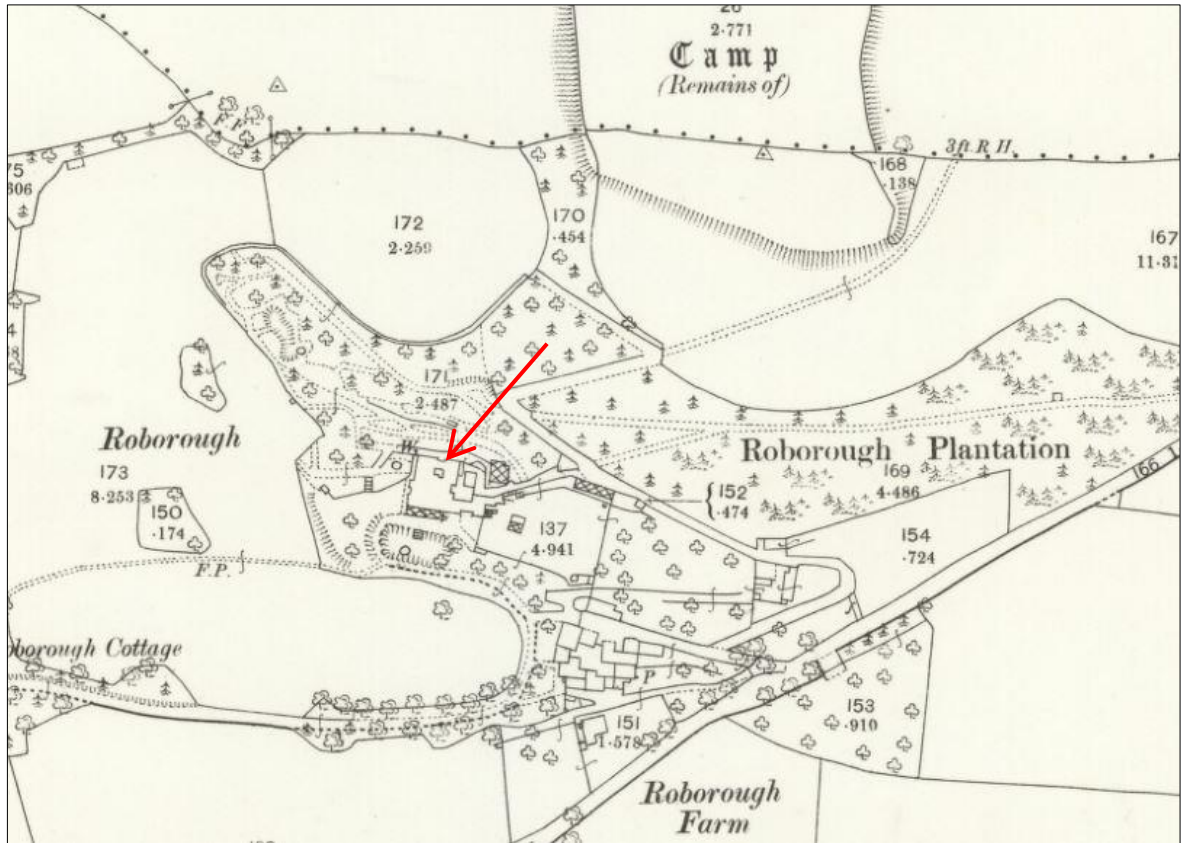


FIGURE 4: EXTRACT FROM THE 25" FIRST EDITION OS MAP; SURVEYED 1885, PUBLISHED 1889; THE SITE IS INDICATED (NLS).

With the lack of Tithe Mapping, the first detailed recording of Roborough House is the First Edition OS Map of 1889, of which two versions are available. The first was surveyed in 1885, the second in 1887, both published in 1889. Both show the large house with what appears to be an atrium to the north of centre and a courtyard with what appear to be extensions and a small, separate building along the eastern side of the house. A building running along the southern edge of the house, one the other side of the courtyard and three which seem associated with the kitchen garden (to the east of the house) are noted as non-residential, or agricultural buildings. Further, small, residential buildings are recorded on the edge of the woodland. It is unclear what these are, but they may be garden features.

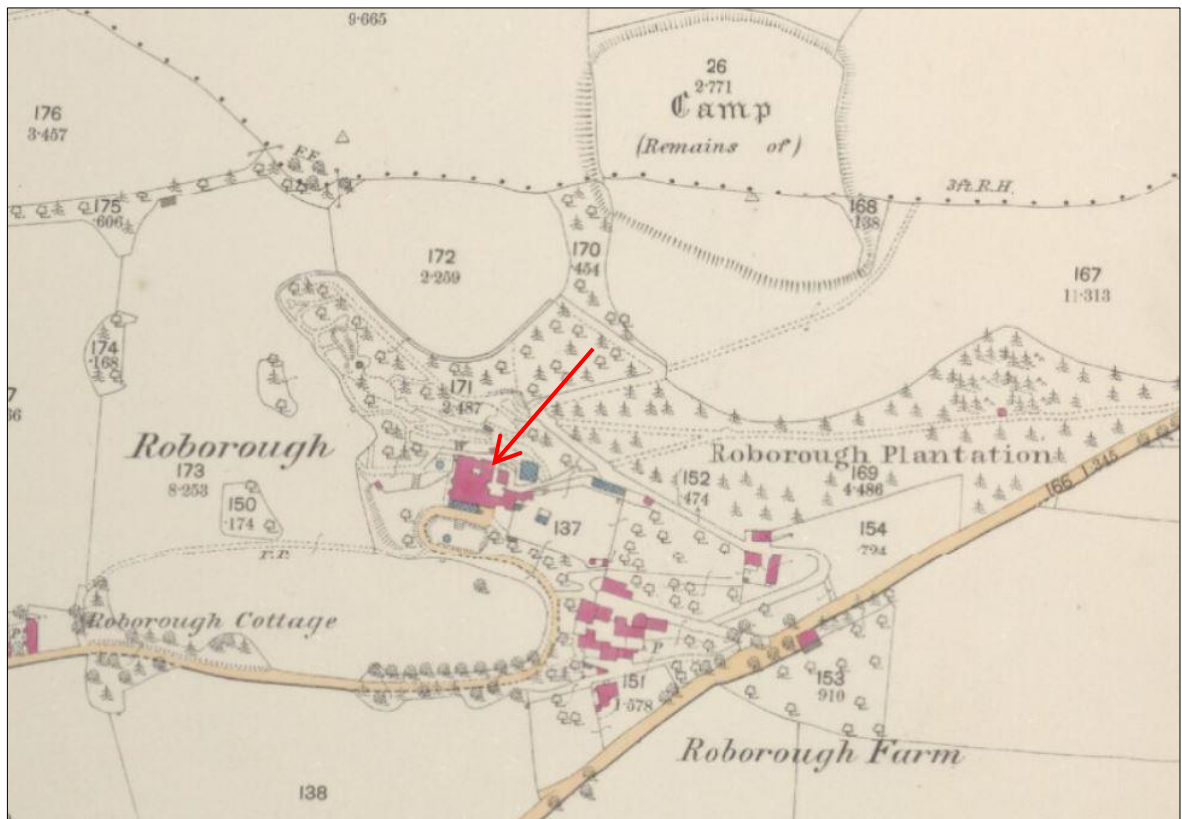


FIGURE 5: EXTRACT FROM THE OS FIRST EDITION 25" MAP; SURVEYED 1887, PUBLISHED 1889; THE SITE IS INDICATED (NLS).

The second edition OS map of 1904 (Figure 6) shows the house with a very similar, if not identical, plan, although more detail of building divisions are included. The species depicted in the plantation to the east have changed from coniferous to a mixture of coniferous and deciduous, but this may just be a stylistic change in the mapping rather than a change of the species present. The house remains fairly consistent on OS maps through to the end of the 1950s. On the 1964-4 map it appears drastically reduced in size, represented as a rectangular block with all other features and outbuildings absent. This may be an inaccuracy in recording, as Roborough Farm to the south-east has also been simplified on this map, however, we cannot be certain. The OS Map of 1975-1987 also uses this simpler style, depicting the house as a rectangular block. The 1987 OS map appears to show more detail, but the map is only partial and only the south walls can be seen. On this map, however, the house is now labelled as Roborough Hotel, indicating its change in use. Reed (1985) had commented that before becoming a hotel, the house had been used as a school, but this is not reflected in the mapping available. The 1989-93 maps are a return to the simplified style, although they appear to show the building as an L-shape, as opposed to the earlier maps.

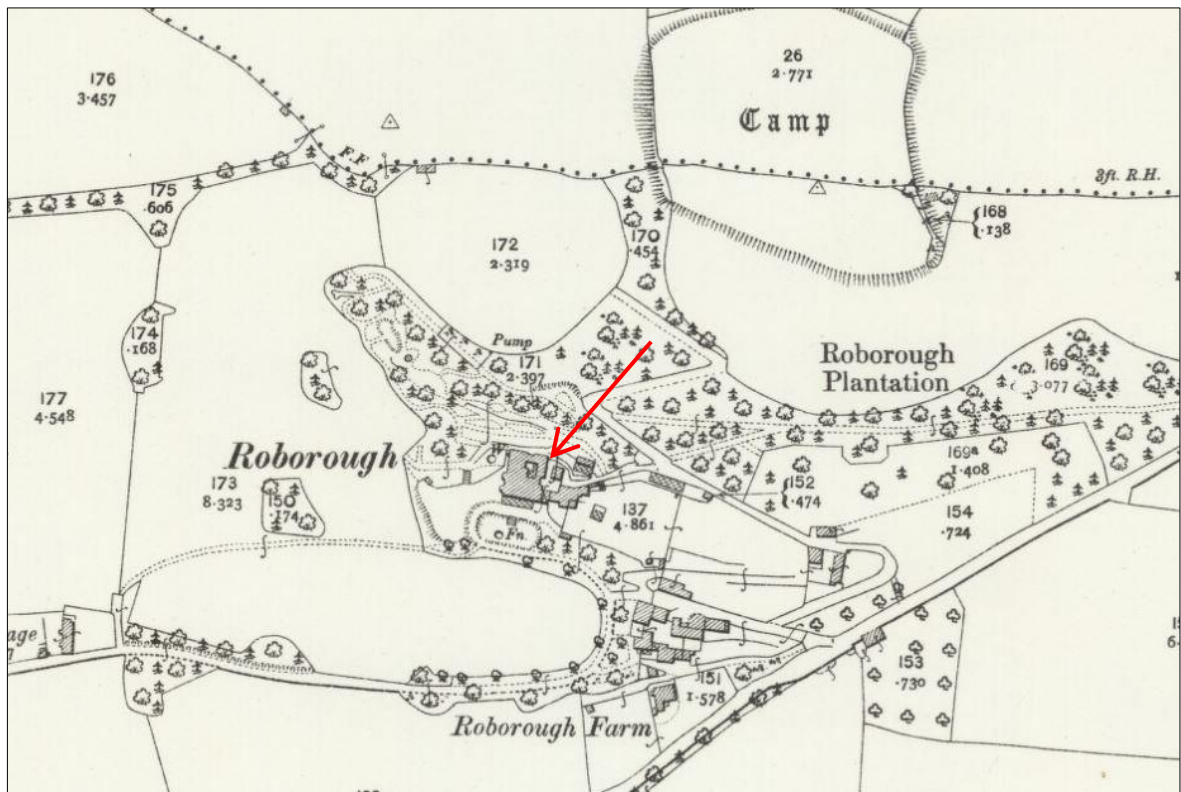


FIGURE 6: EXTRACT FROM THE SECOND EDITION OS 25'' MAP OF 1904; THE SITE IS INDICATED (NLS).

3.4 ARCHAEOLOGICAL BACKGROUND

This locality has seen limited archaeological fieldwork, with a small amount of fieldwork to the south-west. The Devon Historic Environment Record (HER) lists a series of undesignated assets in the local area, mostly arising from documentary references to medieval and post-medieval sites (see Tables 1 and 2 and Figure 7).

The historic landscape characterisation (HLC) for Devon shows this as *post medieval park/garden*, a park planted with ornamental trees or a garden round a house.

3.4.1 Prehistoric 4000BC - AD43

The evidence for Prehistoric activity in this area is fairly high. A brass celt was found, a standing stone lies within the gardens of Roborough House, Burr ridge Hillfort lies c.120m to the north-east of the site of the former house and is potentially the site of the later burh.

3.4.2 Romano-British AD43 – AD409

There are no Romano-British sites recorded on the HER for this area.

3.4.3 Early Medieval AD410 – AD1065

To the south-west of the site lies the site of the former manor of Raleigh, noted in Domesday and later home of the Chichester family. Roborough likely formed part of the Raleigh Estate at this time.

3.4.4 Medieval AD1066 - AD1540

A find spot to the north of Burr ridge Hillfort and the sub-circular enclosure at Tutshill, to the west, represent the medieval period within 1km of the proposed site.

3.4.5 Post-Medieval and Modern AD1540 - Present

Post medieval and modern remains are much more plentiful in the study area. They are made up of a wide variety of assets, but many relate to houses or industry, with quarries, mills, factories and railways represented.

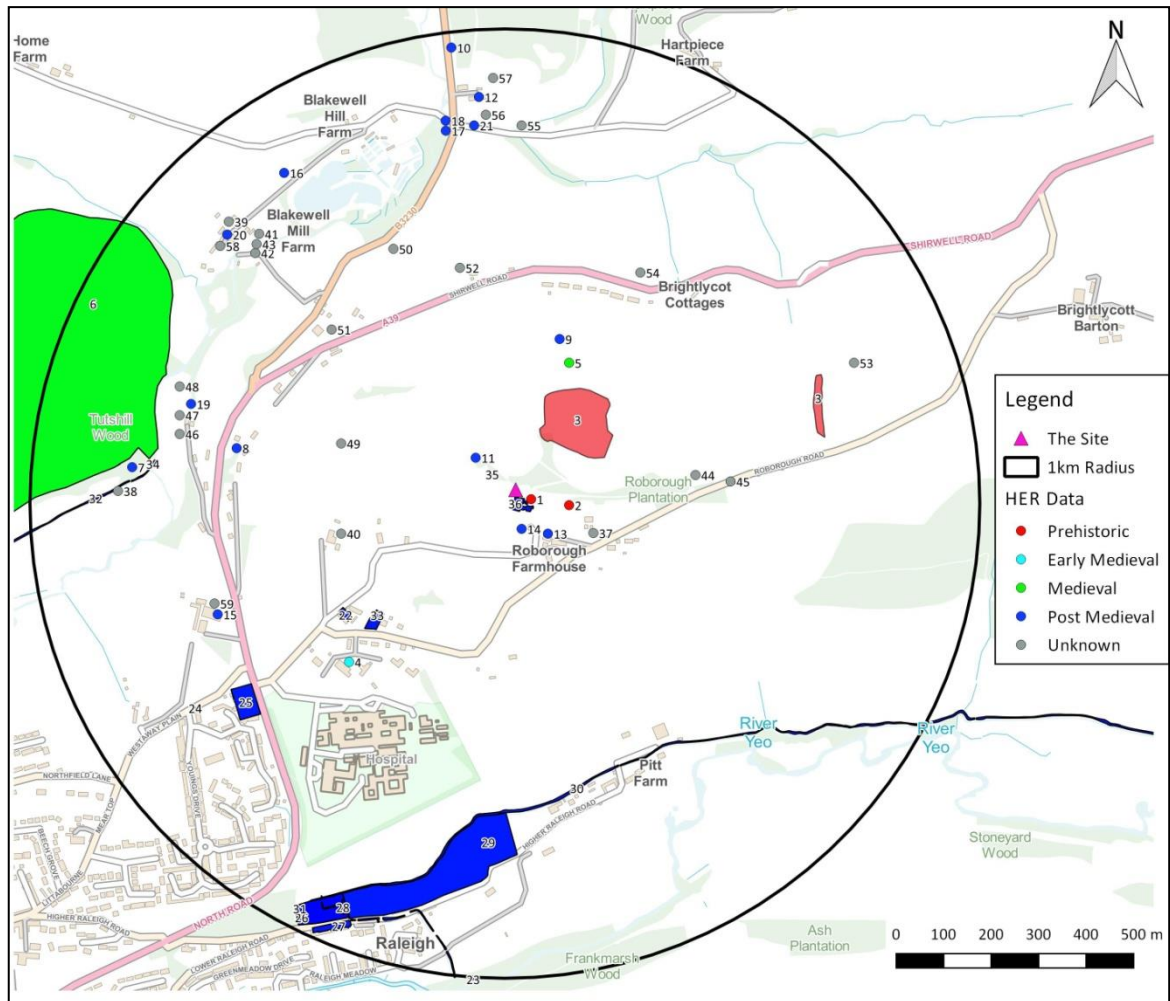


FIGURE 7: NEARBY HERITAGE ASSETS (SOURCE: DEVON HER).

TABLE 1: TABLE OF NEARBY UNDESIGNATED HERITAGE ASSETS (SOURCE: DEVON HER).

No.	HER No	Name	Description	Period
1	MDV12483	FINDSPOT in the Parish of Pilton West	A brass celt found near roborough camp (wall) (roborough house, ngr ss56803501, stands just below burridge camp). Vis=13/10/1953 (os). No further information. Vis=flat axe. Length 130mm, blade width 73mm (pearce).	Prehistoric
2	MDV1574	STANDING STONE in the Parish of Pilton West	Roborough house. A standing stone stands on the slopes below burridge camp in the gardens of roborough house.	Prehistoric
3	MDV921	Burridge Hill Fort	Burridge Hill Fort also known as Burridge Camp and Roborough Castle an Iron Age hillfort with an outwork to the east which may have been the site of the Saxon burh of Pilton	Prehistoric
4	MDV16308; MDV12523	Raleigh Manor, Barnstaple	Raleigh was a Domesday estate owned by Hugh de Raleigh in 1166 & Sir John Chichester in 1377.	Early Medieval
5	MDV38930;	ARTEFACT SCATTER in the Parish of Shirwell	At Roborough hill fort medieval & post medieval finds were discovered from field walking and recorded by nddc rau in 1985 (nddc rau).	Medieval
6	MDV80892	Sub Circular Enclosure,	Sub circular enclosure, Tutshill. Visible on	Medieval

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		Tutshill	Ordnance Survey 1880s-1890s First Edition 25 inch map.	
7	MDV32336	QUARRY in the Parish of Pilton West		Post Medieval
8	MDV32436	QUARRY in the Parish of Pilton West		Post Medieval
9	MDV32442	QUARRY in the Parish of Shirwell		Post Medieval
10	MDV32446	Milestone North of Blatchford	Milestone marked on historic and modern mapping	Post Medieval
11	MDV32451	Folly at Roborough, Pilton	Late 19th century folly in the form of a ruined Gothic castle.	Post Medieval
12	MDV32453	HOUSE in the Parish of Shirwell	Blatchford mill house, early 19 th century. Stuccoed stone rubble and some cob. Slate roof with gable ends rebuilt brick gable end stacks. Single pile with two storeys outshut to rear. Three storeys, three bays. Timber sashes with glazing bars. Central doo	Post Medieval
13	MDV37700	TOWER in the Parish of Pilton West	Vis=13/6/1989 (goodwin). Round tower at roborough house. Castellated round tower built on sloping site. Stone rubble, slate roof. Rectangular door on west side. Rendered internally. Now ivy covered. Internal diameter 3m, height of walls 3m to 2m (goodwin	Post Medieval
14	MDV37701	TOWER in the Parish of Pilton West	Vis=13/6/1989 (goodwin). Rectangular tower built of rubble stone with sloping tiled roof sloping nn/e. Measurements: 2.8m x 2.5m (internal measurement). Height: 3m to 4m approx (goodwin).	Post Medieval
15	MDV5513	Pilton, Westaway	Westaway & Westaway Cottage with a 18C core & the remains of a 17C cob farmhouse to the rear	Post Medieval
16	MDV57460	MILL RACE in the Parish of Marwood		Post Medieval
17	MDV57467	BOUNDARY STONE in the Parish of Shirwell	Post Medieval	
18	MDV57468	BOUNDARY STONE in the Parish of Shirwell	Post Medieval	
19	MDV920	PAPER MILL in the Parish of Pilton West	Playford mill (paper). Opened 1889. Thick and thin wrapping paper made, also carpet felt. Closed 1906 owing to expense of installing new machinery local waste used (slee).	Post Medieval
20	MDV923	Blakewell Paper Mill	Nineteenth century mill, said to have been destroyed by fire in 1867, but was apparently rebuilt as a corn mill. Subsequently used as a papermill, but reverted to corn by 1905	Post Medieval
21	MDV924	PAPER MILL in the Parish of Shirwell	Blatchford paper mill. It was worked by William list in 1857 for pulping and rolling, employing twelve people. Continued to be worked into the 1880's making sugar papers, browns, royals and general grocery papers on a machine of 1.270m. It can be traced	Post Medieval
22	MDV105061	Raleigh House, Barnstaple	Raleigh House shown on 1880s-1890s Ordnance Survey map.	Post Medieval
23	MDV32818	Milepost on the Lynton and Barnstaple Railway	Site of a milepost on the Lynton and Barnstaple Railway.	Post Medieval
24	MDV32822	Milestone on Westaway Plain, Barnstaple	Milestone situated at the junction of Youings Drive and Westaway Plain. The milestone dates from about 1879 and is inscribed '1 BARUM' with a benchmark below. Barum is the medieval Latin name for Barnstaple.	Post Medieval
25	MDV376	Barnstaple Water Works	Barnstaple Water Works reservoir built in 1858 with a pumping station installed by the early 20 th century.	Post Medieval

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26	MDV377	Raleigh Mill, Pilton, Barnstaple	First recorded as a corn mill in 1699, Raleigh Mill was extended in the later 18 th century to include cotton and worsted mills. The textile mills were largely destroyed by fire at the end of the century and in 1821 a lace factory was established on the	Post Medieval
27	MDV378	Raleigh Cottages, Pilton, Barnstaple	A row of cottages built circa 1819 to house workers of the lace factory opposite.	Post Medieval
28	MDV57988	Raleigh Laundry, Barnstaple	Site of Raleigh Laundry on the north side of Raleigh Road.	Post Medieval
29	MDV57989	Nursery Garden at Raleigh, Barnstaple	Site of a nursery garden on the north side of Raleigh between the leat and Raleigh Road. The site has now been partially developed for housing.	Post Medieval
30	MDV63560	Leat to Raleigh Mills, Pilton, Barnstaple	Leat to Raleigh Mills, 2.5 kilometres long, from a weir on the River Yeo.	Post Medieval
31	MDV63563	Waterwheels at Raleigh Mill, Pilton Barnstaple	The corn mill at Raleigh Mill is recorded as having two overshot waterwheels in the later 18 th century, by the mid 19 th century these had been replaced by a larger, single waterwheel.	Post Medieval
32	MDV68213	Mill Leat to Halls, Lions and Bradiford Mills	A long leat shown on the 1880s-1890s 25 inch Ordnance Survey map which once served three mills along its length.	Post Medieval

TABLE 2: TABLE OF NEARBY EVENTS (SOURCE: DEVON HER).

No.	Event ID	Name	Event Type	Description	HER No
1	EDV4172	Roborough Road Evaluation & Watching Brief	Evaluation	An evaluation and watching brief undertaken on land to the west of 'Calypso' in 2005 suggested the site was once a walled garden probably related to the manor house to the south of Roborough Road.	
2	EDV6280	Gradiometry Survey, Land at Trayne Farm, Pilton West, Devon	Geophysical Survey	A fluxgate gradiometer survey was undertaken on land to the west of Youings Drive, Westaway Plain, Barnstaple in Devon. Notwithstanding that most variation almost certainly relates to natural features, a number of discrete and linear anomalies have been highlighted as indicators of potential ditches and pits.	MDV105165
3	EDV6936	Geophysical Survey, Land to the West of Youings Drive, Westaway Plain, Barnstaple	Geophysical Survey	A fluxgate gradiometer survey on land to the north of Lynbro Road, Barnstaple recorded a limited number of linear and discrete anomalies that exhibit some potential as ditches and pits/sites containing burnt materials.	MDV114848
4	EDV7041	Geophysical Survey, Land North of Lynbro Road, Barnstaple	Geophysical Survey	Gradiometry survey conducted over approx 4.3 hectares of grassland. The only anomalies of probable archaeological origin relate to a number of former field boundaries most likely to be of medieval or later origin and areas of ridge and furrow cultivation. There are also a number of anomalies of possible archaeological origin, mainly comprising of linear features potentially associated with medieval - modern agriculture.	MDV115824

3.5 ARCHAEOLOGICAL POTENTIAL

3.5.1 Walkover Survey

The site is located below a ridge of high ground, known locally as 'Burridge', above Roborough, Barnstaple. The site represents the majority portion of a former 19th century pocket estate above the borough market town. The site includes the former wooded pleasure grounds, walled gardens and the immediate lawns and former location of the dwelling house, and remaining walls.

The site is accessed via a long snaking driveway from the south-west, the secondary drive from the south-east no longer in the same ownership, but serving the converted service complex. This long south-western driveway is private but provides access to several new houses built on small plots along its length, it is still tamed, but in relatively poor condition. Railed estate fencing survives along most of the driveway, with the original stone piers at its entrance. Parallel lines of large mature trees hint at a former avenue at the upper end; the entrance to the site is enclosed by a timber post and rail fence and a five bar gate. The drive sweeps around in a dramatic curve from south-west to south-east directly south of the site, with lawned terraced banks running down to the driveway.

The boundaries to the north, north-west and west: the woodlands, bordered with surviving but damaged iron estate-railed fencing and later post and wire replacement fencing. Beyond are open pasture fields with the typical small clumps and copses of mature native species or specimen conifer trees associated with landscaped parklands. Now however, the grassland is used agriculturally for commercial grazing, divided by wire and post fencing.

To the north-east the wooded mid and lower slopes of the ridge continue but the boundary between the retained part of the estate and the sections sold and tenanted is of modern fencing. To the east and south-east the estates service ranges, barns, kitchen courtyard, possible dower or steward's house (home farm) frame the immediate approach to the former dwelling house site, now partially screened by trees and hedges, clearly planted to define the boundaries. The estate cottages which line the former drive entrance have all been sold and are in separate ownerships.

The site itself has been disused for a number of years after the hotel building was damaged by arson and demolished in the later 1990s. The brownfield site of the terraced area of the former building, enclosed by tall surviving stone walls is obviously routinely maintained, the grass cut short, but the landscaped sylvan pleasure grounds behind which run up the natural slope are becoming totally overgrown. Some maintenance and management of the rhododendrons was observed along the rear of the kitchen garden walls to the east and has been undertaken along the narrow terrace directly behind the former building, but generally the paths and carriage drives in the wood are blocked by foliage or fallen limbs/trees. The majority of the foliage is rampant overgrown rhododendron bushes, beech saplings, holly shrubs and brambles. The density of the canopy above from the mature native species trees means that there is little visible biodiversity in the woodland, particularly in the areas of dense shrubbery.

Despite the overgrown condition of the site the various landscape features, such as walled sunken paths, pond, summerhouse and terrace and folly do survive to some extent, and the intended plan of the gardens could be clearly discernible following some maintenance and management. It is considered careful clearance and ongoing maintenance from then on, would bring the grounds back into use quite quickly, there being no significant structural or integrity issues and therefore we can say with some confidence that the grounds of the site retain a high level of authenticity.

It is to be noted that the timber and thatch summerhouse has been lost to past anti-social behaviours and recent bad weather has dropped a tree on to the folly, which now requires some limited repair. Some of the sites more accessible garden features such as the grand steps to the

western path, leading to the summerhouse have been robbed of their dressed stone detailing and the site has generally been subject in the past to anti-social behaviour and rough sleeping.

The immediate former house site forms an obvious void in what is a cohesive and well preserved, if obscured, setting. It negatively contributes to the wider location at present, announcing the loss of the former pocket estate. It is considered that the character of the wider site could be improved by the rebuilding of a substantial and well considered building, provided its aesthetics were carefully considered to compliment the surviving valuable 19th century built form.

3.5.2 Archaeological Potential

The house-site forms a slightly raised platform, the line of the front wall still visible as both a parch mark and also some of the foundations clearly remain to the east end. Within and under the relatively thin grass sward are visible masonry and some large slate slabs. The drains also survive, relatively modern, replaced in brick, one manhole seen to the west. From above grass parching and areas with less growth indicate wall lines and it is expected that quite a lot of below ground evidence relating to the former building could still be buried here. In front of the building the tarmac drive is merely covered in moss. A lot of evidence on the construction of the building could be gained from the foundations which are expected to survive and upon clearance even some floor surfaces may be discovered. The standing walls also evidence phases of alterations, with an early stone phase, openings blocked with looser stone rubble and a later brick phase.

The kitchen gardens have been cleared, and may be partially obscured by demolition material, as the levels appear to have been altered over some the plot. The crenulated garden walls survive very well and the small shed and stores to the north-west corner of the garden also largely survives, although in poor condition. These sheds have retained their slate roofs and whitewashed paintwork. The kitchen gardens original widely terraced topography has not been altered; just obscured and ruined brick walls and even some of stone rubble walls were noted in the denser overgrowth to the north-east suggestive of the remains of former glasshouses, or cold frames (which are indicated on the late 19th century OS maps).

We must also acknowledge that any post-medieval pocket estate land use does not preclude earlier evidence, merely being a cultural overlay and in fact there is an important prehistoric relict landscape here as well, after all the scheduled ancient monument of Burridge Hillfort occupies the brow of the slope above the site and there is a standing stone (most likely installed or re-used a further post-medieval garden feature) recorded on the HER in the woodland to the east (MDV1574). More historic features, not directly related to estate usage include a well on the down to the west, above Trayne Farm and another Listed well, Grade II down on Trayne Farm itself to the south-east of the site, as well as possible relict medieval field system in the fields around Trayne, identified by previous geophysical survey (MDV105165). These mixed period HER records indicate that the area was intensively settled and farmed before the pocket country house and estate were laid out.

3.5.3 Discussion

Based on the results of the desk-based assessment and walkover survey, the archaeological potential of the site would appear to be *High*. The site therefore has high archaeological potential for archaeological evidence if significant ground works associated with the rebuilding of a structure on the site occurs. The potential for archaeological deposits pre-dating the estate house are limited to the ground outside the immediately terraced areas of the former house, which are expected to have cut so heavily into the natural slope as to have removed any earlier deposits. These terraced areas do however have a high potential for the survival of some features and possibly structures relating to the former house.

As such it is recommended that further archaeological works be carried out, most appropriately in the form of evaluation trenching to establish the level of survival of archaeological/historical features. It is likely that (depending on the results of the evaluation) then further archaeological monitoring during works may be appropriate to ensure the risk to any below ground deposits can be actively mitigated. It is also thought beneficial before any works occur to also record the remains of the walling of the former house, especially if this is to be altered or lost.

The level of *impact* of the development would depend on the presence and significance of any archaeological features and deposits that may be present. However, the direct *effect* of the development would be the disturbance or damage of any archaeological features or deposits that could be present within the footprint of the development. Any impact can be mitigated through an archaeological condition.

TABLE 3: SUMMARY OF DIRECT IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Identified archaeological features	U/D	Onsite	Low	Major	Slight	Negative/Substantial
<i>After mitigation</i>			Negligible	Minor	Neutral/Slight	Negligible

4.0 INDIRECT IMPACTS

4.1 INTRODUCTION

For the purposes of this assessment, the *indirect effect* of a development is taken to be its effect on the wider historic environment. The principal focus of such an assessment falls upon identified designated heritage assets like Listed buildings or Scheduled Monuments. Depending on the nature of the heritage asset concerned, and the size, character and design of a development, its effect – and principally its visual effect – can impact on designated assets up to 20km away.

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (GPA3 Historic England 2015), with reference to ICOMOS (2011) and DoT (DMRB, WEBTAG) guidance. The assessment of effect at this stage of a development is an essentially subjective one, but one based on the experience and professional judgement of the authors. Appendix 1 details the methodology employed.

This report follows the staged approach to proportionate decision making outlined in *The Setting of Heritage Assets* (Historic England 2015, 6). *Step one* is to identify the designated heritage assets that might be affected by the development. The first stage of that process is to determine an appropriate search radius, and this would vary according to the height, size and/or prominence of the proposed development. For instance, the search radius for a wind turbine, as determined by its height and dynamic character, would be much larger than for a single house plot or small agricultural building. The second stage in the process is to look at the heritage assets within the search radius and assign to one of three categories:

- Category #1 assets: Where proximity to the proposed development, the significance of the heritage asset concerned, or the likely magnitude of impact, demands detailed consideration.
- Category #2 assets: Assets where location and current setting would indicate that the impact of the proposed development is likely to be limited, but some uncertainty remains
- Category #3 assets: Assets where location, current setting, significance would strongly indicate the impact would be no higher than negligible and detailed consideration both unnecessary and disproportionate. These assets are still listed in the impact summary table.

For *Step two* and *Step three*, and with an emphasis on practicality and proportionality (*Setting of Heritage Assets* p15 and p18), this assessment then 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 potential effect, the individual entry elaborates on local circumstance and site-specific factors. The individual assessments should be read in conjunction with the overall discussion, as the impact assessment is a reflection of both.

4.2 QUANTIFICATION

The size of the proposal site would indicate a search radius of 1km is sufficient to identify those designated heritage assets where an appreciable effect might be experienced.

There are only a few designated heritage assets in the local area: two GII Listed structures (the Folly and the Summerhouse & Terrace) and the Scheduled Burrigge Hillfort. There are no Conservation Areas, Registered Parks and Gardens or Battlefields within this area.

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for a effect greater than negligible (see Table 6 in Appendix 1) are considered here in detail.

- Category #1 assets: None.
- Category #2 assets: Folly at Roborough, Summerhouse and Terrace, Burrigge Hillfort.
- Category #3 assets: the other assets within 1km.

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 Parks and Gardens

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

What is important and why

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

Asset Name: Folly Approximately 100 Metres North of Roborough House	
<i>Parish:</i> Pilton, North Devon	<i>Value:</i> Medium
<i>Designation:</i> Grade II	<i>Distance to Development:</i> less than 1km
<i>Description Summary: Listing Text: Folly, late C19, in form of Gothic castle ruin. Rubble stone. Small partially constructed battlemented tower with round arched window and low crenellated curtain wall to south and east. One of various elements forming a sylvan landscaped garden to Roborough House.</i>	
<i>Conservation Value:</i> Designed specifically as part of a romantic sylvan wooded pleasure ground, serving the pocket estate of Roborough House; formerly served by sunken paths retained by slate herringbone walls. Rhododendron bushes have rampantly spread, limiting wider biodiversity. The expected visual links through the woodlands, the designed vistas, have been lost due to the lack of maintenance. The site has been subject to antisocial behaviour and there is much evidence of rough sleeping. Very aesthetically pleasing if more overgrown and 'gothic' in character than intended. There is some inherent evidential value within the structure itself on its construction methods. No communal or historical value.	
<i>Authenticity and Integrity:</i> Very authentic as an abandoned garden folly, but no longer of high status appearance. The historic integrity is quite high, the site little altered, just overgrown. It has fairly recently been damaged by a falling tree.	

<p><i>Setting:</i> The folly occupies the top, north-west part of the inner wooded pleasure ground. It is enclosed within a small parkland landscape of sweeping pasture with scattered mature copses of native species. The folly relates to its immediately enclosing romantic sylvan setting, served by sunken paths with decorative quartz detailing and framed by exotic specimen shrubs. The setting is aping that of larger established country houses, but is on a smaller, more middle class scale.</p>
<p><i>Contribution of Setting to Significance of Asset:</i> The romantic woodland setting defines the picturesque character of the pleasure grounds, formerly creating the classic reveal and conceal progress towards the delightful mock-Gothic ruins.</p>
<p><i>Magnitude of Effect:</i> There will be an indirect positive effect, in that the proposed development may improve the setting. There will be no direct or even indirect visibility between the new project and the folly or its setting.</p>
<p><i>Magnitude of Impact:</i> Medium value asset + No change, or positive/slight = Neutral.</p>
<p><i>Overall Impact Assessment: Neutral Impact.</i></p>

Asset Name: Summer House and Terrace 80 Metres North of Roborough House	
Parish: Pilton, North Devon	Value: Medium
Designation: Grade II	Distance to Development: less than 0.5km
<p><i>Description Summary: Listing Text:</i> Rustic timber summerhouse. Late C19 with wheat-reed thatched conical roof supported on uprights of tree branches with bark. 3 bays at front open and back infilled with halved branch ribs and infill forming fanned vaulting pattern supported on little rustic branch brackets. Around back wall is bench on rustic timber posts and shaped central table on central post. Summerhouse set on front of a terrace with retaining wall rounded in plan in shale rubble with four-centred arch opening and narrow slits either side in the form of a ruin. Brick-vaulted and lined inside. One of various elements forming a sylvan landscaped garden to Roborough House.</p>	
<p><i>Supplemental Comments:</i> The summerhouse is totally ruinous, only the brick lining remains in part. The terrace is in better condition and can be appreciated as intended, but part of the brick vault beneath has been broken through. The site is very overgrown and has been subject to antisocial behaviour and rough sleeping. It is cut off from the folly, pond and sunken paths due to the rampant rhododendrons and other plants/trees.</p>	
<p><i>Conservation Value:</i> The summerhouse and terrace were designed to be aesthetically pleasing and to achieve pleasing vistas outward, looking through the wooded grounds and probably out to the estuary and across the park. No communal or historical associative value. Some evidential value in the terrace, as it would inform on construction.</p>	
<p><i>Authenticity and Integrity:</i> The summerhouse has been lost other than its rear brick lining. The terrace is still quite authentic and appears abandoned, but clearly identifiable, and its historical integrity level is high, with a small amount of damage to its brick vaulted room.</p>	
<p><i>Setting:</i> The romantic woodland setting defined the picturesque character, as well as the entertainment function of the pleasure grounds. The designed setting approached along sunken paths created the classic <i>reveal and conceal progress</i> towards the delightful mock-Gothic ruins, with little glimpses through the trees widening the viewshed of the terrace and using it as a kind of eye-catcher as well as a folly-style summerhouse and entertaining space for picnics. Much of the intended setting is masked by the lack of management and overgrowth in the area.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> The setting is vital to understanding the overall design of the garden and how the different elements may have functioned within that design, on their own and collectively.</p>	
<p><i>Magnitude of Effect:</i> There may be an indirect positive effect in that the active management of the site would improve the character of the setting, which is not reflective at present of its relatively upper middle class heritage.</p>	
<p><i>Magnitude of Impact:</i> Medium value asset + No change, or positive/slight = Neutral.</p>	
<p><i>Overall Impact Assessment: Neutral Impact.</i></p>	

4.3.2 Hillforts

Hillforts are large embanked enclosures, most often interpreted as fortifications, and usually occupy defensible and/or visually prominent positions in the landscape. They are typically visible from all or most of the surrounding lower and higher ground, with the corollary that they enjoyed extensive views of the surrounding countryside. As such, they are as much a visible statement of power as they are designed to dissuade or repel assault. The location of these sites in the landscape must reflect earlier patterns of social organisation, but these are essentially visual monuments. They are designed to see and be seen, and thus the impact of wind turbines is often disproportionately high compared to their height or proximity.

Tor enclosures are less common, and usually only enclose the summit of a single hill; the enclosure walls is usually comprised of stone in those instances. Cross dykes and promontory forts are rather similar in nature, being hill spurs or coastal promontories defended by short lengths of earthwork thrown across the narrowest point. Both classes of monument represent similar expressions of power in the landscape, but the coastal location of promontory forts makes them more sensitive to visual intrusion along the coastal littoral, due to the contrast with the monotony of the sea. Linear earthworks are the cross dyke writ large, enclosing whole areas rather than individual promontories. The investment in time and resources these monuments represent is usually far greater than those of individual settlements and hillforts, requiring a strong centralised authority or excellent communal organisation.

Asset Name: Burridge Hillfort	
<i>Parish:</i> Pilton, North Devon	<i>Value:</i> High
<i>Designation:</i> SAM	<i>Distance to Development:</i> less than 1.5km
<p><i>Description Summary: Listing Text: The slight univallate hillfort north east of Roborough Farmhouse survives well and has a separate outlying outwork which makes it more unusual. It will contain important archaeological and environmental evidence relating to its construction, use and landscape context. The scheduling, which falls into two separate areas of protection, includes a slight univallate hillfort with outwork situated on a prominent ridge between the valleys of the River Yeo and a tributary to the River Taw. The monument survives as an irregular shaped enclosure measuring up to 126m long by 110m wide internally defined by a rampart and partially buried ditch. A further linear outwork 400m to the east survives as a rampart measuring 150m long and up to 1m high, with its partially buried eastern quarry ditch being up to 0.5m deep.</i></p>	
<p><i>Conservation Value:</i> The hillfort sits amongst fields and woodland on the edge of the designed landscape of a small late 18th or early 19th century pocket estate. Its setting is of quite a pleasing rural aesthetic, but the monument's shallow banks have no defined visual profile. The site has no communal or historical value. The main conservation value ascribed to the site is its evidential value, the below ground archaeological deposits which will be sealed within the site and under/within its banks.</p>	
<p><i>Authenticity and Integrity:</i> The site is divided by post medieval hedgebanks, within an actively farmed location, so it no longer retains a single enclosure profile. The integrity of the hillfort is quite high, as the outer rampart survives as a bank, even if it is weathered, and the feature retains a physical presence as an enclosure and noticeable archaeological feature in the landscape.</p>	
<p><i>Setting:</i> The post medieval landscape of large irregularly shaped fields on a high ridge bears no resemblance to the exposed open setting this monument is supposed to have.</p>	
<p><i>Contribution of Setting to Significance of Asset:</i> Its setting is largely irrelevant to the value of the asset, which primarily lies in its below ground deposits.</p>	
<p><i>Magnitude of Effect:</i> There will be no indirect effect as there is no intervisibility, the mature woodlands lying between screening all views.</p>	
<p><i>Magnitude of Impact:</i> High Value asset + No change = Neutral.</p>	
<p><i>Overall Impact Assessment: Neutral Impact.</i></p>	

4.3.3 Historic Landscape

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

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

The proposed site would be constructed within the *Secluded Valleys* Landscape Character Area (LCA):

- The Secluded Valleys Landscape Character Type is characterised by steep-sided, v-shaped valleys with fast-flowing streams and rivers carving through the landscape, crowned by rounded hill summits. Dense tree cover cloaking valley sides and patches of wet woodland tracing river/stream courses. The development of the proposed site will replace the former building with another. This will replace the focal point of the landscaped grounds of the site and reinstate a large building in this location in views, although likely different in architectural style. On that basis the impact is assessed as **negligible**.

4.3.4 Aggregate Impact

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Based on the restricted number of assets where any appreciable effect is likely, the aggregate impact of this development is **neutral** and may in fact be slightly positive as it will eliminate the anti-social behaviour around the listed assets in the woodland and may improve their immediate settings.

4.3.5 Cumulative Impact

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account existing, consented and proposed developments. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to

landscape character. The proposed development would have little to no impact on the nearby heritage assets, despite its close proximity. With that in mind, an assessment of **neutral** is appropriate.

TABLE 4: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Burridge Hillfort	SAM	c.120m	High	None	Neutral	Neutral
Folly 100m north of Roborough House	GII	c.100m	Medium	None	Neutral	Neutral
Summerhouse and terrace 80m north of Roborough House	GII	80m	Medium	None	Neutral	Neutral
Indirect Impacts						
Historic Landscape	n/a	n/a	High	Minor	Neutral/Slight	Negligible
Aggregate Impact	n/a	n/a				Neutral
Cumulative Impact	n/a	n/a				Neutral

5.0 CONCLUSION

The site is located on the footprint of the former Roborough House Hotel, a short distance north-east of the Barnstaple suburb of Pilton. Few records are available relating to the house, but some of the features of its landscaped gardens survive, including the remains of the Grade II Listed folly and Grade II Listed summerhouse and terrace. Roborough House itself was demolished following a fire in the late 20th century which left the buildings structurally unsafe. The site lies c.120m south-west of Burrigge Hillfort, a Scheduled Ancient Monument.

The former house site forms an obvious void in what remains a cohesive and well preserved, if obscured, small parkland landscape. It negatively contributes to the wider location at present, emphasising the loss of the former pocket estate. The character of the wider site could be improved by the rebuilding of a substantial and well considered building, provided its aesthetics were carefully considered to compliment the surviving structures and woodland setting. Additional benefits could be in facilitating the active management of the woodland and parkland features and structures.

In terms of direct impacts, it appears that the footings and floors of the former house likely survive to some extent, and is suggested that a programme of archaeological recording be undertaken as part of any future development of the site. There is also potential for the survival of earlier archaeological features/deposits, although the post-medieval landscaping may have removed all/most traces for much of the site.

In terms of indirect impacts, 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 landscape context of many of these buildings and monuments is such that they would be partly or wholly insulated from the effects of the proposed development by a combination of local blocking from trees, buildings or embankments, or that other modern intrusions have already impinged upon their settings. The three assets which lie in close proximity and were considered in detail in this assessment would be unaffected by the proposed development (**neutral**), with minor impacts to the Historic Landscape (**negligible**).

With this in mind, the overall impact of the proposed development can be assessed as **neutral**. The impact of the development on any buried archaeological resource may be **permanent** and **irreversible** but can be mitigated through a programme of archaeological recording.

We conclude that the proposed development would lead to a less than substantial harm to the significance of any designated heritage assets. In accordance with Paragraph 196 of NPPF, the harm should be weighed against the public benefits of the proposal. Full details of the benefits are outlined in the planning statement submitted as part of this application to the LPA.

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- Devon Environment Viewer** 2018: *HER and HLC*
<http://map.devon.gov.uk/dccviewer/?bm=OSGreyscale&layers=Historic%20Environment;0;1&activeTab=Historic%20Environment&extent=210064;27188;338387;150088>
- Design Manual for Roads and Bridges (DMRB)** 2016: Volume 11, Cultural Heritage
<http://www.standardsforhighways.co.uk/DMRB/vol11/index.htm>
- WEBTAG** 2016: *Transport Analysis Guidance*, Cultural Heritage
<https://www.gov.uk/guidance/transport-analysis-guidance-webtag>

APPENDIX 1: IMPACT ASSESSMENT METHODOLOGY

Heritage Impact Assessment - Overview

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonable practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on the heritage asset (direct impact) and its setting (indirect impact). This methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. This Appendix contains details of the methodology used in this report.

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 2018). 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 19th 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 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

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 5: 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 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 a proposed development usually has 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 principle 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 below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a

heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. 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 10), 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 10 (below).

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 6-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 9). 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 6: 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 changes to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements or components, visual change to many key aspects of the historic landscape, noticeable differences in noise quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in minor changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 7: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of 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 8: 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.

TABLE 9: IMPORTANCE OF SETTING TO INTRINSIC SIGNIFICANCE.

Importance of Setting to the Significance of the Asset	
Paramount	Examples: Round barrow; follies, eyecatchers, stone circles
Integral	Examples: Hillfort; country houses
Important	Examples: Prominent church towers; war memorials
Incidental	Examples: Thatched cottages
Irrelevant	Examples: Milestones

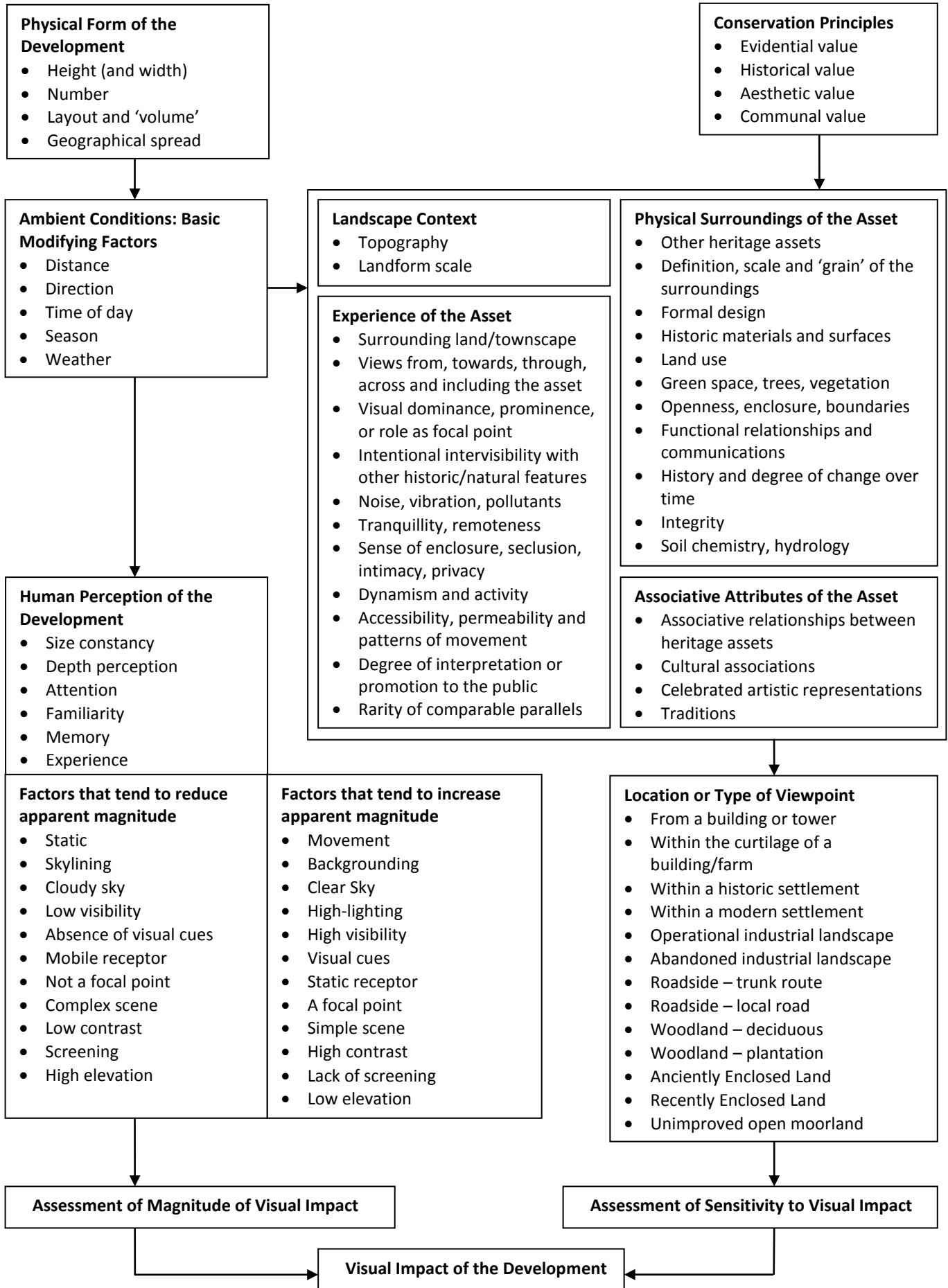


TABLE 10: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



VIEW OF THE FARMLAND WHICH ENCLOSES THE ESTATE ON THE WEST AND SOUTH SIDE, FROM THE ENTRANCE; FROM THE SOUTH-SOUTH-WEST.



VIEW OF THE ENTRANCE GATES AND DRIVE TO THE FORMER ESTATE; FROM THE SOUTH-SOUTH-WEST.



VIEW ACROSS THE GRASS FARMLAND AND THE SOUTHERN BOUNDARY OF THE WOODED PLEASURE GROUNDS; FROM THE SOUTH-EAST.



VIEW TO THE SITE OF THE FORMER HOUSE, WITH ITS KITCHEN GARDENS TO THE EAST AND FORMER STABLES TO THE SOUTH-EAST, ALL FRAMED BY MATURE (PARKLAND) TREES; FROM THE SOUTH-WEST.



VIEW FROM THE DRIVEWAY DIRECTLY UP HILL, THIS WOULD HAVE BEEN THE FIRST CRUCIAL FULL VIEW TO THE FORMER 'POCKET' ESTATE; FROM THE SOUTH.



THE FORMER STABLES, COACH HOUSE AND KITCHEN GARDEN COURT, AS WELL AS THE HOME FARM; FROM THE WEST-NORTH-WEST.



VIEW FROM THE FORMER STABLES AND BARNES UP THE DRIVEWAY TO THE FORMER HOUSE'S LOCATION; FROM THE SOUTH-EAST.



VIEW BACK DOWN THE DRIVEWAY TO THE BARNES AND STABLES; FROM THE WEST, NORTH-WEST.



VIEW FROM THE DRIVEWAY OUT ACROSS THE AVENUE TO THE ESTUARY BEYOND; FROM THE NORTH-EAST.



VIEW SHOWING THE CONSIDERABLE TERRACING AND MAN MADE SLOPES ON THE SITE TO ACCOMMODATE THE LARGE HOUSE AND CARRIAGE DRIVES ON A NATURALLY STEEP SLOPE FROM THE SOUTH-WEST.



VIEW OF THE FORMER HOUSE'S LOCATION, NOW ALL THAT SURVIVES ARE THE EAST AND NORTH WALLS; FROM THE SOUTH-WEST.



VIEW OF THE DRIVEWAY AS IT WIDENS TO FORM A TURNING CIRCLE IN FRONT OF THE HOUSE, TARMAC JUST BENEATH THE MOSS AND THIN LAYER OF GRASS; FROM THE WEST.



VIEW ALONG THE RAISED EARTHWORK BANK, WITH SURVIVING FOUNDATION STONES OF THE FRONT WALL, DEFINING THE LIMITS OF THE HOUSE; FROM THE WEST.



RELATIVELY MODERN BRICK DRAINS, IN QUITE GOOD CONDITION, SUGGESTING THE HOUSE WAS RAZED TO THE GROUND, BUT THAT FOUNDATIONS AND FLOORS COULD SURVIVE; FROM THE EAST.



VIEW FROM THE SOUTH-EAST SHOWING THE TURNING CIRCLE AND DISTINCTIVE RAISED PLATFORM WHERE THE HOUSE ONCE STOOD; FROM THE SOUTH-EAST.



VIEW SHOWING PART OF THE FRONT WALL STILL SURVIVES, ATTACHED TO THE EAST WALL; FROM THE SOUTH-EAST.



THE WALLS OF THE FORMER HOUSE TO THE EAST; FROM THE WEST.



THE TERRACE WALLS TO THE NORTH-EAST SHOWING A CURVING SET OF STEPS RUNNING UP TOWARDS THE KITCHEN GARDENS; FROM THE WEST.



THE STEPS UP TO THE KITCHEN GARDENS; FROM THE NORTH.



LOOKING BACK DOWN ON THE HOUSE PLATFORM FROM THE STEPS TO THE KITCHEN GARDEN; FROM THE EAST.



THE NORTH WALLS OF THE HOUSE AND RETAINING WALL TO THE REAR TERRACE; FROM THE EAST-SOUTH-EAST.



VIEW ALONG THE REAR TERRACE OF THE FORMER HOUSE; FROM THE EAST.



THE VIEW OUT TO THE SOUTH OVER BARNSTAPLE FORM THE FORMER HOUSE SITE; FROM THE NORTH.



VIEW FROM THE REAR TERRACE DOWN ONTO THE FORMER HOUSE PLATFORM, SHOWING CLEAR LINEAR PARCH MARKING OUT THE FRONT WHERE THE FACADE STOOD; FROM THE NORTH-EAST.



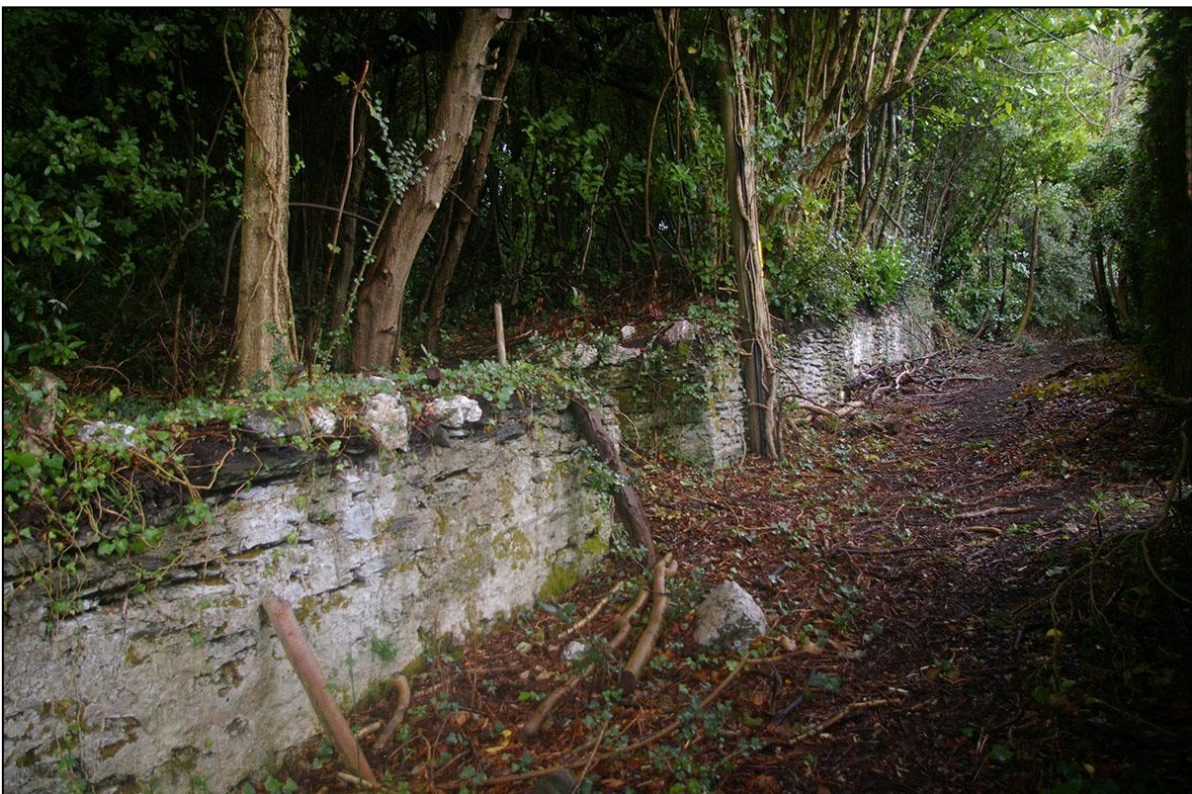
VIEW FROM THE REAR TERRACE OUT TO PILTON AND THE ESTUARY AND FREMINGTON BEYOND; FROM THE NORTH-EAST.



VIEW TO THE SMALL SERIES OF SHEDS AND SERVICE BUILDINGS WHICH STOOD TO THE NORTH-EAST OF THE HOUSE BETWEEN THE HOUSE AND THE KITCHEN GARDEN; FROM THE WEST-NORTH-WEST.



VIEW UP THE PATH WHICH RUNS BEHIND THE KITCHEN GARDEN; FROM THE WEST.



VIEW OF THE NEAT WALLS OF THE PATH, SHALE AND SLATESTONE RUBBLE, TOPPED BY DECORATIVE QUARTZ BOULDERS; FROM THE SOUTH-WEST.



SHALLOW GOTHIC ARCHED DOORWAY INTO THE KITCHEN GARDEN FROM THE REAR PATHWAY; FROM THE NORTH.



VIEW SOUTH-EAST ACROSS BARNSTAPLE, OUT TOWARDS CODDEN HILL FROM THE KITCHEN GARDENS; FROM THE NORTH-NORTH-WEST.



VIEW SOUTH ACROSS BARNSTAPLE FROM THE KITCHEN GARDENS; FROM THE NORTH.



VIEW SOUTH-WEST ACROSS PILTON AND BARNSTAPLE FROM THE KITCHEN GARDEN; FROM THE NORTH-EAST.



VIEW OF THE KITCHEN GARDEN WALLS TO THE EAST WITH SMALL INTEGRAL SHED AND EVIDENCE OF LOST GLASSHOUSES; FROM THE NORTH-NORTH-EAST.



VIEW INTO THE SHED/GARDEN STORE BUILT INTO THE WALLS OF THE KITCHEN GARDEN; FROM THE NORTH.



VIEW ALONG THE FURTHER EASTERN PART OF THE KITCHEN GARDEN WALLS, DEMONSTRATING MANAGEMENT; FROM THE WEST.



VIEW UP THE CARRIAGE DRIVE WHICH RUNS UP FROM THE SOUTH-EAST AND RISES THROUGH THE WOODS UP TO THE FOLLY AT THE TOP OF THE GARDENS; SHOWING THE EXTENT OF OVERGROWTH; FROM THE SOUTH-EAST.



VIEW BACK DOWN THE WALKWAY PAST THE KITCHEN GARDENS, LOOKING TOWARDS THE HOUSE SITE, SHOWING HOW VIEWS BETWEEN THE SECTIONS OF THE ESTATE ARE LIMITED BY OVERGROWTH; FROM THE EAST.



VIEW OF THE KITCHEN GARDEN WALLS AND INTEGRAL SHED FROM THE SOUTH.



VIEW ACROSS THE KITCHEN GARDENS SHOWING THE VICTORIAN TERRACING IN THE SLOPE, UNCOVERED BY CLEARANCE WORK, AND THE TALLER EAST WALL WITH CRENELLATIONS; FROM THE SOUTH-WEST.



THE DECORATIVE QUARTZ ROCKERY AND TERRACING AROUND THE POND TO THE WEST OF THE FORMER HOUSE SITE; FROM THE SOUTH-EAST.



THE SMART SET OF DRESSED STONE AND SLATE STEPS WHICH FORMERLY GAVE ACCESS TO THE SOUTH-WEST WALK UP TO THE SUMMERHOUSE; FROM THE EAST-SOUTH-EAST.



SMALL ARCHED WELL-HEAD TYPE STRUCTURE OVER PAPERWORK FOR WATER FEATURE AND POND BELOW, ON THE UPPER REAR TERRACE, NORTH-WEST OF THE FORMER HOUSE; FROM THE SOUTH-WEST.



VIEW OF THE FORMER HOUSE WALLS FROM THE REAR TERRACE; FROM THE NORTH-WEST.



VIEW UP THE FORMER SOUTH-WEST WALK, SHOWING THE EXTENT OF THE OVERGROWTH; FROM THE EAST-SOUTH-EAST.



VIEW UP THE CURVILINEAR NORTHERN BOUNDARY OF THE WOODED GARDENS, WHERE IT RUNS UP TO BURRIDGE HILLFORT; FROM THE SOUTH-SOUTH-EAST.



VIEW THROUGH THE THINNER WOODLANDS AT THE NORTH END OUT TO THE FIELD WHICH CONTAINS THE HILLFORT; FROM THE SOUTH-SOUTH-WEST.



VIEW BACK DOWN THE SOUTH-WEST WALK, FROM NEAR THE APPROACH TO THE SUMMERHOUSE; FROM THE WEST-NORTH-WEST.



THE SOUTH-WEST WALK ON THE APPROACH TO THE SUMMERHOUSE AND TERRACE, SHOWING HOW IT IS BEING RECLAIMED BY NATURE, WITH MOSS, LEAVES AND DEBRIS OBSCURING THE STRUCTURE; FROM THE SOUTH-EAST.



THE TERRACE, WITH CRENELLATED WALLS AND GOTHIC ARCH TO WEST END; FROM THE SOUTH-EAST.



THE INSIDE OF THE TERRACE, LOOKING WEST TO THE ROMANTIC 'RUINED CASTLE' TYPE STRUCTURE; FROM THE EAST.



THE SMALL BRICK ROUND REMAINS OF THE FORMER SUMMER HOUSE, TUCKED INTO THE ROUNDED END OF THE TERRACE; FROM THE WEST.



THE REMAINS OF THE BRICK CORE OF THE FORMER SUMMERHOUSE; FROM THE WEST.



THE BRICK VAULTED SHELTER BUILT UNDER THE TERRACE TO THE WEST OF THE SUMMERHOUSE; FROM THE WEST-SOUTH-WEST.



THE SET OF RUSTIC STEPS WHICH RUN DOWN THE SIDE OF THE SUMMERHOUSE AND ACCESS THE WALK UP TO THE FOLLY; FROM THE WEST.



VIEW OF THE BRICK VAULTED ROOM UNDER THE TERRACE, PART OF THE CEILING OF WHICH HAS GIVEN WAY; FROM THE WEST.



VIEW OF THE SETTING OF THE TERRACE AND SUMMERHOUSE, WITHIN THE OVERGROWN PICTURESQUE SYLVAN LANDSCAPED GARDENS; FROM THE WEST-NORTH-WEST.



THE SOUTH-WEST WALK AS IT RUNS HIGHER UP TO THE FOLLY, SHOWING IT TOTALLY OVERGROWN; FROM THE SOUTH-SOUTH-EAST.



THE FOLLY (COURTESY OF THE AGENT).



FOLLY SHOWING THE FALLEN TREE, RESTING ON THE STRUCTURE (COURTESY OF THE AGENT).



INSIDE THE FOLLY (COURTESY OF THE AGENT).



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