

COPPLESTONE FARM
WEST MANLEY
TIVERTON
DEVON

Results of an Archaeological Evaluation and Heritage Impact Assessment



South West Archaeology Ltd. Report no.190813

Copplestone Farm, West Manley, Tiverton, Mid Devon Results of an Archaeological Evaluation and Heritage Impact Assessment

By Dr Bryn Morris
Report Version: FINAL
28th August 2019

Work undertaken by SWARCH for the landowner (the Client)

SUMMARY

South West Archaeology Ltd. was commissioned by the landowner to undertake a programme of analysis and investigation at Copplestone Farm, West Manley, Tiverton, Devon, in advance of a planning application. This work was carried out in support of a planning application; it was informed by a project design drawn up in consultation with Devon County Historic Environment Team and national guidelines.

The site formed part of the Manor of Tiverton, granted in the 13th century to the alien Priory of St James in Exeter. The lands of that priory were seized by Henry VI and granted to King's College Cambridge, who held them until 1926. The tenements of Copplestone and Sellake were named for 17th and 18th century tenants; Copplestone survives, but the farmhouse at Sellake was lost between 1926 and 1934. The neighbouring tenement of Hookley remained a part of the Manor of Tiverton, and the boundary between Sellake and Hookley may always have been open to dispute. Hookley disappears from the cartographic record after 1840. Part of the tenement of Sellake survives in the form of a large cob barn that predates the mid-18th century, together with a ruined 19th century building.

The evaluation has fulfilled the principal objectives of the work. It has determined that the site has not been artificially raised and deposits of made ground are restricted to specific parts of the site. The earthworks across the site are likely to have arisen due to the proximity of the watercourse and the steady erosion of a medieval lane and yard. Across most of the site the weathered sandstone natural substrate is sealed beneath c.0.5m of subsoil and topsoil. The remains of the farmhouse at Hookley was encountered and includes an area of thin medieval tiles. Sellake farmhouse appears to have been very thoroughly robbed out. The footings of a substantial stone boundary wall were exposed in one trench, and the test pit within the ruined 19th century structure revealed at least four good postholes and a largely complete but broken 19th century jug set into the floor. The large hollow on the south-western side of the site may be a borrow pit from the building of the approach causeway next to the railway. If that is indeed the case, then the courtyard of farm buildings here would have been pulled down at the same time (c.1845-47).

The impact on the setting of heritage assets in the immediate area will be limited by the secluded setting of the site. The trees and tall hedges around and within the site provide a significant degree of screening, even in winter.



August 2019

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1.0 INTRODUCTION

LOCATION:	COPPLESTONE FARM
PARISH:	TIVERTON
DISTRICT:	MID DEVON
COUNTY:	DEVON
NGR:	SS 98474 12489
SWARCH REF:	TCF19
OASIS No:	southwes1-351134
MUSEUM ACCESSION No:	<i>forthcoming</i>

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. was commissioned by the landowner (the client) to undertake a limited archaeological evaluation at Copplestone Farm, West Manley, Tiverton, Devon, with the intention of preparing a deposit model for the site. This work was undertaken in advance of a planning appeal following an unsuccessful planning application for the site (19/00182/FUL). The work was guided by a project design (SWARCH 2019) drawn up in consultation with Stephen Reed (Devon County Historic Environment Team – DCHET) and following a site visit on 15.05.19.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site covers an area of c.0.9ha, although only part of this area is subject to the proposed planning. It is located to the base of the wide valley to the east of Tiverton next to the Alsa Brook at an altitude of c.80m AOD. The land rises gently to the north to a shallow ridge, and more steeply to the south to the hill above Warnicombe. The soils are recorded as the well-drained reddish coarse loamy soils and associated fine loamy soils with slowly permeable subsoils and light seasonal waterlogging of the Bromsgrove Association (SSEW 1983). These overlie Quaternary colluvial (Diamicton) and alluvial deposits, with sandstones of the Tidcombe Sand Member at depth (BGS 2019).

1.3 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

The site is located on the western edge of the ancient ecclesiastical parish of Tiverton. Tiverton (*Twylford*) was an important royal and hundredal manor in the early medieval period and possessed a collegiate church; accordingly, the parish was accordingly divided into four (dispersed) prebendaries: Clare, Pitt, Priors and Tidcombe. The hamlet of West Manley was divided between Clare, Priors, and Tidcombe, but was in origin the Domesday Manor of Manelie, a 1 virgate estate (land for two ploughs) held TRE by Alstan, and by Gerard from the king in 1086.

The eastern half of the site was in Priors (held by St James in Exeter and granted in the 15th century to King's College Cambridge) and the western half was in Clare. The hamlet was composed of the following farmsteads in 1840, from west to east: Manley Tenement, Prowses, Hookley, Sellake, and Copplestone. During the period 1750 through to 1934 two adjoining courtyards of buildings are shown: the one to the west (Hookley) disappears before 1888; the farmhouse to the east (Sellake) disappears between 1926 and 1933. Farm buildings to the east belonging to Copplestone Farm disappear between 1904 and 1933, and during the third quarter of the 20th century. The 1750 map indicates the site to two further houses that did not then survive. The tithe field names are mostly straightforward and prosaic, though the long field/lane to the east (no.2799) is listed as *goil*, a dialect term for a muddy incised streambed. The site is located to the centre of the hamlet, within a sub-rectangular area bounded by roads and ponds. The morphology of the settlement could be interpreted as an infilled townplace.

The fields here are characterised by the Devon HLC as *medieval enclosures based on strip fields* (as betrayed by the parallel sinuous curves and surviving dogleg boundaries), with *orchards* around the settlement and *post-medieval enclosures* to the south-east. The latter are likely to represent rationalisation of the medieval fieldscape. There are a restricted number of entries in the Devon HER for the immediate area: the farmhouse at Copplesstone (MDV59601) is noted as having 16th century origins; there are orchard banks to the south (MDV108396); extensive geophysical surveys have taken place to the north for the Tiverton EUE (e.g. MDV113665); there is reputed to be a chapel at West Manley (MDV12366); and a field to the north contains a flint scatter (MDV32750). The trackbed of the former Bristol & Exeter Railway runs to the south (MDV1363) and Prowses farmhouse is Listed GII (MDV48485). The extensive area covered by the Tiverton EUE has been addressed through numerous desk-based assessments, geophysical surveys and programmes of evaluation trenching; however, these cover the more elevated areas to the north of the site.

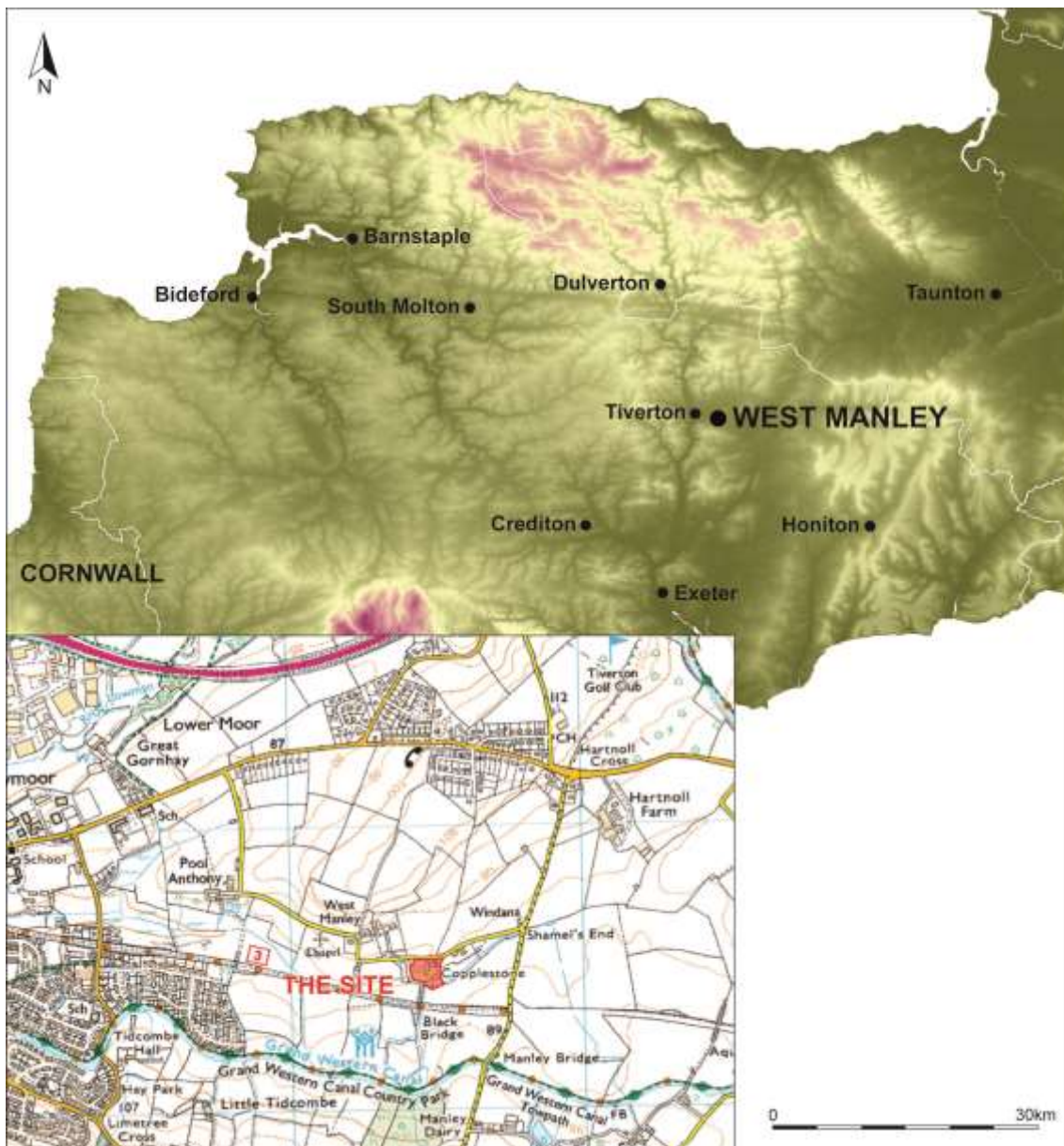


FIGURE 1: SITE LOCATION MAP (THE SITE IS INDICATED).

1.4 METHODOLOGY

The evaluation was conducted in accordance with a Project Design (SWARCH 2019); the PD was drawn up in consultation with Stephen Reed (DCHET) and in line with CifA guidelines (2015). Walkover surveys were undertaken by B. Morris on 20.03.19 and 24.05.19 and a written description of the site and its standing buildings prepared. An existing topographic survey of the site was annotated to show the earthworks, and finds were recovered from disturbed ground across the site. Nine small test pits/short evaluation trenches were excavated across the site, targeting identified features and locations in order to determine the character and significance of buried archaeological features and determine the depth and character of suspected made ground deposits in order to create a deposit model for the site. This work took place 22-23.07.19 and was carried out by B. Morris and S. Walls. The evaluation used a 13t tracked mechanical excavator using a 1m wide toothless grading bucket. The agreed trench plan is shown in Figure 2.

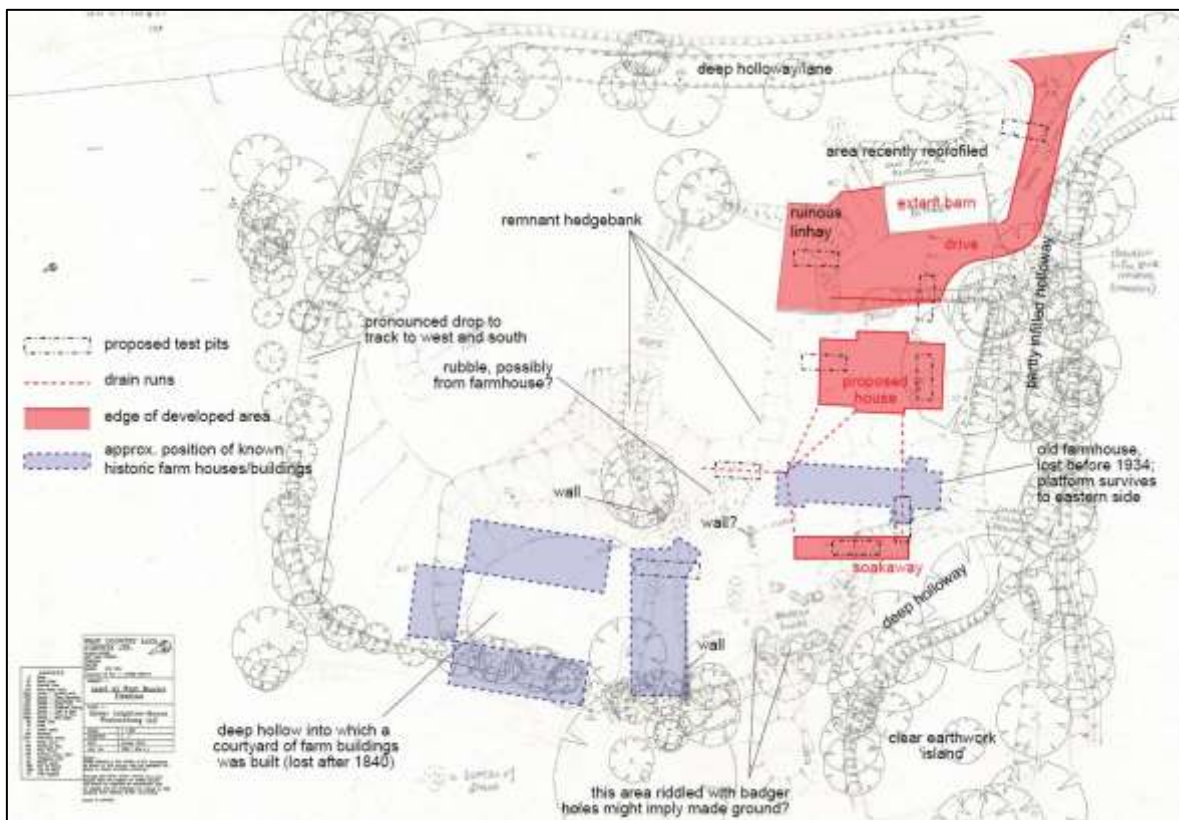


FIGURE 2: THE AGREED TRENCH PLAN FROM THE PROJECT DESIGN (SWARCH 2019, FIGURE 9).

1.4.1 EVALUATION OF THE METHODOLOGY

The work was undertaken over the course of two days in mid July 2019; the weather was hot and close, with bright sunshine at times. Some of the trenches were moved slightly to avoid surviving patches of Japanese Knotweed or other obstructions. Surprisingly, the natural was determined to be the upper surface of the bedrock (Tidcombe Sand Member) rather than the alluvial deposits anticipated. However, the pinkish- or yellowish-red sands and clayey-sands made identifying early features more difficult. However, a fair and accurate record of the archaeology here was possible.

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 2.

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 2012). The relevant guidance is reproduced below:

189. *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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.*

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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any 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

Section 5 of the Mid Devon Local Plan makes the following statement:

Where proposed development will have the potential to impact upon a heritage asset or its setting, the Council will require the applicant to submit sufficient information to enable a description of a heritage asset affected and a consideration of the impact of the development upon it. This may take the form of an appropriately detailed desk-based assessment and, where necessary, a field

evaluation. The level of detail required should be proportionate to the asset's importance and no more than is sufficient to understand the potential impact of the proposal on its significance. If physical preservation of a heritage asset in situ is not appropriate or feasible, "preservation by record" may be acceptable and implementation required by a condition attached to planning permission. Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to a scheduled monument, will be considered subject to the policies for designated heritage assets.

2.4 STRUCTURE OF ASSESSMENT – 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.

3.0 DIRECT IMPACTS

3.1 STRUCTURE OF ASSESSMENT

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 3.2-3.5 examine the documentary, cartographic and archaeological background to the site; Section 3.6 details the results of the geophysical (gradiometer) survey undertaken. Section 3.7 summarises this information in order to determine the significance of the archaeology, the potential for harm, and outlines mitigation strategies as appropriate. Appendix 1 details the methodology employed to make this judgement.

3.2 DOCUMENTARY HISTORY

The site is located on the western edge of the ancient ecclesiastical parish of Tiverton. Tiverton (*Twyford*) was an important royal and hundredal manor in the early medieval period and possessed a collegiate church; accordingly, the parish was accordingly divided into four (dispersed) prebendaries: Clare, Pitt, Priors and Tidcombe. There was a Domesday Manor of *Manelie*, a 1 virgate estate (land for two ploughs) held TRE by Alstan, and by Gerard from the king in 1086. This is likely to refer to the estate of Manley in Halberton parish, which was held by an eponymous family from the mid-13th century into the 19th century, the incumbent in 1822 being Henry Manley Esq. (Lysons 1822). The hamlet of West Manley was divided between Clare, Priors, and Tidcombe; the prebend of Priors was granted to St James Priory in Exeter by Baldwin de Ripariis (Redvers, d.1242) and thus the land had formed part of the extensive Manor of Tiverton.

In the *Taxatio* of Pope Nicholas I the other three prebends at Tiverton were listed as portions and valued at around £7; Priors was listed as a pension and valued at £4 3s and 8.75d. St James Priory in Exeter was a Cluniac house, and as an alien house it was seized by Henry VI and transferred to the support of his new college at Cambridge: King's College (KCC). It remained part of the holdings of KCC until the 1920s.

The hamlet of West Manley was composed of the following farmsteads in 1840, from west to east: Manley Tenement, Prowses, Hookley, Sellake, and Copplestone; the latter two being the portion held by KCC. In c.1840 Copplestone (148a) and Manley Tenement (28a) were tenanted by Peter Passmore, Sellake (23a) was tenanted by Thomas Haydon, and Hookley and Prowses (67a) was tenanted by John Munday. Note that each tenement with the exception of Copplestone were similar in size at 25-35a. Copplestone and Sellake were owned by King's College Cambridge (KCC); West Manley and Hookley and Prowses were owned by the Rev. John D Lloyd, the former leased to the Rev. John Spurway, the latter to Sarah Marshall.

The proposed development includes the tenement of Sellake and its neighbour immediately to the west. The name of the latter tenement (*Hookley and Prowses*) would indicate it was formed of two separate tenements, with Hookley likely to be the one next to Sellake. Hookley ceased to be occupied after c.1840 and the house and buildings were demolished (with demolition associated with the construction of the railway in the later 1840s?) or fell into ruin; the farmhouse at Sellake was taken down/destroyed after 1926 but before 1934.

The eastern half of the site was in the prebend of Priors and the western half was in Clare. The archive at KCC contains several documents relating to Copplestone and Sellake, but most were, at the time of writing, being conserved and were not available for consultation. One document, a

rental of the lands of St James Priory dated 1742, lists two tenements at West Manley in Tiverton (KCAR/6/2/137/3/SJP/128) held at that time by the *Widow Coplestone* and the *Widow Selleckes*, the yearly rental value of the former being 11s, the latter 5s 4d, indicating Coplestone was by far the larger farm. This rental would also indicate the names of the farms are linked to former tenants (as with *Prowses* and therefore probably *Hookley* as well) rather than toponyms in their own right, and in the medieval period would have been referred to, rather blandly, as *a tenement in West Manley formerly occupied by X. Coplestone* appears in a bill of chancery *vs. Newte* (perhaps the 'learned divine' Richard Newte the Prebend for Tidcombe and Clare? Lysons 1822) in a dispute over boundaries in West Manley in 1670 (KCAR/6/2/137/20/SJP/121), suggesting the family had lived there for at least 70 years, and the Sellake appear to have been an established family in Halberton during the 17th century (DHC). KCC sold Coplestone in 1926 (KCAR/6/2/137/17).

3.3 CARTOGRAPHIC DEVELOPMENT

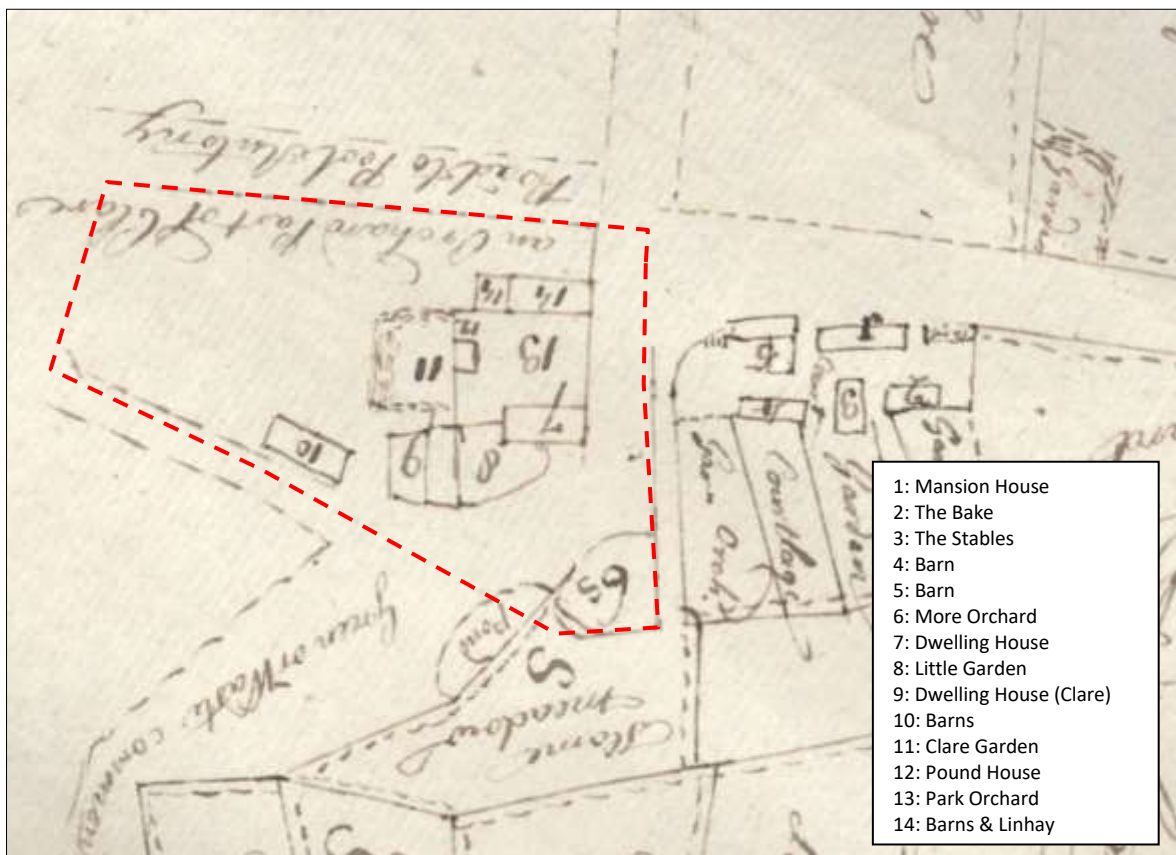


FIGURE 3: EXTRACT FROM A 1750 MAP OF SELLAKE AND COPPLESTONE (©KINGS COLLEGE CAMBRIDGE SJP.231), RE-ORIENTATED TO THE NORTH; THE (VERY) APPROXIMATE EXTENT OF THE SITE IS INDICATED.

Coplestone Farm at West Manley is well-served by historic maps, with three pre-1840 estate maps held in the archives of KCC. Only the earliest map (Figure 3), dating to 1750, was available at the time of writing, a fairly schematic rendering of the land held by KCC at that time (KCAR/6/2/137/13/SJP/231). What it shows is a fairly large but straggling settlement containing the usual range of farm buildings: dwellings, barns, stable, linhay, cider barn and a bakehouse. It is of interest that the house at Coplestone is listed as a *mansion*, which strongly implies a superior status. Sellake consists of a yard with a dwelling house to the south, the surviving barn (B1) with a linhay to the north, and a small structure identified as a pound house to the west. To the south is a second dwelling house with one barn. The deep holloway is labelled *green or waste common*. It is of particular interest that B1 is shown on this map as the standing structure lacks any real dateable features but must be at least earlier 18th century in date. The other notable feature of this map is

that it shows the sites of at least three other cottages within the settlement that had disappeared by 1840.

The 1840 tithe maps of Clare and Priors show the site in greater detail. This indicates B2 had been constructed on one side of a much-reduced yard, presumably to provide a large garden to the associated farmhouse F1. Two more barns are shown closing the yard around F2, and a cottage with barns is shown on the corner next to the lane (the surviving element now being *Rose Barn*). The tithe field names are mostly straightforward and prosaic, though the long field/lane to the east (no.2799) is listed as *goil*, a dialect term for a muddy incised streambed. The site is located to the centre of the hamlet, within a sub-rectangular area bounded by roads and ponds. The morphology of the settlement could be interpreted as an infilled townplace.

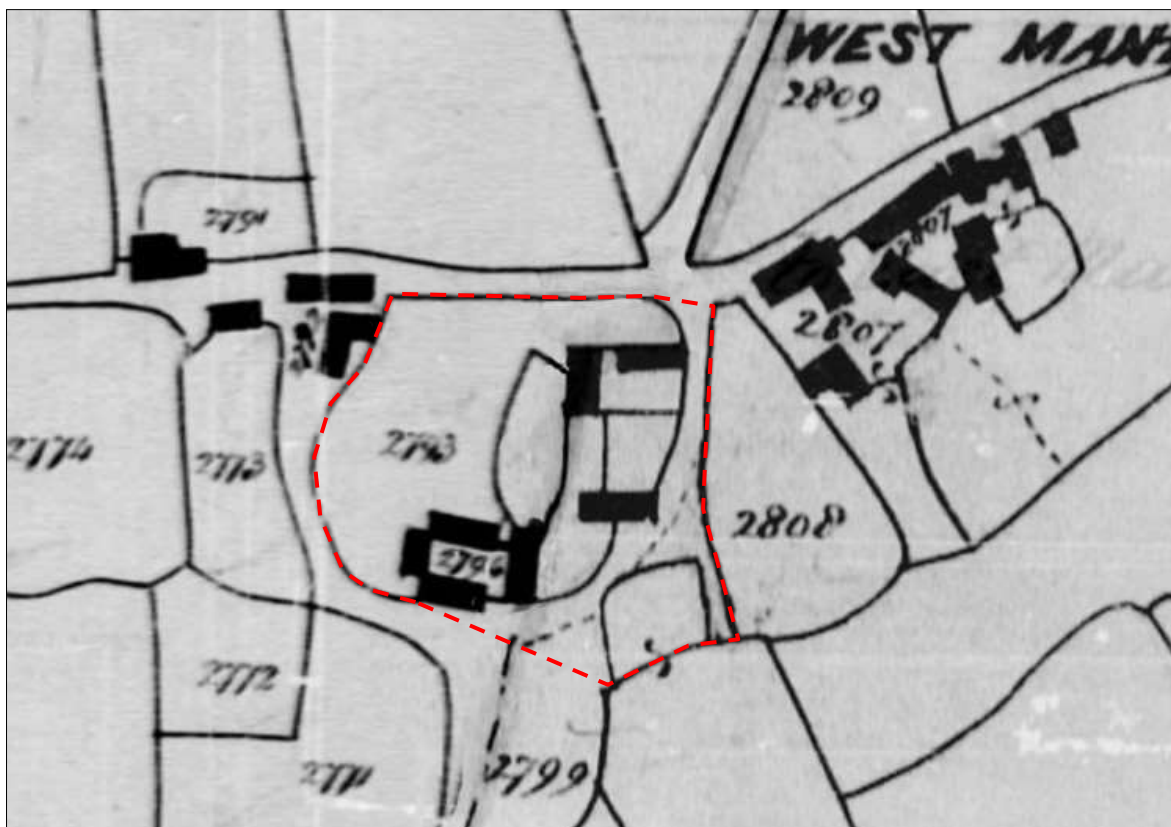


FIGURE 4: EXTRACT FROM THE C.1840 TITHE MAPS OF CLARE AND PRIORS (PRO); THE SITE IS INDICATED.

The 1890 OS map (Figures 5 and 6) shows the same basic layout, but the farm buildings on the south-west edge of the site (Hookley) are no longer shown, with farmhouse F2 shown in outline indicating it was roofless. Some of the buildings at Prowses/Rosebarn have also been lost, and a new farm, labelled *Hookley & Prowses* had been built in a more elevated location to the north-west. At Copplestone Farm the extant farmhouse is shown for the first time, having replaced other structures on a similar footprint. The key difference is the depiction of water around the site, with the base of the lane/area of waste now shown as a pond, with open water/a stream wrapping around the site on three sides. The site of Hookley, and the western and northern part of the site, are shown as orchard. Lastly, the tail of the approach causeway carrying the lane over the Bristol and Exeter Railway (Tiverton Branch), opened 1848, is shown.

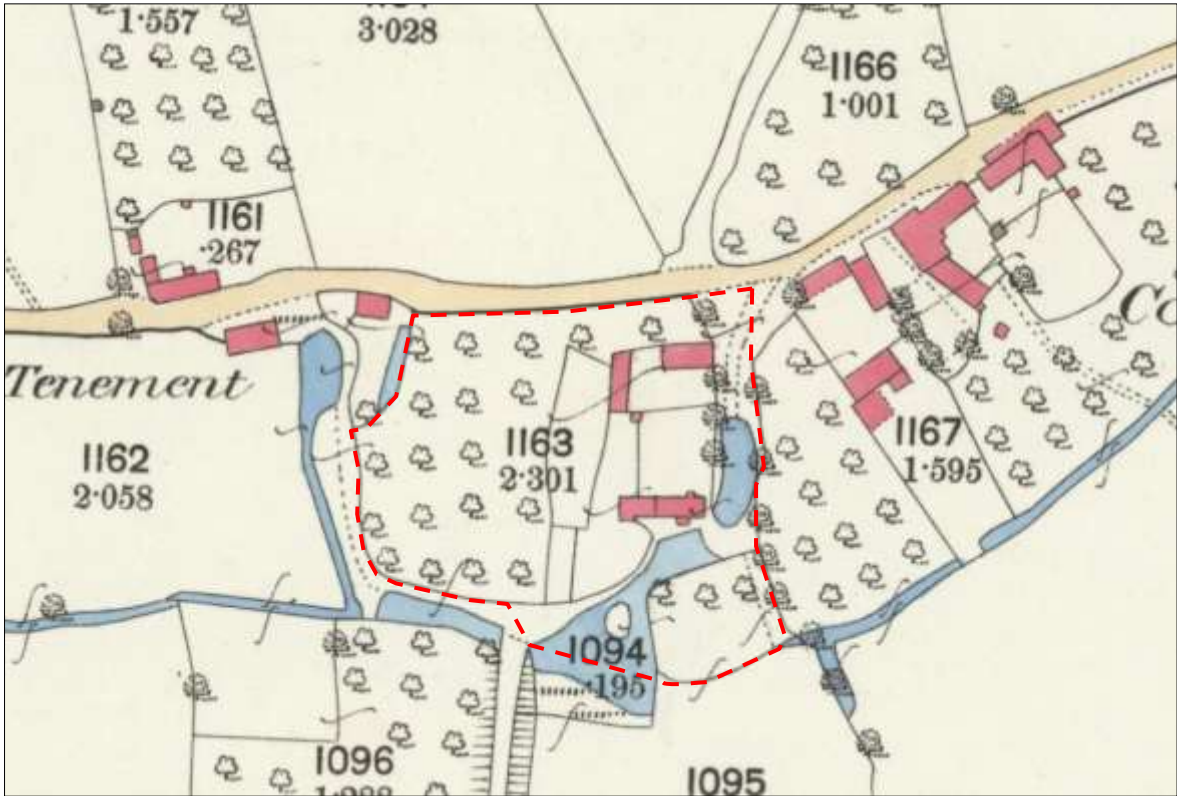


FIGURE 5: EXTRACT FROM THE 1890 1ST EDITION OS 25" MAP (DEVON SHEET XLV.8); THE SITE IS INDICATED.

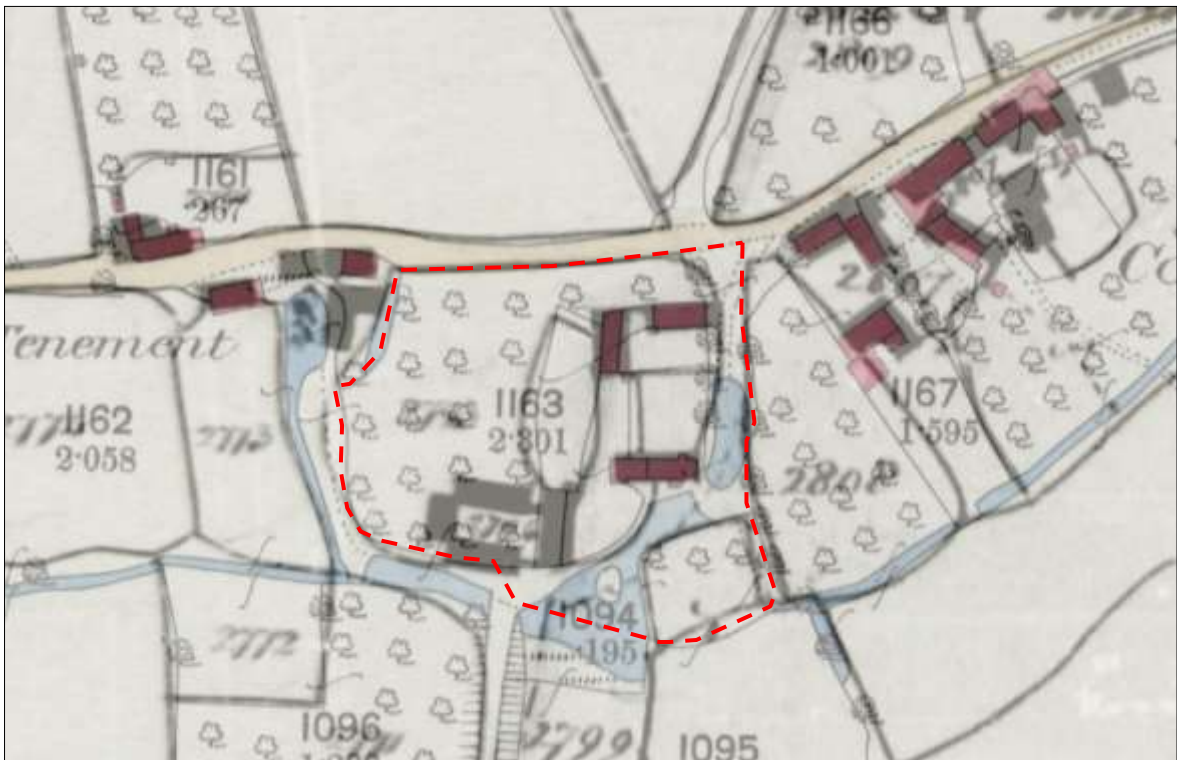


FIGURE 6: COMPARISON BETWEEN THE TITHE MAP AND THE 1ST EDITION OS MAP.

The 1905 OS map (Figure 7) is almost identical to the map of 1890 save that the west wall of F2 is no longer shown, the lower pool in the eastern holloway is depicted as marsh, and the structure (cottage?) at the north-western corner of the site has been lost. The plan accompanying the sale of Copplestone in 1926 (Figure 8) is almost identical and may be a tracing of the earlier OS map. The 1934 OS map (Figure 9) is again very similar except that the farmhouse F1 has disappeared.

Subsequent OS maps (not depicted) indicate relatively little change, but in the later 20th century the two farm buildings to the west of Copplesstone farmhouse were demolished and a gentrified garden prospect created.

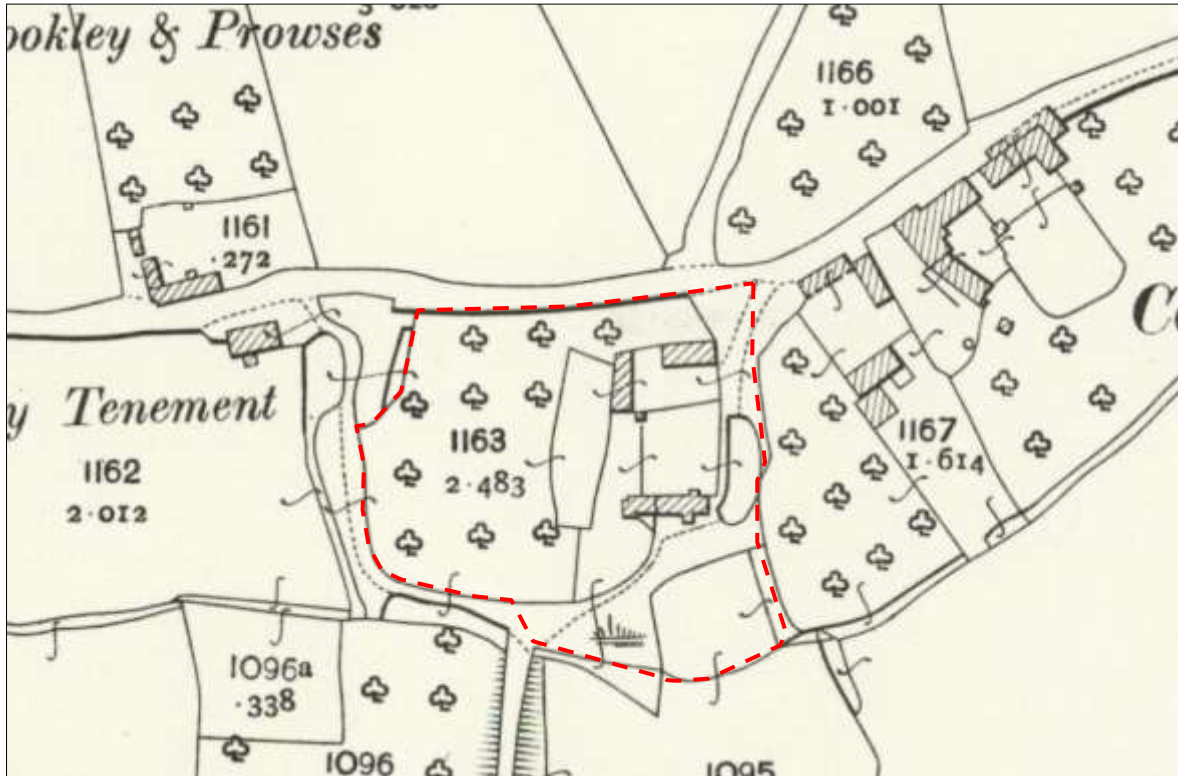


FIGURE 7: EXTRACT FROM THE 1905 2ND EDITION OS 25" MAP (DEVON SHEET XLV.8); THE SITE IS INDICATED.

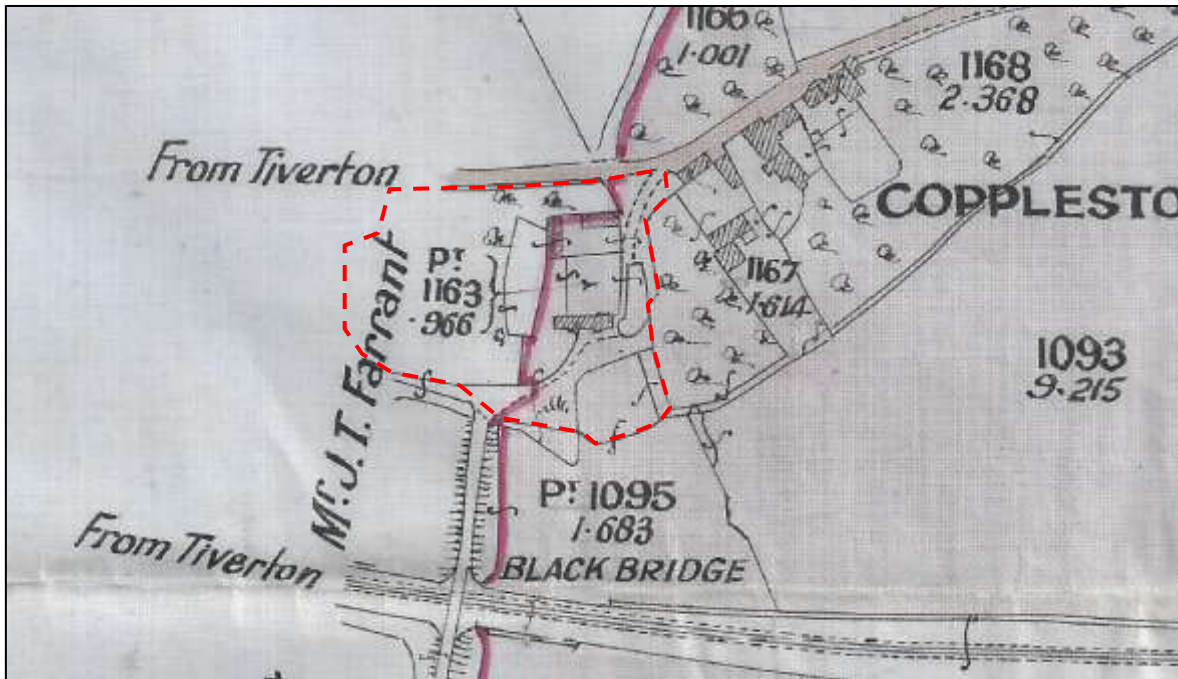


FIGURE 8: EXTRACT FROM THE PLAN ACCOMPANYING THE 1926 CONVEYANCE; THE SITE IS INDICATED (COURTESY OF THE CLIENT).

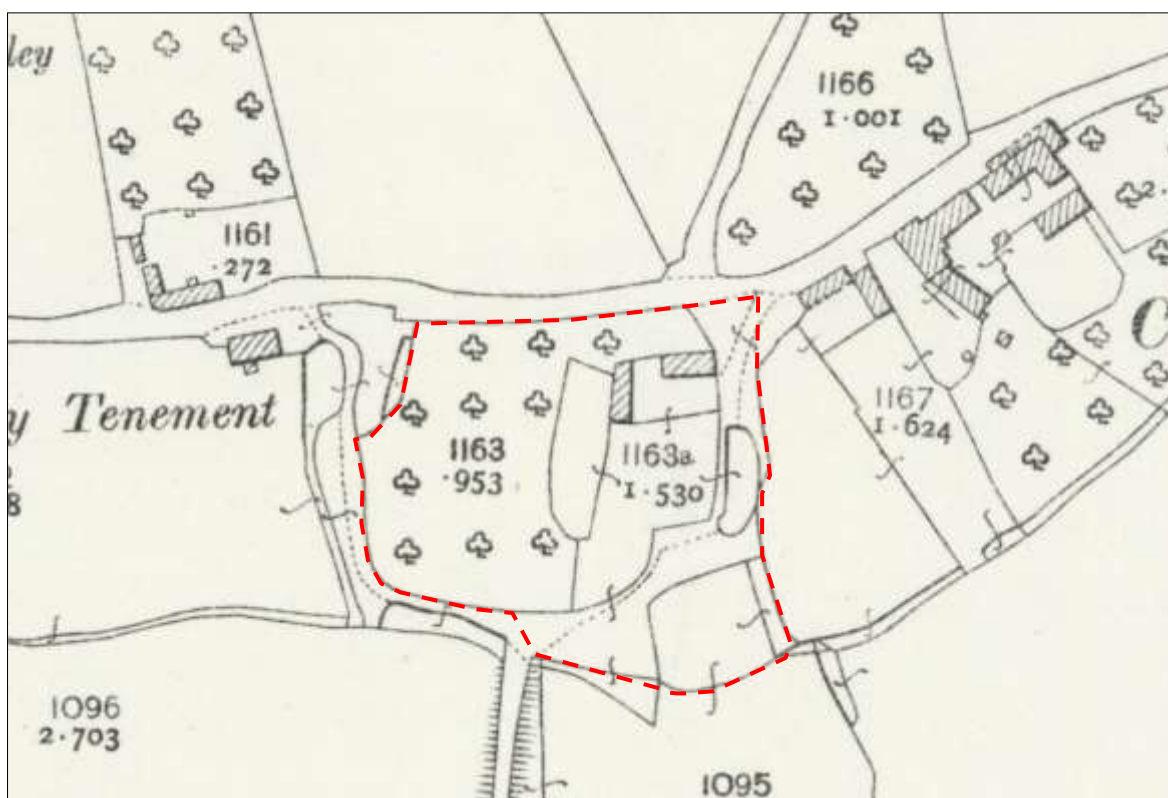


FIGURE 9: EXTRACT FROM THE 1934 3RD REVISION OS 25" MAP (DEVON SHEET XLV.8); THE SITE IS INDICATED.

3.4 ARCHAEOLOGICAL BACKGROUND

This locality has seen extensive fieldwork associated with the Tiverton EUE (e.g. MDV113665) take place, although this is mainly to the north of West Manley. The geophysical surveys undertaken have identified the remains of a relict fieldsystems of probable Prehistoric or Romano-British date, together with a limited number of probable settlement sites. The Devon Historic Environment Record (HER) lists a series of undesigned assets in the local area (see below). The fields here are characterised by the Devon HLC as *medieval enclosures based on strip fields* (as betrayed by the parallel sinuous curves and surviving dogleg boundaries), with *orchards* around the settlement and *post-medieval enclosures* to the south-east. The latter are likely to represent rationalisation of the medieval fieldscape.

3.4.1 PREHISTORIC AND ROMANO-BRITISH 4000BC - AD409

The evidence for Prehistoric and Romano-British activity is extensive but poorly preserved – as-yet explored. There is a flint scatter in a field to the north (MDV32750), and the geophysical survey work and archaeological evaluations that have taken place have recovered Prehistoric and Roman material. This would have been an actively farmed landscape from the Middle Bronze Age, as demonstrated by the extensive lithic scatters in the Loman Valley (e.g. see Quinnell *et al.* 2015).

3.4.2 EARLY MEDIEVAL AD410 – AD1065

The archaeology of the early medieval period is poorly represented but the basic framework of the tenurial and ecclesiastical landscape was established during this period, as were many of the farming settlements.

3.4.3 MEDIEVAL AD1066 - AD1540

Most of the farms and many of the settlements in the area are at least medieval in origin, with documentary evidence for a chapel at West Manley (MDV12366) and a sub-manorial site at Pole Antony (MDV15352). Open or strip fields at likely to have been laid out in association with these farms; subject to enclosure during the late and post-medieval period, these form the basis of the

modern fieldscape. Some of the standing structures in this landscape – e.g. Prowses (MDV48485) and Coplestone (MDV59601).

3.4.4 POST-MEDIEVAL AND MODERN AD1540 - PRESENT

The key developments during this period occur later in the period with the construction of the Grand Western Canal (opened 1814) (MDV1497) and the Bristol & Exeter Railway (opened 1848) (MDV1363). Both required extensive capital works and influenced the development of the area. However, the economy, then as now, was dominated by agriculture with the most common undesignated heritage assets in this landscape the historic hedgerows. Related to this, the earthworks of probable orchard banks survive to the south of the site (MDV108396).

3.5 LIDAR AND AERIAL PHOTOGRAPHY

The readily available recent (post-2000) aerial photography for the site (not depicted) is of little value, showing only a site largely overgrown with trees and shrubs. Conversely, imagery derived from Environment Agency LiDAR data (Figure 9) clearly shows the pronounced earthworks on and adjacent to the site. The sunken yard to the south of B1, the eastern holloway, the raised area to the south-east and the deep hollow on the south-western side of the site, are clearly shown.

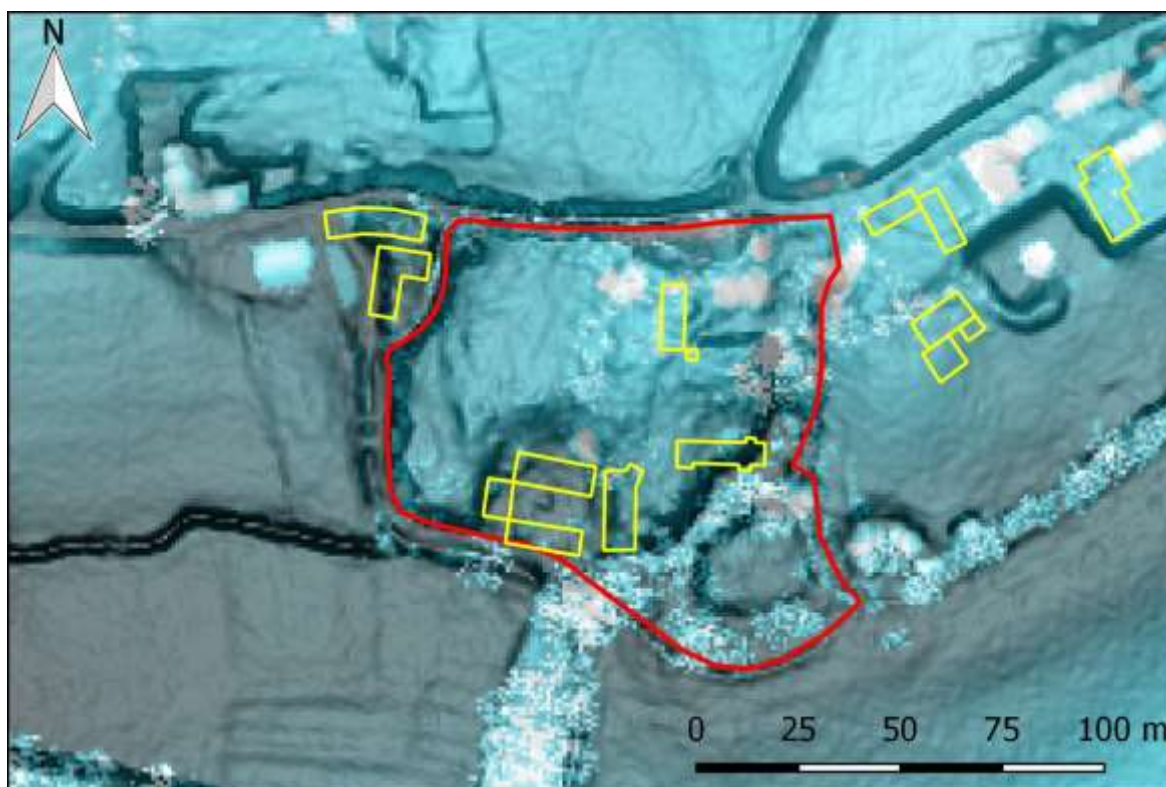


FIGURE 10: COMPOSITE LiDAR IMAGE BASED ON ENVIRONMENT AGENCY DTM (GREYSCALE) AND DSM (IN BLUE) DATA, WITH THE SITE BOUNDARY SHOWN IN RED, AND LOST BUILDINGS SHOWN IN YELLOW OUTLINE (DATA PROCESSED USING QGIS v2.18 TERRAIN ANALYSIS>SLOPE; DATA COPYRIGHT ENVIRONMENT AGENCY, OPEN GOVERNMENT LICENCE 3.0 © CROWN COPYRIGHT 2019).

3.6 WALKOVER SURVEY

A walkover surveys undertaken assessed the archaeological potential of the site as *high*, with excellent preservation of earthworks and the recovery of building material and finds from the location of the lost farmhouse. The site gives the appearance of being artificially elevated: West Manley Lane to the north is deeply incised (c.2m), as is the former lane that passes along and through the eastern part of the site, and the ground abruptly falls away to the west and south. In

addition, and as the historic maps indicate, there are seasonal pools of water around and within the site that lend it the appearance of being moated. The base of the deep holloway that curves around the eastern part of the site has been partly infilled with mixed dumped material (concrete roof tile, stone etc.) brought to the site from elsewhere, and the level of the yard in the angle between the two standing structures has similarly been raised (client *pers. comm.*). It is possible other, less readily distinguishable, material has been brought onto site as, until recently, most of the central part of the site was covered in Japanese Knotweed. To the south-western part of the site there is a wide deep hollow, with a clear platform to the east and the remains of a stone gable and rear walls; this was the location of a courtyard of farm buildings, with the platform representing the farmhouse (F2). The image derived from Environment Agency LiDAR data (Figure 10) shows how pronounced the earthworks are.

It is clear from the historic maps and on the ground that the stream and pools here have been manipulated to some purpose, but it is not clear what that purpose might have been (aesthetic? watermill? fishponds? industrial process?). The fact that the former lane is described in the title apportionment as a *goil* (wet/muddy incised gully) would suggest the presence of water was incidental rather than deliberate, but that need not necessarily have always been the case.



FIGURE 11: THE HOLLOWAY/GOIL CURVING AROUND THE SOUTHERN PART OF THE SITE; VIEWED FROM THE NORTH-EAST.

There are two standing buildings on the site. The surviving barn (B1) is a large rectangular cob-built structure on a stone plinth with a modern hipped roof. The south-west side was modified in the 19th century to form two large two-storey openings (i.e. a linhay) with brick quoins, and the end elevation has been rebuilt in stone. The lifts in the cob are clear and well defined (between 0.6m and 1m in height), and levels to the north and east of the structure have been lowered exposing the base of the walls. There is a single wide doorway with a heavy timber lintel in the middle of the north wall; the base of the doorway has been lowered through the stone plinth. The walls are otherwise blind. The interior forms a single space with an earth floor open to the roof, although there are sockets for joists indicating there was once a first floor. There are the remains of an internal wall separating the west bay from the rest of the building; the end bay has a concrete floor.



FIGURE 12: THE HOLLOW THAT ONCE CONTAINED A COURTYARD OF FARM BUILDINGS, WITH THE BACK WALL OF THE ASSOCIATED FARMHOUSE INDICATED; VIEWED FROM THE WEST.



FIGURE 13: THE BARN (B1), VIEWED FROM THE NORTH-EAST (SCALE 2M).

A ruined rectangular building (B2) stands to the west, similarly of cob on a stone plinth, but much repaired in stone and brick. The stone plinth is built of small rectangular (quarried) siltstone similar to the barn, but above this the rebuilt rear (west) wall is of a coarse purplish breccia which might have been reclaimed from one of the lost buildings on the site. The north gable is repaired in stone and brick, and the apex of the gable may have always been in brick, laid in a Flemish bond. Two kinds of brick are represented, with different sizes of frog, and the pitched roof was originally pantile (stamped BROWN BROS. BRIDGEWATER). The test pit (#3) excavated inside the building would suggest it had an earth floor. The structure now appears to have been open sided, but it is not

shown as such on the historic maps, and its current appearance has arisen because the wall has collapsed/been demolished.



FIGURE 14: THE RUINED STRUCTURE; VIEWED FROM THE SOUTH-EAST.

The centre of the site is relatively level, particularly to the south-east where the other farmhouse was located (F1). To the west is a scatter of stone rubble including examples of purple vesicular (volcanic) rock with traces of working (for a window mullion or sill). This material may be from the farmhouse (F1) but the evaluation (below) uncovered the base of a wide boundary wall here, which was probably the source for this architectural spolia.

In terms of historical biology, the hedges around the site are dominated by hazel stools (to the east and west) and holly (to the north-east and north). The presence of large hazel stools is a clear indicator of occupation, but the dominance of holly is unusual. Its leaves could be cut for rough forage, but also burn fast and hot, and thus may have been collected for heating bread ovens etc. There is an abandoned badger sett to the southern tip of the central platform; the presence but very limited extent of the sett may hint at the extent of made ground across this part of the site.

A fair collection of post-medieval and mainly 19th century pottery was recovered during the walkover (see Appendix 2), the usual mix of South Somerset red wares and Staffordshire white wares. However, a single small sherd (2g) of 17th or early 18th century tin-glazed Delft-type ware was also recovered, from beyond the holloway to the south-east.

3.7 RESULTS OF THE ARCHAEOLOGICAL EVALUATION

3.7.1 INTRODUCTION

Nine short evaluation trenches or test pits were opened across the site (see Figure 15). They were located within and around the proposed footprint of the development in order to determine the presence and character of archaeological remains on the site, and to draw up a deposit model to ascertain the presence, depth and character of any made ground.

What follows is a summary of the results; full context descriptions can be found in Appendix 1; the finds list in Appendix 2; and the photographic archive in Appendix 4.

3.7.2 DEPOSIT MODEL

For the most part the trenching determined that the natural substrate (the weathered upper part of the Tidcombe Sand Member) lay relatively close to the surface (within the 'normal' range, i.e. 0.4-0.5m); this indicates levels across the site have not been artificially raised. The exception to this was in TP#7 and TP#8 on the southern edge of the site, where the farmhouse (F1) had been located. Here a greater thickness of made ground was encountered, but perversely, no clear evidence (i.e. walls, floors) for the farmhouse was uncovered. This dumped material was all 19th century or later in date.

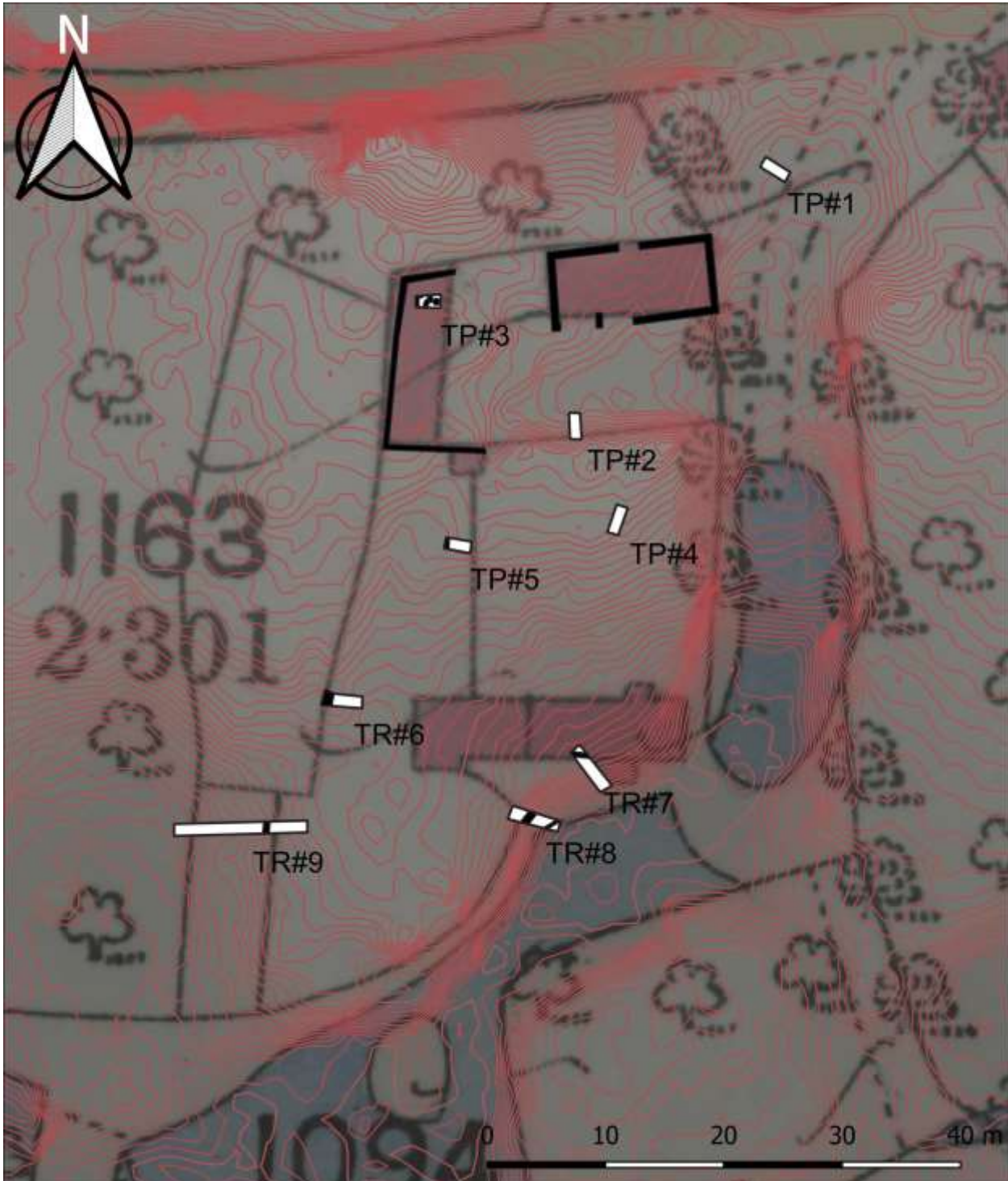


FIGURE 15: SITE PLAN SHOWING THE LAYOUT OF THE TRENCHES AND PRINCIPAL FEATURES. 10CM CONTOURS BASED ON EA LIDAR DATA OVERLAIN WITH THE 1ST EDITION 25" MAP OF 1890.

3.7.3 TRENCHES/TEST PITS

Test Pit #1

TP#1 (2.3×1m) was located close to the entrance of the site to the north-east, to investigate ground conditions below the proposed new access to the site. It determined that there was up to 0.8m of made ground over a buried soil c.0.3m thick; a disturbed area (101) filled with clean redeposited natural and rotted wood was probably the remains of a tree throw. The buried soil (103) was a slightly pinkish-grey sandy silt which sealed the hard, slightly brownish-pink sandstone natural (104). Tiny shards of transparent modern glass were recovered from the base of (101).



FIGURE 16: THE NORTH-EAST FACING SECTION OF TP#1; VIEWED FROM THE NORTH-EAST (SCALES 2M & 1M).

Test Pit #2

TP#2 (2.25×1m) was located to the south-west side of the yard to the south of B1. The ground steps up c.1m here from the surface of the yard to the level of the field, and this test pit was intended to determine whether the yard had been cut down or the level of the field built up, and if a retaining wall or stone-faced bank was present. A thin topsoil (200) overlay a hard and slightly gritty layer of pinkish grey-brown silty sand (201) c.0.35m thick. The topsoil spilled down over the terrace to the yard below, increasing in thickness from 0.1m to 0.3m. Below this was a subsoil (202), weathered natural (203) and harder sandstone (204). There was no trace of a wall and it seemed clear that the level of the yard had been reduced either deliberately or through erosion of the softer subsoil. There were no finds.

Test Pit #3

TP#3 (2.2×1m) was located within the footprint of the ruined building (B2), towards the northern end to avoid the piles of stone rubble. It was located to determine the character of the floor surfaces within B2, and it appears that, like B1, there was an earth floor. A large 19th century South Somerset jug <304> was found to be set into the floor, its shoulders missing but its neck and handle surviving within the base. In addition to this, four postholes and a shallow gully were exposed. Posthole [303] was 0.52m in diameter and 0.26m deep, with vertical or slightly undercut sides and a flat base. Fill (304) was a pale yellowish-pink sandy silt, very similar to the natural but distinguished by a slightly clayey texture. Posthole [306] was oval, 0.56×0.22m across and 0.15m deep, with sloping sides and a concave base. Fill (306) was similar to (304), and both featured probable but indistinct postpipes c.0.1m in diameter and marked by a couple of small (<80mm) sub-angular stones.

Posthole [307] was oval, 0.85×0.38m across and 0.13m deep, with a broad concave profile; it was filled by (308). Posthole [309] was 0.48m in diameter and 0.29m deep, with steep sides and a pointed base; it was filled by (310). Posthole [309] cut gully [311], which ran along the western side of the test pit; the gully was at least 0.16m wide and 0.1m deep, with sloping sides and a single fill. The fills of all the features were similar or identical to those of [303] and [305], but it appeared that posthole [[305] cut posthole [307], and gully [311] cut posthole [309]. Other than vessel <304> there were no finds.



FIGURE 17: TP#3, VIEWED FROM THE WEST (SCALE 1M).

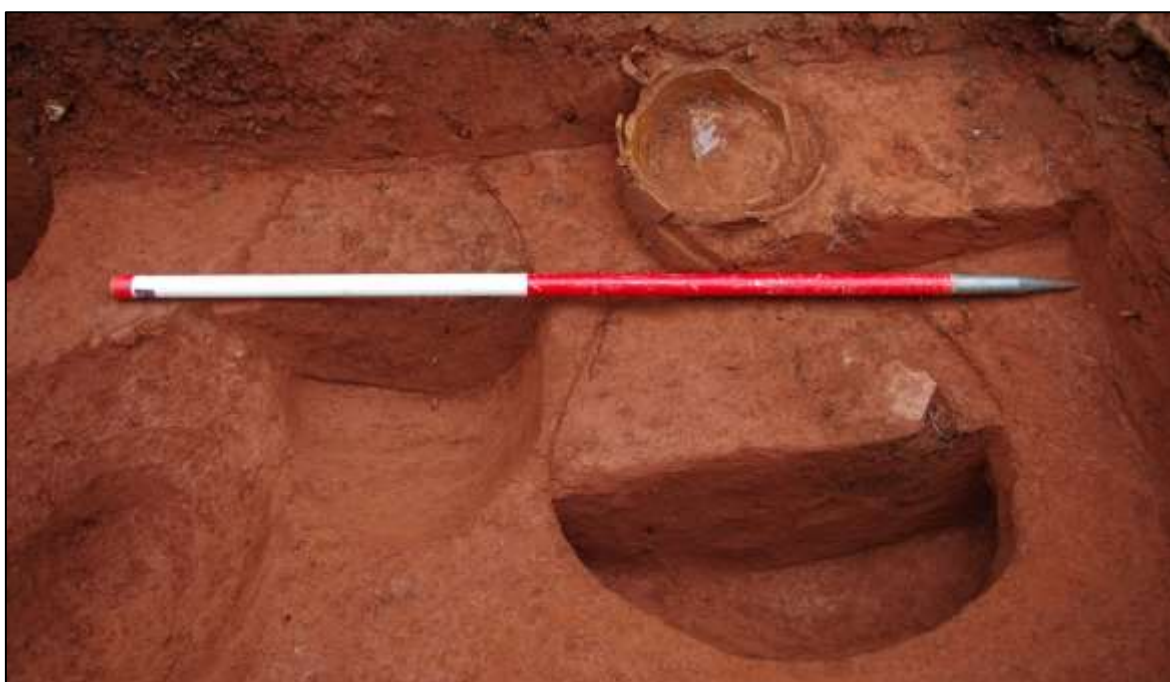


FIGURE 18: TP#3, POSTHOLE [305] TO THE LEFT, POSTHOLE [303] TO THE RIGHT, AND VESSEL <302> TOP RIGHT; VIEWED FROM THE SOUTH (SCALE 1M).



FIGURE 19: THE SOUTH-FACING SECTION OF TRENCH #5, WITH DITCH [503] TO THE LEFT; VIEWED FROM THE SOUTH (SCALE 2M).

Test Pit #5

The stratigraphy of TP#5 (2.25×1m), to the south of B2, was identical to that of TP#4, save that it partly sectioned a ditch [503] orientated north-to-south, 0.7m+ wide and 0.3m deep, with broad concave profile. It contained a single fill (504), a soft yellowish-red sandy silt with small pebbles and roots. Ditch [503] cut the subsoil (502) but was sealed by the topsoil (501). This ditch defined a boundary shown on historic maps in the 19th and early 20th centuries (see above). There were no finds.

Trench #6

The stratigraphy in TP#6 (4×1m), to the south of TP#5, was identical to that of TP#4, save that at its western end the base of a wide stone wall {603} was encountered. Wall {603} was 0.95m wide and survived to a height of c.0.4m (3-4 courses). It was faced with fairly regular rectangular stone blocks, with a very haphazard core of mixed irregular and poorly sorted stone rubble in a loose earth bond; two of the stones in the core bore traces of a hard grey lime mortar. The stone rubble noted on the surface here is probably from this wall, which presumably was mostly built in cob. This wall is on the line of a historic boundary shown on historic maps until after 1934; this wall is on the line of the boundary between the tenements of Sellake and Hookley/Prowses, and the prebends of Priors and Clare. There were no finds.

Trench #7

Trench #7 (4×1m) was on the southern edge of the site, where levels drop down to the eastern holloway. It was located to target the south wall of the former farmhouse (F1), and to determine whether the farmhouse sat on an artificial platform. However, the only clear structural evidence in this trench was a patch of rough cobbles (705), sealed below the topsoil (701). North of the cobbling were two shallow cuts [703] and [706]. The earlier feature was a linear cut [706] c.0.45m wide and 0.22m deep with steep sides and a flat base; its fill (707) was rich in lime mortar and it appeared to be respected by the cobbling. This appears to follow the line of wall of the lost farmhouse (F1). However, there was no trace of a floor. Feature [703] was c.1.5m wide and 0.25m deep with a broad

gentle profile; it was filled by (704), a firm greyish-red sandy-silt with mortar fragments. This feature appeared to be orientated north-east to south-west. The finds from the layers above the cobbling were all 19th century or later in date.



FIGURE 20: THE NORTH-FACING SECTION OF TRENCH #6 SHOWING WALL {603}; VIEWED FROM THE NORTH (SCALE 2M).



FIGURE 21: TRENCH #7, WITH COBBLES (705) IN THE FOREGROUND; VIEWED FROM THE SOUTH (SCALE 1M).

Trench #8

Trench #8 (4.2x1m) was located south-west of Trench #7, to section the edge of the central raised area to determine the presence and extend of made ground here. The natural (802), a firm red weathered sandstone, was encountered to the west end of the trench, buried beneath a thick layer of redeposited reddish-brown silty sand (801) up to 1m thick. Layer (801) appears to have been deliberately dumped along the edge of the Holloway, spilling down into the base of that feature. Layer (801) also sealed two other structural features: a band of stony rubble (803) c.1.1m wide crossing the trench north-east to south-west (perhaps the robbed out remnants of a wall), and a

spread of angular shillet retained by a line of pitched shillet roughly parallel to (803). The latter could have been a path or narrow track along the side of the holloway.



FIGURE 22: THE NORTH-FACING SECTION OF TRENCH #8; VIEWED FROM THE NORTH (SCALE 1M).



FIGURE 23: TRENCH #9, VIEWED FROM THE WEST. THE THIN CONCRETE FLOOR (907) WITH WALL {905} IN THE BACKGROUND AND THE PATCH OF MEDIEVAL TILES (910) (INDICATED) IN THE FOREGROUND (SCALE 2M).

Trench #9

Trench #9 (11.5×1m) was located beyond the south-western edge of the development, sampling the other former farmhouse (F2) on the site. Unlike F1 there was surviving structural evidence: a rear (east) wall {905} 0.7m wide and surviving to a height of 0.7m (6 courses), built of fairly small but roughly coursed sub-rectangular siltstone blocks. The floor of the farmhouse had been of thin concrete (907) up to 2.95m wide, with a patch of thin medieval tiles (910) exposed at the north-west edge (see *finds*). The tiles *may* have been set into the floor of a doorway, but if so, the building would have been very narrow. To the centre of the floor there was a distinct rectangular cut, 1.2m long and 0.2m+ wide (extending beneath the northern baulk), where the concrete had been formed around an existing feature. To the west of the floor the ground drops away, with the natural weathered sandstone (902) encountered less than 0.5m below the surface. To the east there was a broad cut [903] to the rear of wall {905}, 2.3m wide by 0.7m deep. This cut appears to have flanked the outside wall of the farmhouse, and was filled with (904), a dark reddish-grey silty sand containing mid-19th century finds (see *finds*). Beyond this cut, the natural rose up to within 0.5m of the surface.

3.7.4 FINDS

The evaluation generated a reasonably large assemblage of finds, almost all of which were 19th century or later in date. A reasonably amount of material was recovered from the surface during the walkover survey, including quite large fragments of South Somerset or West Somerset glazed red wares including dishes with simple slip decoration. A single small sherd (<1g) of 17th century tin-glazed Delft-type pottery with blue decoration was picked up from the raised area to the south-east, a large rim sherd (118g) from a 16th-17th century South Somerset bowl, and a sherd (30g) of post-medieval North Devon gravel tempered ware. Otherwise, the assemblage consists of white refined earthenware.

The most significant finds were three fragments (348) of medieval floor tile. These are likely to be 5" tiles, 26mm thick with tapering sides and (in one instance) traces of green glaze; two of the fragments have circular stab marks to the underside. The yellowish-red sandy fabric contains poorly sorted sub-angular to sub-rounded inclusions, and it seems likely these are South/West Somerset products. Also recovered (though not retained) were several fragments of hard purple vesicular (volcanic) stone with evidence of working, probably from a window sill or mullion.

Two tiny shards of transparent window glass were recovered from TP#1, but TP#2, TP#4, TP#5 and TR#6 were devoid of finds. Most of a 19th century South/West Somerset glazed jug were recovered set into the floor of B2 in TP#3, but no other finds. A small number of 19th century finds came from TR#7 above the level of the cobbles (705), and a rather greater number from layer (801) in TR#8. This group contained pottery from white refined earthenware vessels with blue transfer print and sponge-decorated designs, a black basalt ware teapot handle (28g) and part of a South/West Somerset heavy bowl. TR#9 produced the most stratified material. The layer (906) over the concrete floor (907) produced one sherd (115g) from an 18th century South/West Somerset dish with slip decoration and large fragments of three (795g) pale reddish-brown floor tiles. These are 103mm across and 18mm thick, featuring deep keying scoops in the rear. These tiles may come from (910), where at least 14 remain *in situ*. To the rear of wall {905} fill (904) produced a good range of 19th century pottery, including sponge-decorated white refined earthenware, white refined earthenware plates with blue feathered edges c.1805, and South/West Somerset bowl and slip-decorated dish.

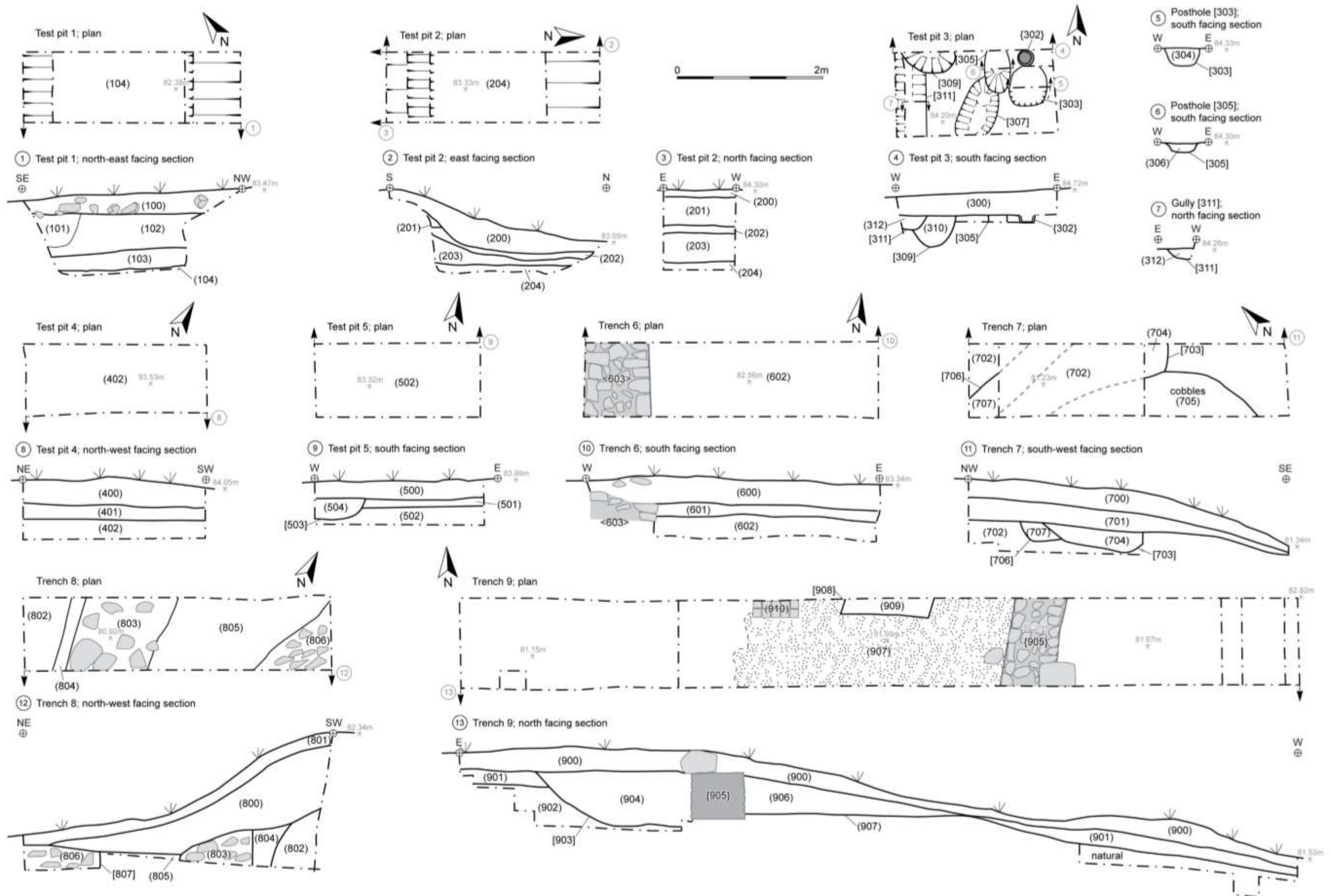


FIGURE 24: PLANS AND SECTIONS.

3.8 ARCHAEOLOGICAL POTENTIAL AND IMPACT SUMMARY

The direct *effect* of the development would be the disturbance or destruction of archaeological features or deposits present within the footprint of the development; the *impact* of the development would depend on the presence and significance of archaeological features and deposits.

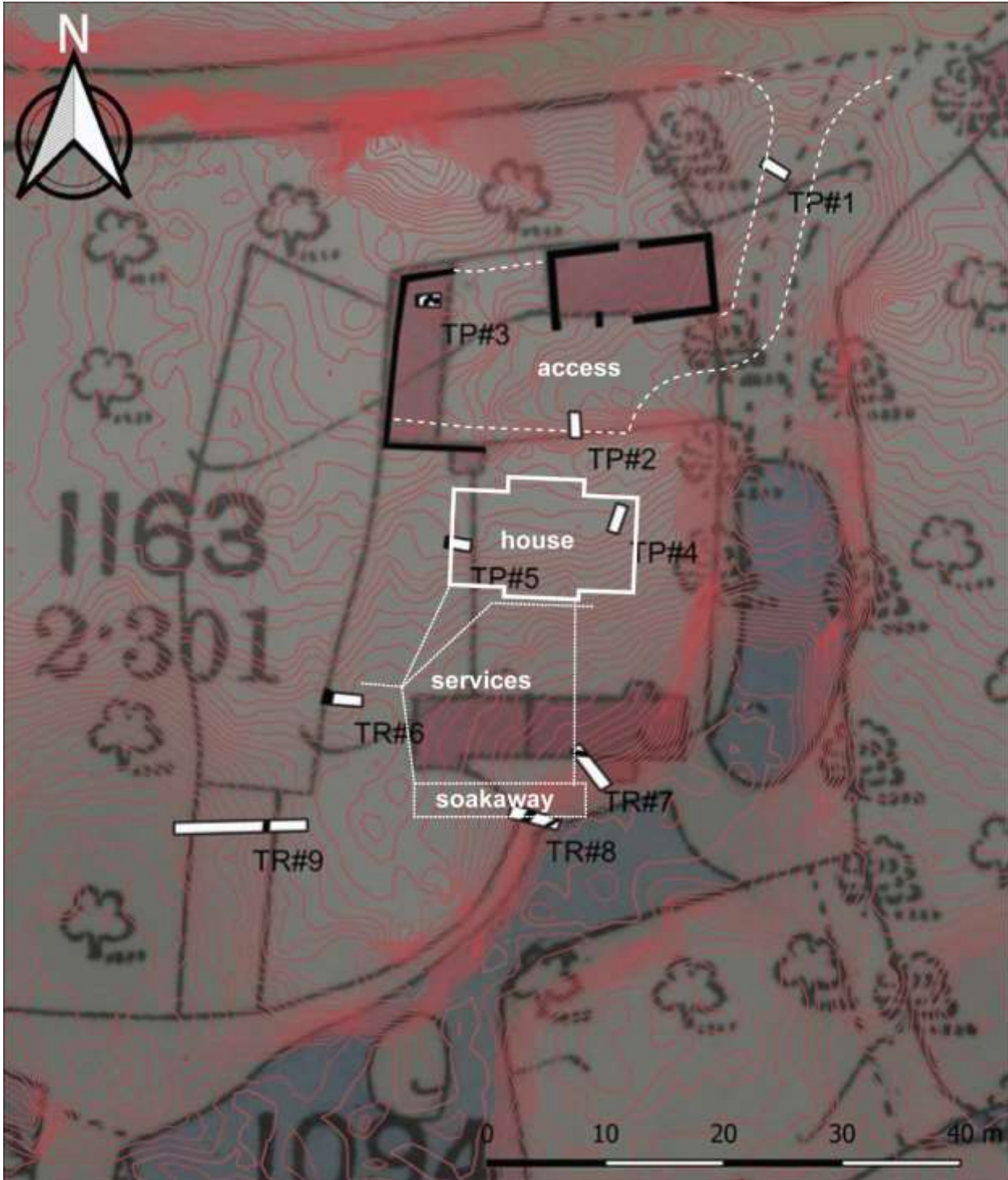


FIGURE 25: CURRENT DESIGN PROPOSALS.

The proposed development (Figure 25) would see the B1 and B2 repaired/rebuilt and a detached house built immediately to the south. A soakaway would be constructed to the south of the house, and there would be landscaping associated with the access. In terms of the impact of the proposals,

repairs to the standing building would affect their physical structure and the insertion of floors in B2 could expose more postholes. The house would be built in an area the evaluation suggests is largely devoid of features apart from ditch [503]. However, the associated soakaway/service trenches could impact on the lost farmhouse F1 and the boundary wall exposed in TP#6. Levels within the access road and most of the yard have either been built up or eroded down, so affect here would be less.

Based on the results of the desk-based assessment and the archaeological evaluation, the archaeological potential of the site would appear to be *medium to high*. The significance of the archaeological remains identified is medium to high, despite the lack of medieval material other than tile. Further archaeological works on this site are warranted.

TABLE 1: SUMMARY OF DIRECT IMPACTS.

Asset		Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Direct Impacts						
Archaeological features		Onsite	Medium/High	Major	Moderate/Large	Negative/moderate
<i>After mitigation</i>			Medium/High	Minor	Moderate/Slight	Negligible

4.0 INDIRECT IMPACTS

4.1 STRUCTURE OF THE ASSESSMENT

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

With an emphasis on practicality and proportionality (see *Setting of Heritage Assets* p15 and p18), only those assets where there is the possibility for an effect greater than negligible (see Table 5 in Appendix 3) are considered here in detail. There is only one designated heritage asset in the immediate area: GII Listed Prowses Farmhouse. The other relevant historic building is Copplestone Farmhouse.

- Category #1 assets: none

- Category #2 assets: Prowses Farmhouse (GII); Coppleshone Farmhouse (undesigned)
- Category #3 assets: none

4.3 IMPACT BY CLASS OF MONUMENT OR STRUCTURE

4.3.1 FARMHOUSE AND FARM BUILDINGS

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

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the linhay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

What is important and why

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

ASSET NAME: PROWSES FARMHOUSE	
<i>Parish:</i> Tiverton	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.110m
<p><i>Summary:</i> Listing: Farmhouse. Probably C16. Rendered cob with stone rubble plinth; water reed thatched roof; stone end stacks including external stack to left. 2-room plan plus lean-to possible extension on the right and former probable cider loft at rear left rebuilt 1993-4 as domestic wing. EXTERIOR: 2 storeys plus lean-to on the right; 3-window range with doorway approximately central to the 2-storey part. Old planked door; 1993-4 casement windows. INTERIOR: has original smoke-blackened purlins and some rafters above an otherwise probable C18 roof structure. Room on the left has large partly-blocked C17 fireplace and a broad-chamfered oak crossbeam. Room right of entrance hall has a hollow-chamfered oak crossbeam and probable re-used head of C16 former muntin and plank screen as end beam on the right; C17 fireplace with later oven and re-used chamfered oak beam (with blocked joist sockets) as replacement lintel. Prowses Farmhouse has the superficial character and appearance of an C18 house, but as with many Devon houses,</p>	

on closer examination there is evidence for a much older fabric. Supplemental comments: Recently re-thatched in wheatstraw, upper chimney stacks rebuilt in reclaimed brick, the rear wing refenestrated and partly re-roofed with composite slate, with black plastic guttering.

Conservation Value: Listed for its architectural value. There will be aesthetic value, in the use of vernacular materials and functional use, as well as its roadside setting, diminished by the new access to the rear of the property along its western side.

Authenticity and Integrity: The exterior gives the appearance of a recently renovated cottage, provided with a new off-road garage, convenient access etc, removing it from the realm of authentic country cottage and placing it instead in the category of retirement or commuter cottage. The Listing would suggest the structure was investigated during works in the 1990s and thus the structural elements noted (roof structure, lintels etc.) will be present; it is likely other fixtures and fittings have been lost. The building appears to be in good order.

Setting: The former farmhouse stands on the northern side of West Manley Lane looking across and past a converted barn (*Rosebarn*) over the base of the valley, a view partly constrained by the trees flanking the trackbed of the railway. Other principal views are along the lane to the house from the east and west. The area to the west of the house has been opened up to the field through the creation of a new gravelled access to a garage and the rear of the property, leaving the house feeling rather exposed; a mature oak has been retained to the corner and this does soften the visuals somewhat. The new drive opened up views past the house to the converted barn(s) at Hookley & Prowses to the north; the new drive leading to those properties has further opened this aspect. To the south Rosebarn, an undistinguished part-historic stone and brick converted barn across the road, is fronted by a wide grass verge set with stones to prevent parking and has a large but immature and open garden to the south. The provision of a part-covered bin store and 'wishing well' next to Prowses contribute to a feel of vanilla country cottage that the architectural quirkiness of the house labours against.



FIGURE 26: VIEW OF PROWSSES FROM THE ENTRANCE TO THE CONVERTED BUILDINGS AT WEST MANLEY, WITH ROSEBARN TO THE RIGHT; VIEWED FROM THE WNW.

Contribution of Setting to the Significance of the Asset: This was a roadside farmhouse with a smallholding, reduced in the later 19th century to a (tied) cottage. It was set into the side of the road with a garden to the rear. There would have been a close association with the immediate rural taskscape. Its rural setting still

contributes to it in an aesthetic sense, somewhat diminished now due to the work that has taken place, and meaningful views of and from the structure are quite restricted. It is more clearly a residential structure within a more gentrified environment disassociated from the agricultural taskscape.

Magnitude of Effect: The proposed development would be located to the east. There is unlikely to be clear views to the site from the immediate setting of the former farmhouse, with screening provided by intervening mature trees and tall hedgerow. There may be some (limited) effect on the approach from the east, and views across the farmhouse within its pastoral setting when viewed from elevated locations to the north-west.

Magnitude of Impact: Medium value asset and Negligible = Neutral/Slight.

Overall Impact Assessment: **Negligible.**



FIGURE 27: VIEW ALONG WEST MANLEY LANE FROM THE WEST, WITH PROWSES TO THE LEFT AND ROSEBARN TO THE RIGHT; VIEWED FROM THE WEST.

ASSET NAME: COPPLESTONE FARMHOUSE	
<i>Parish:</i> Tiverton	<i>Value:</i> Medium (equivalent)
<i>Designation:</i> undesignated	<i>Distance to Development:</i> c.50m
<p><i>Summary:</i> A large structure comprised of two principal elements. The first is a later 19th century and fairly large stone-built structure with a pitched roof of slate with terracotta ridgetiles and two brick gable-end axial stacks. The principal elevation faces west, with a symmetrical arrangement of 2/1/2 windows with a central door. The reveals to the windows, and the quoins to the corners of this building, feature raised dressed stone quoins indicating the elevation was originally rendered. The windows openings have slight segmental arches in the same stone, with projecting keystones. The windows in the west front are all PVC replacements, and the surround to the door is a fake Georgian pediment with pilasters; the doorway contains what appears to be a good 19th century six panel door. The gable facing the road is blind save for an attic window. The east elevation is largely concealed behind a large wing (below), but there is a single narrow first-floor neo-gothic window with a pointed arch/tracery. A skylight in the roof (over the stairs?) replaced a cupola in the 20th century (Client, <i>pers. comm.</i>). The wing to the rear is the original house. This is 3 bays long with a replacement gable in stone and brick with a gable-end axial stack. The house has a long low, pitched slate roof over a 1½ storey structure; the windows facing onto the lane are later 19th or 20th</p>	

century timber casements. This structure is shown on the historic maps and is the one cited as 16th century in the HER; it may be earlier and is likely to have originated as an open hall. There is a yard of 19th century buildings to the east, and a garden to the west; the latter is separated from the road by a stone wall pierced by a single gateway. The gateway contains a wrought iron-effect gate. The gentrified garden was created when two stone/cob farm buildings here were demolished in the late 20th century; the house originally faced onto a yard.



FIGURE 28: THE VIEW ACROSS TO THE SITE FROM WEST MANLEY LANE; VIEWED FROM THE NORTH-WEST.

Conservation Value: Considerable evidential value, as the building has not been assessed previously. The building is described as a ‘mansion’ on the 1750 map and may contain the remains of an open hall. The later 19th century part of the farmhouse is rather grand and will have associative value due to its links to KCC. This is a medieval site and there may be surviving archaeological features and deposits. There is some aesthetic value, but the setting of the house, and views across to it, are limited. There is no communal value.

Authenticity and Integrity: The exterior appearance has been altered in the 20th century; it is not known how the interior has changed. Renovation will have preserved external appearance, but unless sympathetic is likely to have damaged/removed interior features. The authenticity of the group has been compromised by the shift to residential function and the formalisation of the yard and surroundings.

Setting: Divisible into two main areas: south and west of the house are gardens with wide lawns studded with trees, ringfenced with tall hedges/lines of trees. To the east and north is the lane and the former farm buildings/yard area associated with the farm. Beyond this to the north, east and south there are open agricultural fields; to the west is the proposed site, until recently swathed in trees and scrub. The immediate setting of the house is limited to its gardens by the screening provided by the trees and hedgerows.

Contribution of Setting to the Significance of the Asset: The immediate setting of the farmhouse has changed significantly in the 20th century, from a working farmhouse largely encompassed by its associated historic farm buildings and yards to a more gentrified country house with extensive gardens, tastefully converted outbuildings and manicured lawns. In some ways this gentry setting plays to the architectural aspiration of the 19th century part of the structure, but it feels an awkward contrivance. There is a clear emphasis on privacy (i.e. deliberate tree planting along the road etc.) and it is difficult to appreciate the structure from the public realm.

Magnitude of Effect: The proposed development would be located to the west. There would be clear views to the structure were it not for the intervening trees and planted *Leylandii* trees. Arguably, the principal impact of the proposed development has already taken place: the opening up of the site entrance which reveals the cob barn (B1) in views along West Manley Lane from the east. Meaningful views across to the house from its gardens would not be affected.

Magnitude of Impact: Medium value asset and Negligible = Neutral/Slight.

Overall Impact Assessment: **Negligible**



FIGURE 29: THE VIEW ALONG WEST MANLEY LANE PAST COPPLESTONE FARMHOUSE (LEFT) TO THE LARGE COB BARN (B1) ON THE SITE; VIEWED FROM THE EAST.



FIGURE 30: THE FRONT (WEST) ELEVATION OF COPPLESTONE FARMHOUSE, BEHIND ITS RELATIVELY NEW WALL AND GATES. THE AREA TO THE RIGHT CONTAINED TWO HISTORIC FARM BUILDINGS UNTIL THE LATER 20TH CENTURY. VIEWED FROM THE WEST.

4.3.2 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 is located within Landscape Character Type (LCT) 3E Lowland Plains:

- This LCT is characterised as an open, gently rolling or fairly flat topography, where extensive views are limited apart from a number of key vistas. This is an agrarian landscape dominated by arable with some improved pasture, with medium to large scale field patterns. Settlement is scattered and it is sparsely populated. Hedge trees are infrequent, but copses and small areas or woodland are fairly common. The rural landscape around West Manley is relatively enclosed by hedges and tall trees, the landscape broken up strong linear elements (railway, canal). A new element introduced into a secluded location within this visual landscape will be inconspicuous. On that basis the impact is assessed as **negligible**.

4.3.3 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 **negligible**.

4.3.4 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 principal issue for this development is the impact of the Tiverton EUE to the north, the full extent and form of which has yet to be determined. With that in mind, an assessment of **negative/minor** is appropriate.

TABLE 2: SUMMARY OF IMPACTS.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Indirect Impacts						
Prowses	GII	c.110m	Medium	Negligible	Neutral/Slight	Negligible
Copplestone	u/d	c.50m	Medium	Negligible	Neutral/Slight	Negligible
Historic Landscape	n/a		High	Negligible	Slight	Negligible
Aggregate Impact						Negligible
Cumulative Impact						Negative/Minor

5.0 DISCUSSION AND CONCLUSION

5.1 DISCUSSION

This evaluation was undertaken with twin aims in mind: firstly, to investigate the character, date, significance and preservation of archaeological features on the site (particularly the farmhouses), and secondly to determine the presence and depth of made ground across the site. The results of this work were intended to inform the creation of a deposit model for the site, on the assumption that the central area had been artificially raised or augmented relative to the surrounding land.

However, the evaluation has demonstrated that, *contra* its appearance, the parts of the site that have been investigated the ground level has not been significantly raised. In TP#4, TP#5, TR#6, TR#7 and TR#9 the natural substrate was within 0.5m of the current surface. In TP#2 and TP#3 the natural was closer to the surface, but in and around the yard between B1 and B2 it would appear that the sandy subsoils have been lost through erosion. Only in TP#1 and TR#8 was a significant deposit of made ground encountered. In the former instance, this represented the dumping of material to raise the level of the eastern holloway; in the latter case the dumped material spilled down an existing slope, extending rather than necessarily raising the level ground above. In both instances, the finds indicate the material was deposited in the 19th or 20th century. That being the case, the necessity of a formal deposit model is moot: across the footprint of the proposed house the topsoil and subsoil will be c.0.5m thick.

However, the scale and clarity of the apparent earthworks remains to be explained. It is likely that the answer lies in the location of the site and the relatively soft character of the natural substrate. The site is located close to a large stream and it is likely therefore that the natural operation of the watercourse as it meandered across the base of its shallow valley would have been to form a terrace as it cut down into its alluvial sediments. The deeply-incised eastern holloway may have utilised an existing streambed (hence the descriptive term *goil*), but the relatively soft weathered sandstone of the Tidcombe Sand Member would have eroded out quite quickly. It is possible it was deliberately dug out to form the pools depicted on the historic maps, but if so, the purpose of that work remains unclear. The large hollow on the south-western part of the site, beyond the red line boundary of the current site, is curious and was initially interpreted as a natural feature into which the courtyard of barns depicted on the tithe and earlier maps had been inserted, despite its proximity to the stream. However, the proximity of the hollow to the tail of the approach causeway carrying the lane over the Bristol & Exeter Railway, and observations from TR#9, would suggest the hollow is in fact a borrow pit. In 1840 the tenement was called *Hookley & Prowses* and this would suggest two farmsteads that had been amalgamated. This branch of the Bristol & Exeter railway opened in 1848, and it is feasible that a redundant or even ruinous (cob) farmstead was quarried for materials.

In terms of the archaeology on the site, there were some unexpected discoveries – the postholes in TP#3 – but given the long history of occupation the results were disappointing overall. The lack of structural remains in TR#6, which should have bisected the south wall of F1 is in direct contrast to the results from TR#9. With the only surviving element being a patch of external cobbles, the form, character and date of the lost farmhouse remains a mystery. The traces of walling in TR#8 probably relate to landscaping here – the lower wall of pitched shillet retaining a path or track around the pool, the robber trench a retaining wall.

The results from TR#9 indicate F2 was a reasonably substantial structure; its rear stone wall was c.0.7m wide but the stonework was not of any great quality, and this could be taken to indicate a 17th century date. However, the small medieval tiles used in the floor (if indeed primary) would suggest a rather earlier date. It is likely the upper part of the wall was built in cob.

The wall encountered in TR#6 was just over 1m wide and was on the line of the prebendal boundary between Priors and Clare. Its width and the careful use of semi-regular blocky facing stones could indicate a medieval date for this wall were it not for the haphazard core and the greyish mortar adhering to two of the stones there. Unless this represents a repair, it must be post-medieval in date, but its sheer size is at odds with a simple boundary. It is possible this was once a courtyard wall attached to F1, or possibly a retained wall from another lost structure. The scatter of rubble observed on the surface here, including the worked stone, are probably from this wall rather than F1 or F2.

The most interesting results were from TP#3, where below the probable earth floor of B2 a large South/West Somerset glazed jug was encountered set into the floor. The neck and shoulders were inverted and set into the floor first, then the base and sides placed on top. It could then be used as a (very) small water trough or perhaps used for soaking something (stakes?). Below that level were four fairly substantial postholes and a narrow gully. The fill of these features was distinguished by a slight colour difference (mottled grey as opposed to a clean reddish-yellow) and a textural change (slightly more clayey as opposed to the slightly gritty natural). The fills were also very clean, with hardly a trace of charcoal, only a handful of small sub-rectangular stones, and no finds. While it is feasible they relate to the standing structure (B2), given the form and character of the features and the nature of the fills it seems more likely they predate the building and are of medieval or earlier date. It should be noted that they were only revealed following careful cleaning, and that this should be borne in mind should further works take place.

5.2 CONCLUSION

The site formed part of the Manor of Tiverton, granted in the 13th century to the alien Priory of St James in Exeter. The lands of that priory were seized by Henry VI and granted to King's College Cambridge, who held them until 1926. The tenements of Copplesstone and Sellake were named for 17th and 18th century tenants; Copplesstone survives, but the farmhouse at Sellake was lost between 1926 and 1934. The neighbouring tenement of Hookley remained a part of the Manor of Tiverton, and the boundary between Sellake and Hookley may always have been open to dispute. Hookley disappears from the cartographic record after 1840. Part of the tenement of Sellake survives in the form of a large cob barn that predates the mid-18th century, together with a ruined 19th century building.

The evaluation has fulfilled the principal objectives of the work. It has determined that the site has not been artificially raised and deposits of made ground are restricted to specific parts of the site. The earthworks across the site are likely to have arisen due to the proximity of the watercourse and the steady erosion of a medieval lane and yard. Across most of the site the weathered sandstone natural substrate is sealed beneath c.0.5m of subsoil and topsoil. The remains of the farmhouse at Hookley was encountered and includes an area of thin medieval tiles. Sellake farmhouse appears to have been very thoroughly robbed out. The footings of a substantial stone boundary wall were exposed in one trench, and the test pit within the ruined 19th century structure revealed at least four good postholes and a largely complete but broken 19th century jug set into the floor. The large hollow on the south-western side of the site may be a borrow pit from the building of the approach causeway next to the railway. If that is indeed the case, then the courtyard of farm buildings here would have been pulled down at the same time (c.1845-47).

The impact on the setting of heritage assets in the immediate area will be limited by the secluded setting of the site. The trees and tall hedges around and within the site provide a significant degree of screening, even in winter.

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 Ordnance Survey 2nd Edition 25" map
 Ordnance Survey 3rd revision 25" map

COPPLESTONE FARM, WEST MANLEY, TIVERTON, MID DEVON

APPENDIX 1: CONTEXT LIST

CONTEXT	DESCRIPTION		RELATIONSHIPS	DEPTH/ THICKNESS	SPOT DATE
(100)	<i>Layer</i>	Uppermost layer. Firm pinkish brown. Sandy silt; clean. Large sub-angular stones, poorly sorted, 80-250mm thick.	Overlies (101); (102)	0.25 thick	
(101)	<i>Layer</i>	Clean pinkish- brown silty sand natural. Redeposited. Mixed with rotted tree roots and humic lenses. Discrete to SE side.	Overlain by (100)	Up to 0.5m thick	
(102)	<i>Layer</i>	Thick deposit of mixed/ mottled, brownish - pink and pinkish brown, firm silty sand. Bands of black humic material roots.	Overlain by (100); overlies (103)	0.55m thick	
(103)	<i>Layer</i>	Buried topsoil. Mid-slightly pinkish-grey sandy silt. Occasional sub-angular stones 40mm. Common charcoal flecks. Modern window glass. Lighter to base. Soft.	Overlain by (102); overlies (104)	0.3m thick	
(104)	<i>Natural</i>	Natural, hard slightly brownish, pink sandstone.	Overlain by (103)	0.1m thick	
(200)	<i>Topsoil</i>	Topsoil: at top of section. Very friable. Mid-brownish, grey sandy silt. Roots.	Overlies (201), (202)	Up to 0.3m thick	
(201)	<i>Subsoil</i>	Subsoil, or possible surface/ compacted. Very firm, slightly pinkish, grey-brown silt sand. Occasional sub-angular stones <240mm. Occasional charcoal flecks. On platform.	Overlain by (200)	0.35m thick	
(202)	<i>Subsoil</i>	Soft, mid pinkish-brown silty sand. Clean; homogenous. Subsoil.	Overlain by (200); overlies (203)	0.1m thick	
(203)	<i>Natural</i>	Soft mid pinkish-brown silty sand. Distinguished from (202) by being softer. Possible weathered surface of (204).	Overlain by (202); overlies (204)	0.4m thick	
(204)	<i>Natural</i>	Natural pinkish to light orange mud. Decayed sandstone. Occasional laminated black stones up to 100mm across, sub-angular.	Overlain by (203)	0.2m thick	
(300)	<i>Floor?</i>	Friable, grey-brown silt sand, with frequent sub-angular stones; roots.	Overlies (301), (310), (312)	0.3m thick	
(301)	<i>Natural</i>	Natural.	Overlain by (300)		
<302>	<i>Vessel</i>	Pot vessel sunk in ground. 19 th century S. or W. Somerset jug with slip decoration to the neck.	-		C19
[303]	<i>Cut</i>	Posthole. Sub-circular, c.0.5m across. Vertical or undercut sides, flat base.	Filled by (304); cuts (301)		
(304)	<i>Fill</i>	Fill of [303]. Soft mottled reddish-brown slightly clayey silty sand. Rare small sub-angular chert stones <40mm.	Overlain by (300); fill of [303]	0.m thick	
[305]	<i>Cut</i>	Posthole. Oval. 0.6m by 0.35m, concave profile.	Filled by (306); cuts (301)		
(306)	<i>Fill</i>	Fill of (305). Soft mottled reddish-brown slightly clayey silty sand. Rare small sub-angular chert stones <40mm.	Overlain by (300); fill of [305]	0.14m thick	
[307]	<i>Cut</i>	Posthole. Oval, c.1.0m by 0.5m across. Concave profile, slightly deeper section to north.	Filled by (308); cuts (301)		
(308)	<i>Fill</i>	Fill of (307). Soft mottled reddish-brown slightly clayey silty sand. Rare small sub-angular chert stones <40mm.	Overlain by (300); fill of [307]	0.12m thick	
[309]	<i>Cut</i>	Posthole. Partly beneath the baulk, probably oval, 0.8m by 0.6m across, steep sides and concave base.	Filled by (310); cuts (301), (312)		
(310)	<i>Fill</i>	Fill of (309). Soft mottled reddish-brown slightly clayey silty sand. Rare small sub-angular chert stones <40mm.	Overlain by (300); fill of [309]	0.43m thick	
[311]	<i>Cut</i>	Gully. Not fully exposed. 0.4m+ wide and 0.18m deep. Concave profile.	Filled by (312); cuts (300)		
(312)	<i>Fill</i>	Fill of (311). Soft mottled reddish-brown slightly clayey silty sand. Rare small sub-angular chert stones <40mm.	Overlain by (300); fill of [311]; cut by [309]	0.18m thick	
(400)	<i>Topsoil</i>	Topsoil.	Overlies (401)	0.4m thick	
(401)	<i>Subsoil</i>	Subsoil.	Overlain by (400); overlies (402)	0.1m thick	
(402)	<i>Natural</i>	Natural.	Overlain by (401)	0.2m thick	
(500)	<i>Topsoil</i>	Topsoil - friable, pinkish grey. Clean sandy silt.	Overlies (501), (504)	0.25m thick	

COPPLESTONE FARM, WEST MANLEY, TIVERTON, MID DEVON

CONTEXT	DESCRIPTION		RELATIONSHIPS	DEPTH/ THICKNESS	SPOT DATE
(501)	<i>Subsoil</i>	Soft, slightly brownish, red silt-sand. Very clean.	Overlain by (500); overlies (502); cut by [503]	0.1m thick	
(502)	<i>Natural</i>	Natural-red sand	Overlain by (501); cut by [503]	0.25m thick	
[503]	<i>Cut</i>	Cut of ditch to west of test pit	Filled by (504); cuts (501), (502)		
(504)	<i>Fill</i>	Soft, yellowish-red silt-sand. Fill of [503], rare small pebbles. Common roots.	Overlain by (500); fill of [503]	0.3m thick	
(600)	<i>Topsoil</i>	Friable, greyish-brown. Clean. Sandy silt.	Overlies (601), (603)	0.35m thick	
(601)	<i>Subsoil</i>	Softish, reddish-brown. Sandy silt. Very clean. Little-no stone.	Overlain by (600); overlies (602)	0.2m thick	C19
(602)	<i>Natural</i>	Soft red sand. Natural.	Overlain by (601)	0.35m thick	
{603}	<i>Structure</i>	Wall, well faced with sub-angular stones, loose rubble and earth core with some mortar.		0.1m thick	
(700)	<i>Topsoil</i>	Topsoil.	Overlies (701)	0.35m thick	
(701)	<i>Layer</i>	Mixed reddish-grey, silt-sand with common, well mixed and fragmented lime mortar.	Overlain by (700); overlies (702), (704), (707)	0.3m thick	
(702)	<i>Natural</i>	Natural-firm, reddish sand.	Overlies by (701); cut by [703], [706]	0.45m thick	
[703]	<i>Cut</i>	Cut for terrace of track or pond.	Filled by (704); cuts (702), (707)		
(704)	<i>Fill</i>	Firm, greyish-red, silty-sand with common mortar fragments, less well-sorted.	Overlain by (701); fill of [703]	0.3m thick	C19
(705)	<i>Layer</i>	Patch of cobbled surface, or remains of track.	Overlies (702)		
[706]	<i>Cut</i>	Vertical cut, wall trench, robber cut.	Filled by (707); cuts (702)		
(707)	<i>Fill</i>	Lime mortar, rich red sand. Fill of [706] and cut by [703].	Overlain by (701); cut by [703]	0.25m thick	
(800)	<i>Topsoil</i>	Topsoil. Mid-brown silt sand. Common roots.	Overlies (801), (806)	0.2m thick	
(801)	<i>Layer</i>	Layer of demolition debris and soil pushed over track. Reddish-brown silt-sand.	Overlain by (800); overlies (802), (803), (804), (805), (806)	0.8m thick	C19
(802)	<i>Natural</i>	Natural. Firm red sand.	Overlain by (801)	0.85m thick	
(803)	<i>Structure?</i>	Robbed out retaining wall. Loose grey-red silt-sand.	Overlain by (801)	0.45m thick	
(804)	<i>Fill</i>	Soft loose red sand, fairly clean. Buried sub-soil.	Overlain by (801)	0.45m thick	C19
(805)	<i>Fill</i>	Slatey bedding, largely crushed, presumed for track.	Overlain by (801)	0.1m thick	
(806)	<i>Fill</i>	Loose, stony, reddish-brown silt-sand with common sub-angular stones.	Overlain by (801); fill of [807]	0.3m thick	C19
[807]	<i>Cut</i>	Cut for retaining wall. Robber cut - filled by (806).	Filled by (806); cuts (805)		
(900)	<i>Topsoil</i>	Topsoil.	Overlies (901), (904), (906)	0.3m thick	
(901)	<i>Subsoil</i>	Subsoil.	Overlain by (900); overlies (902); cut by [903]	0.2m thick	
(902)	<i>Natural</i>	Natural.	Overlain by (901); cut by [903]	0.53m thick	
[903]	<i>Cut</i>	Terrace for building.	Filled by (904); cuts (901), (902)		
(904)	<i>Fill</i>	Dark reddish-grey silt-sand with lots of 19th c. finds.	Overlain by (900); fill of [903]	0.8m thick	C19
{905}	<i>Structure</i>	Stone wall, six courses of irregular sub-angular stones.	Overlain by (900)	0.7m thick	
(906)	<i>Layer</i>	Grey-brown silt-sand fill. Layer covering building.	Overlain by (900); overlies (907)	0.5m thick	C19
(907)	<i>Layer</i>	Lime concrete floor.	Overlain by (906)		
[908]	<i>Cut</i>	Cut for fireplace.			
(909)	<i>Fill</i>	Fill of fireplace. Looks like (901).			
(910)	<i>Layer</i>	Area of tiles below (907).			
[911]	<i>Cut</i>	Posthole.			
(912)	<i>Fill</i>	Fill of (911).			

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APPENDIX 2: FINDS CONCORDANCE

Context	Notes	POTTERY			CBM			OTHER			DATE
		Sherds	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	Frgs.	Wgt. (g)	Notes	
Surface	Walkover	10	1061	S/W Som. Red wares C19; ×1 dish with wavy yellow slip; ×1 rim with handle springing; ×3 bases	3	35	Medieval floor tile, 5", tapered sides, trace green glaze	1	11	Dark green onion bottle base	C19
		2	30	S/W Som. C18; ×1 body sherd, ×1 rim with slip decoration				2	40	Dark green vessel glass	
		1	2	Black basalt ware C19				1	24	Bluish-green vessel base	
		10	89	WRE, some with BTP				2	7	chert pebbles, not worked	
		1	30	N. Devon gravel tempered							
		2	125	S/W Somerset; ×1 bowl rim, fine reduced fabric and green glaze							
		1	1	Delft-type tin glaze with blue decoration, C17							
<302>	1 vessel	31	2916	S/W Som. glazed jug, almost complete, C19	1	20	Pantile fragment				C19
(601)								1	5	Metal button	
(704)		1	39	WRE upright jar rim	1	294	Brick fragment	1	41	Corroded Fe object, boot U	C19
		1	130	WRE plate rim, moulded flower pattern							
(801)		1	28	Black basalt ware teapot handle	1	3533	Frogless brick C18	3	379	Transparent vessel glass, ×1 jam jar body, ×2 narrow bottle pontile	C19
		1	32	English stoneware base C19				1	2	Stem and heel, with trace of faceted bowl, C19	
		1	18	Base of Bris/Staffs YSW porringer or posset pot				8	726	Corroded Fe objects; ×1 padlock, ×1 pintle, ×1 shears, ×2 nails, ×1 boot U	
		16	370	WRE, most with BTP; teapot, heavy platter (ironstone china), vase							
		4	118	S/W Som. C18-C19, 2 vessels							
		2	939	S/W Som. heavy bowl C18-C19							
(804)		3	14	WRE, ×1 cup handle				2	23	Corroded Fe nails	C19
(806)		1	16	S/W Som. C18-C19				4	84	Corroded Fe nails	C19
		7	69	WRE, ×2 BTP							
(904)		2	105	WRE BTP bowl, sponge decorated				3	64	Transparent vessel glass	C19
		2	9	WRE BTP cups, ×1 rim				1	66	Corroded Fe object, boot U	
		8	216	WRE plate ×2 with blue feathered edges c.1805							
		1	162	S/W Som. dish, simple yellow slip trails							
		6	725	S/W Som. heavy bowl C18-C19, ×5 bases							
		14	716	Industrial slipware, yellow glaze, 2 vessels: deep bowl, chamber pot							

COPPLESTONE FARM, WEST MANLEY, TIVERTON, MID DEVON

(906)		1	115	S/W Som. dish base, C18, wavy slip decoration	3	733	Thin small medieval floor tiles with deep keying scoops to the underside and trace glaze dribble, worn upper surface with mortar adhering				P-Med
		1	23	S/W Som. C16-C17 glazed close form							
		131	8.098		9	4930					

APPENDIX 3: IMPACT ASSESSMENT METHODOLOGY

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 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 2012). The relevant guidance is reproduced below:

189. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any 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 have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which 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.

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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any 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 3: 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 have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

Communal Value

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

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

Authenticity

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

Integrity

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

Summary

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

Setting – The Setting of Heritage Assets

The 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 2), some of which are seasonal or weather-related.

Thus, the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 2 (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 5). 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 4: 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 5: 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 6: 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 7: 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

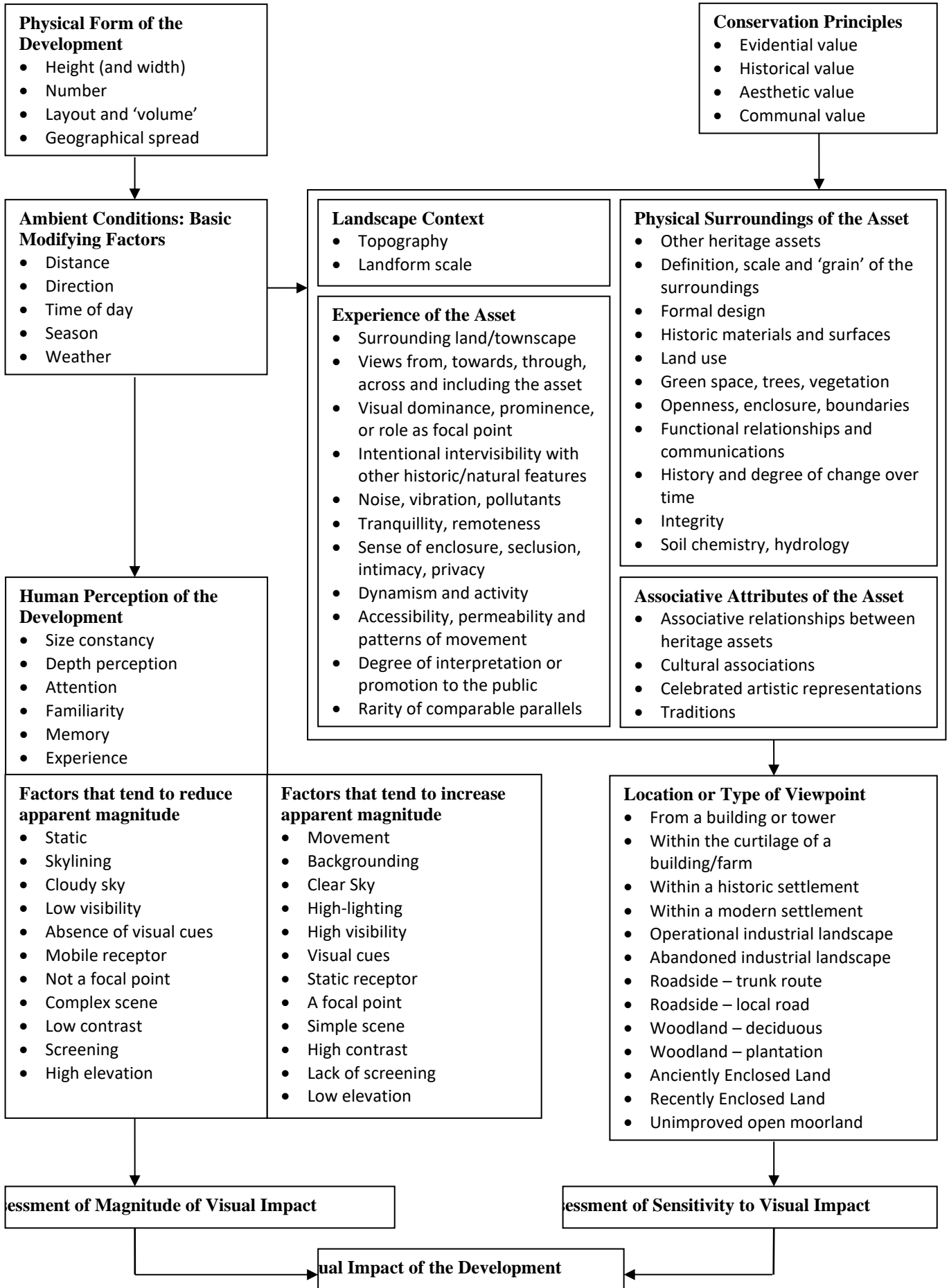


TABLE 8: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (HISTORIC ENGLAND 2015, 9).

APPENDIX 4: PHOTOGRAPHIC ARCHIVE – WALKOVER AND EVALUATION PHOTOGRAPHS



1. THE ENTRANCE TO THE SITE SHOWING B1; VIEWED FROM THE NORTH-EAST.



2. B1; VIEWED FROM THE NORTH-EAST (SCALE 2M).



3. THE NORTH WALL OF B1, SHOWING THE RAISES IN THE COB; VIEWED FORM THE NORTH-WEST (SCALE 9M).



4. THE SOUTH WALL OF B1, SHOWING THE FORCED LINHAY OPENINGS; VIEWED FORM THE SSW (SCALE 2M).



5. THE INTERIOR OF B1; VIEWED FROM THE EAST.



6. THE INTERIOR OF B1; VIEWED FROM THE EAST.



7. THE EAST SIDE OF B2; VIEWED FORM THE SSE.



8. THE NORTH GABLE OF B2; VIEWED FROM THE SOUTH-EAST (SCALE 2M).



9. THE REAR (WEST) WALL OF B2; VIEWED FROM THE NORTH-EAST.



10. THE REAR (WEST) WALL OF B2; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



11. DETAIL OF THE REAR (WEST) WALL OF B2, SHOWING THE DIFFERENT STONE USED FOR THE RAISE; VIEWED FROM THE WEST (SCALE 2M).



12. DETAIL OF THE BRICKS AND BRIDGWATER PANTILES USED IN THE (RE)CONSTRUCTION OF B2 (SCALE 2M).



13. THE SOUTH SIDE OF THE 'YARD' TO THE SOUTH OF B1; VIEWED FROM THE NORTH-EAST.



14. VIEW DOWN THE PARTLY-INFILLED EASTERN HOLLOWAY; VIEWED FROM THE NORTH (SCALE 2M).



15. AS ABOVE, DETAIL OF THE WATER-FILLED HOLLOWAY; VIEWED FROM THE NORTH.



16. THE HOLLOWAY AND THE LOCATION OF FARMHOUSE F1 (INDICATED); VIEWED FROM THE NORTH-EAST.



17. THE EASTERN HOLLOWAY, WITH B1 IN THE BACKGROUND; VIEWED FROM THE SSE.



18. VIEW ACROSS THE EASTERN HOLLOWAY TO THE SITE OF FARMHOUSE F1; VIEWED FROM THE SOUTH-EAST.



19. VIEW ACROSS THE EASTERN HOLLOWAY; VIEWED FROM THE EAST.



20. THE SITE OF THE FORMER FARMHOUSE F1; VIEWED FROM THE NORTH-EAST.



21. THE LOWER END OF THE SITE, SHOWING THE BADGER SETT DAMAGE; VIEWED FROM THE SOUTH.



22. AS ABOVE; VIEWED FROM THE SSE.



23. VIEW ACROSS THE SITE OF THE SECOND FARMHOUSE F2 (THE LINE OF THE EAST WALL IS INDICATED) TO THE POSSIBLE BORROW PIT BEYOND; VIEWED FROM THE ESE.



24. THE EAST WALL OF THE SECOND FARMHOUSE F2; VIEWED FROM THE NORTH-WEST (SCALE 2M).



25. THE CENTRAL PART OF THE DEVELOPMENT SITE, WITH SPREADS OF RUBBLE INDICATED; VIEWED FROM THE SOUTH.



26. WALL FRAGMENT AT THE NORTH END OF F2; VIEWED FROM THE WEST (SCALE 2M).



27. THE FORMER HEDGEBANK RUNNING DOWN THE MIDDLE OF THE SITE; VIEWED FROM THE NORTH.



28. LEFT: FRAGMENTS OF WORKED VOLCANIC STONE FROM THE RUBBLE SPREADS (SCALE 2M).



29. RIGHT: VIEW DOWN THE FORMER HEDGEBANK RUNNING DOWN THE MIDDLE OF THE SITE; VIEWED FROM THE NORTH



30. THE CORNER OF THE FORMER HEDGEBANK, WITH SURVIVING STAND OF HOLLY AND B1 AND B2 IN THE BACKGROUND; VIEWED FROM THE WNW.



31. LEFT: TP#1; VIEWED FROM THE SOUTH-EAST (SCALE 2).



32. RIGHT: TP#1 IN CONTEXT; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



33. LEFT: TP#2; VIEWED FROM THE NORTH (SCALE 1M).

34. RIGHT: TP#1 IN CONTEXT, WITH B1 IN THE BACKGROUND; VIEWED FROM THE SOUTH.



35. TP#3, VESSEL <302> AND POSTHOLES [303], [305], [307] AND [309]; VIEWED FROM THE SOUTH (SCALE 1M)



36. THE NORTH-FACING SECTION OF TP#3; VIEWED FROM THE NORTH (SCALE 1M).



37. THE SOUTH-FACING SECTION OF POSTHOLE [309] AND GULLY [311]; VIEWED FROM THE SOUTH (SCALE 1M).



38. THE NORTH-WEST FACING SECTION OF TP#4.



39. LEFT: TP#4; VIEWED FROM THE SOUTH-WEST (SCALE 2M).



40. RIGHT: WALL {603}; VIEWED FROM THE NORTH (SCALE 1M).



41. WALL {603}; VIEWED FROM THE EAST (SCALE 1M).



42. THE SOUTH-WEST FACING SECTION OF TR#7; VIEWED FROM THE SOUTH-WEST (SCALE 1M).



43. THE NORTH-WESTERN END OF TR#6; VIEWED FROM THE SOUTH-EAST (SCALE 1M).



44. THE LOWER PART OF THE NORTH-FACING SECTION OF TR#8; VIEWED FROM THE NORTH (SCALE 1M).



45. TR#9 SHOWING WALL {905} AND FLOOR (907); VIEWED FROM THE NORTH-EAST (SCALE 2M).



46. THE NORTH-FACING SECTION OF THE WESTERN PART OF TR#9; VIEWED FROM THE NORTH (SCALE 2M).



47. THE NORTH-FACING SECTION OF THE CENTRAL PART OF TP#9; VIEWED FROM THE NORTH (SCALE 2M).



48. THE NORTH-FACING SECTION OF THE EASTERN PART OF TP#9; VIEWED FROM THE NORTH (SCALE 2M).



49. WALL {905}; VIEWED FROM THE EAST (SCALE 1M).



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