

BATSON HALL FARM

BATSON

SALCOMBE

DEVON

Historic Building Assessment & Heritage Impact Assessment



South West Archaeology Ltd. report no. 190620



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Batson Hall Farm, Batson, Salcombe, Devon Historic Building Assessment and Heritage Impact Assessment

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SUMMARY

South West Archaeology Ltd. was commissioned to undertake historic building appraisal and produce a heritage impact assessment for Batson Hall Farm, Batson, Salcombe, Devon. This work was undertaken in order to determine the impact of constructing a new building in close proximity to the listed buildings and assess whether further recording work is necessary prior to a programme of refurbishment to these buildings.

The buildings at Batson Hall Farm are listed as a group and the listing text records that they are 17th century or earlier. The buildings lie on the site of a former manor house, the remains of which are thought to make up the garden walls. These buildings have a group value as cumulatively they are worthy of protection but individually have each had been compromised. The building range been much altered and modernised in the 20th century and almost all historic details have been removed or obscured. The ruins are far more authentic but hampered by the dense planting of the gardens and a lack of maintenance over the last few decades has led to their further decline since their Listing.

There will be views to the new building from the later 19th century and early 20th century houses east of the creek, with which there is direct intervisibility, but they are outside of the conservation area. The link between these houses and the farmhouse is irrelevant to the buildings' value, which is inherent in the earlier remains. There will be a material change in the wider AONB views of Batson Creek when this building is built, that cannot be avoided but can be mitigated through careful and sympathetic design, and will be softened over time through weathering and planting. The design can be far more sensitive than the existing new developments on the skyline above the site; whilst careful modern design elements have even been allowed in the conservation area around the green with several of the stone garage blocks having modern glass lantern additions and potentially having annexe conversions.

The Batson Conservation Area which encloses Batson Hall Farm and runs down the lane to the village green, encompassing the green, the creek and running up the main street enclosing most of Lower Batson. There will be impact on the setting and character of Batson as a village although the new build will not appear in any key streetscape, creek or village green views. In any case if the new building is visible then the far denser and heavier scale of the new development at Batson Cross will be visible beyond it on the skyline, which is ultimately far more harmful to the landscape sense of place, but has enhanced the proposed developments cumulative effect.

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



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ACKNOWLEDGEMENTS

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1.0 INTRODUCTION

LOCATION:	BATSON HALL FARM
PARISH:	SALCOMBE
DISTRICT:	SOUTH HAMS
COUNTY:	DEVON
NGR:	SX 73384 39607
PLANNING REF:	1322/18/FUL
SWARCH REF:	SBH19

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by a Private Client (the Client) to produce a historic building appraisal and heritage impact assessment for the Grade II Listed Batson Hall Farmhouse and Cottage, Batson, Salcombe, Devon. This work was undertaken in order to assess the significance and historical development of the building prior to a refurbishment and to assess the impact of the construction of a new dwelling in close proximity to the listed buildings.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located at a height of c.28m AOD, at the foot of a steep north-facing slope of Batson Creek, an inlet of the Kingsbridge Estuary. The soils of this area are the well-drained fine loamy soils of the Trusham Association (Soil Survey of England and Wales 1983), overlying the Start Schists (BGS 2019).

1.3 HISTORICAL & ARCHAEOLOGICAL BACKGROUND

Batson Hall Farmhouse and Cottage lie adjacent to the remains of the historic Batson Hall. Historically, Batson was located within the ancient parish of Malborough, now in the civil parish of Salcombe. *Badestana* (*Bada's Stone*) is first recorded in 1066 as the holding of the Anglo-Saxon thane Wulfric, held in 1086 by one Hugh from the Count of Mortain (Thorn & Thorn 1985). It is recorded as a separate tithing in 1478 (Gover *et al.* 1931, 311). Lysons (1822) records that the manor was held by the eponymous *de Boddestane* family in the 13th century. A co-heiress delivered the holding to the Davils family and, latterly, it passed to the Harris family by marriage. By 1821 it was by purchase the property of Edmund Pollexfen-Bastard Esq. M.P., of Kitley House, Yealmpton.

The farm at Batson Hall is laid out around a small courtyard, with the remains of a detached kitchen and smoking chamber. The shell of the Hall, formerly a 'mansion' (Hoskins 1978, 471), forms the walls of the garden of Batson Hall Cottage. The fireplace set in the north wall of the garden has been dated to the 14th century (Waterhouse *pers. comm.*), while the cottage appears to date from the 17th century. Local assizes are said to have been held at the site, with the remains of an associated prison or lock-up in the garden.

The small hamlet of Batson is, according to the Devon Historic Landscape Characterisation, set within gardens surrounded by modern enclosures adapting post-medieval fields. Limited archaeological investigations have taken place in the immediate area, although a number of the local buildings are listed and appear to date to the 17th-18th centuries.

1.4 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in June 2019. The work was undertaken in line with best practice and follows the guidance outlined in: CIfA's *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (2014) and Historic England's *Understanding Historic Buildings: A Guide to Good Recording Processes* (2016). The discussion of setting buildings on the approaches outlined in the appropriate guidance (DoT guidance and Historic England 2015). The heritage impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (Landscape Institute 2013).

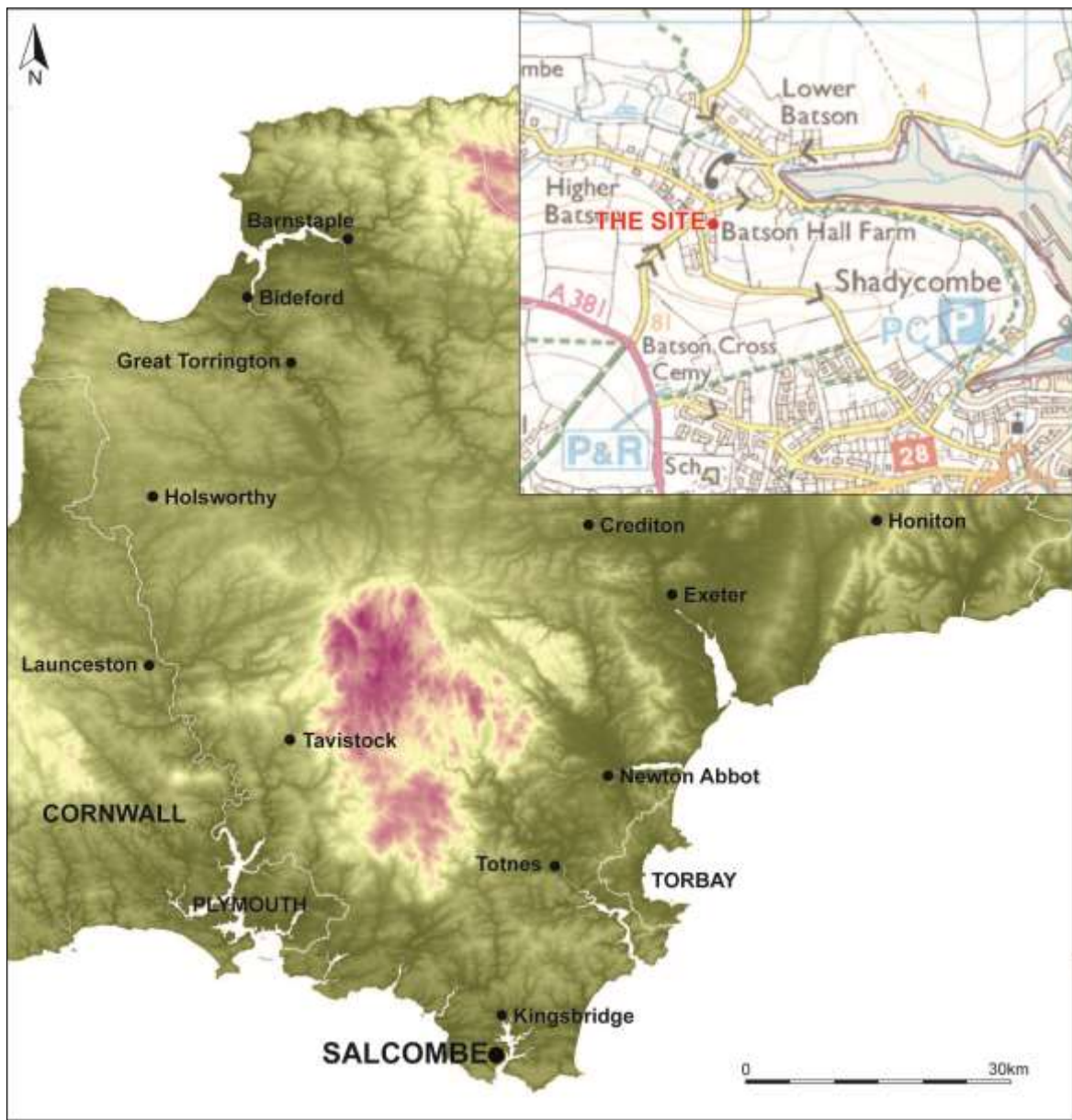


FIGURE 1: LOCATION MAP.

2.0 CARTOGRAPHIC SOURCES



FIGURE 2: EXTRACT FROM THE 1821 ESTATE MAP COMPILED ON BEHALF OF THE POLLEXFEN-BASTARD FAMILY. NOTE THE EXTENSIVE SURROUNDING ORCHARDS. THE FARMHOUSE IS INDICATED (DRO).



FIGURE 3: EXTRACT FROM THE 1841 TITHE MAP FOR MALBROUGH. THE FARMHOUSE IS INDICATED (DHC).

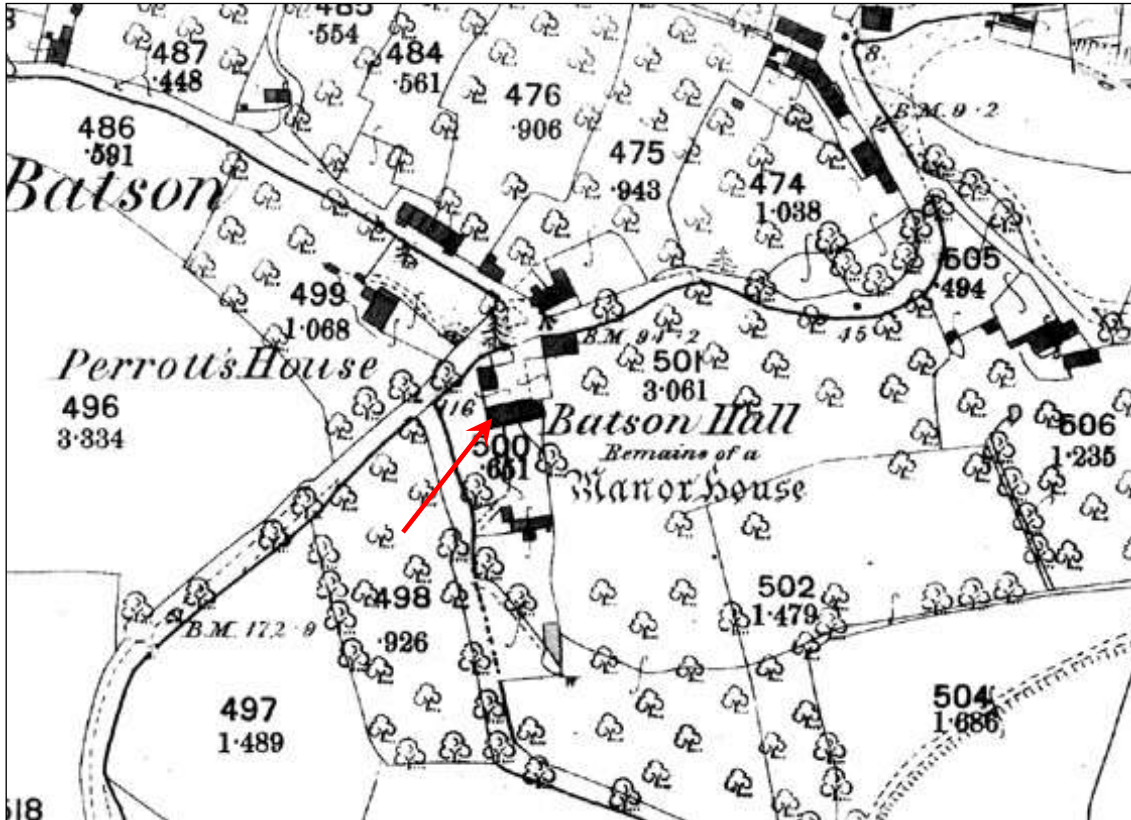


FIGURE 4: THE ORDNANCE SURVEY 1ST EDITION 1:2500 SCALE MAP OF BATSON, SURVEYED 1886. SHEET 136.11 (DHC).



FIGURE 5: THE ORDNANCE SURVEY 2ND EDITION 1:2500 SCALE MAP OF BATSON, PUBLISHED 1906. SHEET 136.11 (DHC).

3.0 HISTORIC BUILDING APPRAISAL

3.1 THE SETTING

Batson is a small hamlet formed of two main areas, Higher and Lower Batson, set within a steep valley above Batson creek, to the east of Salcombe. Batson can be reached via Batson Cross, near the cemetery and new Batson Cross Development housing estate, or from along steep and winding Shadycombe Lane. It is a conservation area and is completely contained within the South Hams AONB (Area of Outstanding Natural Beauty). Batson Hall Farm, the road down to Lower Batson and the creek are all included within the conservation area.

Most of the houses in Batson sit down in the valley at the end of the creek with an area of village green (registered with Devon County Council, so has protected status VG110) with benches to appreciate the view and a red telephone box. The valley and environs are quite wooded and sheltered, most of the houses of local stone or pastel painted cob with thatched or slated roofs, views focussed along the lanes across to the fields and woods of the valley or down the creek. The colourscape of the area is dominated by green tones, of both water and trees, with soft greys and browns of the local stone, with a predominance of light pastel tones where buildings are rendered or painted.

Access is quite limited, the lanes steep and winding, deeply terraced into the slopes and often with sheer earthen banks or hedgebanks lining them. In character, this is quite an enclosed and localised setting within the conservation area. Salcombe was once subsidiary to Batson which was the earlier settlement.

Whilst the area would have relied on a mix of boat building, fishing and farming, it is now primarily devoted to tourism and there are a high proportion of second homes and rental properties in the area. Whilst this may be controversial within local Devon communities, it has allowed for the retention of the historic character of the area with an influx of outside wealth to restore historic properties. Aesthetically, this area has drawn incomers due to its unspoilt beauty and relative lack of modern development, however, the encroachment of the urban fringe developments from Salcombe are now impacting on this valley, visible on the ridge above Batson Hall Farm, very modern and out of character for the area, providing an unsettling feeling of intrusion into this peaceful valley. Development within the conservation area and immediate surroundings has previously been quite restricted.

3.2 SITE DESCRIPTION

The site at Batson is a wedge-shaped enclosure at the top of a shallow coombe which leads down to Batson creek to the east of the site. The site sits on an upper shallow north-east facing slope. On the east side, Batson Hall Farm is enclosed by a modern post and wire fence, separating the garden from the open pasture which occupies much of the shallow valley below the site, with a few noticeably large and mature parkland style oak trees. This parkland style field is now in separate ownership, but is a historic setting important to the buildings on the property. On this eastern and south-eastern side, the site is very open in character with views to the creek and the houses to the east beyond on the higher side of Batson Creek.

In the north-east corner there is a deeply terraced area, leading directly off the road, possibly within a former quarry. This leads to a modern sweeping tarmac drive which arrives at a further terraced tarmac parking area east of the house. This entrance is narrow but open to the steep covered lane which accesses the main part of Batson; the driveway here is closed off by a pair of low modern timber gates. Generally, this corner is enclosed within overgrown trees and bushes, rising to the open gardens east of the house. South east of the house and south of this parking

area are the overgrown remnants of a historic shrubbery with camellias, rhododendrons, etc. The eastern part of the garden is closed off by a tall stone wall with garden gate and archway, dominated by the large modern conservatory, which is very out of place. In the mid to late 20th century the garden has received significant landscaping and terracing, with crazy paving curving parterres and terraces with fallen garden benches, etc., all becoming overgrown, but clearly an attempt to create garden rooms and dining and sitting areas, flanked by specimen plants, trees and shrubs.

Wrapping around the south of the house and cottage, the garden is wholly overgrown, with former lawn and some paved stone-flagged areas obscured and without access, a historic overgrown fig tree clearly visible. The portion of former terrace now obscured behind the house is enclosed via a loose rubble wall with local slatestone and quartz, a ball finial and a quartz block used as gate piers. There is a fine bird bath set in the patio here, which is a piece of medieval architectural salvage, a former font. This walling, the terrace and font/birdbath, is very typical of a 19th or early 20th century decorative garden design.

To the south-west, behind the cottage, divided from the rest of the garden by an overgrown conifer hedge, there is a more traditional raised grass lawn, with a deeply terraced paved area immediately behind the building, accessed via the patio doors. The bank/slope has been dug away from the west gable and retained with concrete walling at the same height as the roofline, so deeply set into the slope is the historic building. This area of garden is enclosed by mature native species hedges, the main road to Batson and the junction with Shadycombe Lane beyond. To the north-west, the trees along the lane have spread into the garden and weeds and brambles have again taken over, the area impenetrable. This partially encloses, and is threatening to engulf, a square stone ruin, with an opening to the south, fitted with a wooden garden gate and a window to the east, a possible stack or further collapsed stone remains to the west. This small single storey medieval structure has been adopted as a garden feature with a set of slate slab steps built up against its eastern side and a stone curving garden wall enclosing it to north and north-east.

To the north of the house the slope has been terraced, levelled and a series of stone crazing paving paths installed with small areas of lawn and large flower beds, a few planted palm trees and specimens. This area is enclosed by tall single storey stone walls, with a gate onto the parking area to the north. Whilst utilised for enclosing a garden these are the remains of a further medieval building, with stubs of walls showing truncation of returns forming a rectangular footprint and, in the north wall, the ragged remains of a chimney stack which has had a stone fireplace surround ripped out.

A tarmac parking area leads directly off the road, built up to be level with, and supported by, a herringbone slatestone revetment wall. This parking area abuts the Cider House, an 18th/19th century agricultural building, which contains interesting architectural salvage pieces of 17th century or earlier date, including, in its west wall facing the car parking area, a chamfered drip mould of dressed stone. Beyond this, the north boundary resolves itself into an overgrown hedgebank and there are a series of timber sheds and stores, all derelict and overgrown, as well as a small enclosed area, with some fencing and a hedge, which may have been a vegetable patch or similar at some point, clearly demarked as a separate area and seemingly served by the sheds.

3.3 THE RUINS

The site contains the ruins of at least two medieval buildings, presumed service or subsidiary buildings to the former Manor House or mansion house recorded on the site by historic documents.

The first is the small square block to the north of the cottage, north-west of the house, within 3m of the front wall of the current building range. This is set into the slope on its north and west sides. This building is one storey in height, but tall, the tops of its walls ragged, so it may have stood to one and a half storeys when first built. It is of local slatestone, densely packed into walls c.0.7m thick, with an earth/clay bond; it has good shaped quoins to the corners. This building has a small square window set quite high in the east wall, this is not a slit vent, but a clear opening. Its sides look patched, so this may have been enlarged or altered at some stage. Against this east wall there is an abutting set of later slatestone slab garden steps. The north wall has a collapsed area towards the north-west corner, which may have contained an opening. The south wall has a doorway to the south-west corner, although the reveals to this aren't anywhere near as good as the corner quoins; it is fitted with a modern garden gate. The west wall is covered by stored wood, garden waste and is overgrown, but there appears to be a thick block of masonry and built features behind here. The floor of the building appears to be soil, but may be mulch build up. It is roofless and has been for some time.

The second ruins are those in front of the farmhouse, forming the current garden area. These stand to a low single storey height and are ragged to top, patched with crude cement mortar as coping in places. This is a heavier and more vernacular build than the square block, with heavier dressed corners. These walls are slightly battered and have a cob/clay bond. There is a potential blocked window to the east, obscured by planting, and a large stack to the north with stepped wall stubs which would have braced a large stone surround or heavy timber bresummer beam. To the south-east corner there is an opening with angled relieved reveals. This has been later adapted with an added crude arch as a garden gate. This wall is abutted by another short section of slatestone walling which contains a putlog hole. Of some age and vernacular in form, this short section of wall abuts the south side of the opening, now used as a gate, cutting the angled relieved reveals at an awkward angle and is evidence of a later phase, a partition wall, or a truncated end of a building being rebuilt?



FIGURE 6: DETAILED VIEW OF THE FINE HEAVY SLATESTONE AND SOME DRESSED BLOCKS AND PUTLOGS, ALL OF WHICH IDENTIFY THESE GARDEN WALLS AS RUINS OF AN EARLIER QUITE FINE BUILDING.

The third area is in line with this short stretch of wall, attached perpendicular to the building remains a stretch of battered wall, including two build lines, a set of roughly dressed block quoins and two possible blocked openings, of tall single storey height, built into the front wall of the later 18th century farmhouse.

The third area will require significantly more inspection, but the rear 'south' elevation of the current farmhouse also contains sections of walling low down and to the centre which are very different in character and stone type and build form, possibly associated with a lateral stack and definitely with a small projecting square block, single storey, low and ragged to top, raised to form a shed or services to the rear of the farmhouse in brick but possibly predating it.

4.0 BUILDING DESCRIPTIONS

4.1 BATSON HALL FARM

The main house occupies the majority of a long linear one and a half storey range, of a mixture of local vernacular and post-medieval stonework types. The north 'front', possibly part of the east gable and south 'rear' walls exhibit the incorporation of remains of an earlier building(s) which in turn includes a build line. The house stands under a contiguous slated roof with the adjoining cottage, but its portion has been more recently replaced, with black glazed terracotta ridge and hips. Narrow black painted barge boards under shallow eaves carry black plastic guttering with some cast iron downpipes. There is a large offset box stack to the east gable and a large lateral stack to the south elevation, with rebuilt upper brick shaft.

The north 'front' elevation is a long irregular three-window range, of one and a half storeys, the ground floor to the east end and centre being of a thicker much heavier section of stonework, single storey ruins from an earlier building. The thicker battered character of this walling forms a ledge at first floor, above which the wall is raised in loose rubble stone. Within the section of incorporated ruin there are two types of build: heavy slatestone rubble with shaped blocks and platey slabs, with roughly dressed dark grey quoins about 1m in from the north-east corner; to the west end is a looser platey slatestone slab build. There is a ground floor opening blocked to the centre of this section of stonework, with roughly dressed block quoins to one side. The first floor windows of the building are set up into the raise above the older stonework. All three first floor windows are timber two light casements, all appear to have been forced into the older thicker stonework but built around the post-medieval rubble, presumably dating to that phase. The ground floor windows have been forced into the wall, the reveals and lintels cement rendered, loose repairs to the walls around the openings. The ground floor windows are timber two light casements; several appear to have secondary internal glazing. The north-east corner is rendered, wrapping around from the east gable. The door is set to the west end, where two different early forms of stonework are abutted by loose rubble and the wall alignment changes again. This doorway is forced with rendered reveals and lintel, a 20th century plank door with wrought iron handle and old fashioned lock.

The south 'rear' elevation has a clear build line and change in alignment near the lateral stack with some heavy slatestone quoins. There are two types of earlier grey platey slatestone stonework, returning to a more typical post medieval loose rubble and appearing contiguous with the cottage. There are four windows here, two to each ground and first floor. To the west end, the elevation is completely obscured by foliage, but a three light casement window lights the kitchen, a two light casement lights a further ground floor room, one to a bedroom. The other first floor window isn't visible, for foliage. The south-east corner, as to the north, is rendered, wrapping around from the east gable.

There is a small projecting lean-to block which braces the join between house and cottage, this is only half a storey high, ragged to top, much repaired in cement and raised in neat painted stretcher bond brickwork under a slate monopitch roof. The heavy grey slatestone slab stonework of this block and the stonework lower down along this rear wall is similar and of an older character. The stonework of the rear elevation of the main house seen continuing above, across and along the back of the cottage, would suggest a scrap of wall and the remains of a projecting block have been adapted and incorporated into a later build.

The east gable end of the house sits under a deep roof hip with a chunky rendered box stack, partly enclosed by the modern conservatory. This end wall is pebble dash rendered and painted. It has one first floor two light casement window and one forced door on the ground floor which

accesses the conservatory to the north and one small window to the south, either side of the stack.

The west end of the house terminates in a former gable wall, historically beyond having been a subsidiary building, of unclear function, accessed from the house via a ground floor door, but not part of the main accommodations. This is now fully converted to a separate dwelling, all linking openings blocked. The axial chimney here serves the cottage, not the main house, a later brick structure.



FIGURE 7: VIEW OF THE FITTED KITCHEN, WITH THE THREE LIGHT 19TH CENTURY CASEMENT AND WINDOW SEAT, BLOCKED FIREPLACE ON THE REAR WALL, MODERN QUARRY TILED FLOOR, BOARDED OUT CEILING; FROM THE NORTH, NORTH-EAST.

The interior of the main house displays significant modernisation dating to the 1970s or 80s, with cement plastered walls, modern plaster boarded partition with casement arches dividing original room spaces and altering the layout. There are low plain skirtings, modern quarry tiled floors or carpets and glazed modern internal doors. All the ceilings seem quite low, boarded out with plasterboard, possibly obscuring older beams and structural detail, or the interior may have been wholly reworked with new joists.

The house is entered at the west end with a door forced near the party wall to the cottage. This enters a long, wide hallway (R1), with a set of modern stairs and plank banister rails; a classic 1970s design rising to the first floor to the west side against the party wall, leading to a large landing. To the rear of the hallway, a frosted modern glazed door leads into the outset (R5) on the south side, a small service space. Another glazed door leads east into a lobby (R2A), with modern partition and large archway dividing this from a small fitted kitchen (R2B), with oak-effect units and a dining area. This space, formerly one open room, was heated via the lateral stack; this now has a blocked fireplace with quarry tiled hearth. There is a good three light 19th century casement window, which matches those in the cottage, with bead mouldings and chamfered mullions to the rear wall. Beneath this is a plank boarded window seat. A further glazed door back

in the lobby leads through into a sitting room (R3) and beyond is another modern glazed door leading into the modern timber and part pvc conservatory (R4), with corrugated plastic roof.

At the top of the stairs is a narrow landing (R6). The rest of the first floor was not accessed due to health and safety concerns.

4.1.1 FUNCTION OF ROOMS

Room 1 – Entrance and Stairs

Room 2A – Lobby/corridor

Room 2B - Modern fitted kitchen and dining space

Room 3 – Sitting Room

Room 4 - Conservatory

Room 5 – Rear outshut/services?

Room 6 - Landing

(FF – Rest of first floor not surveyed due to potential health and safety risks).

4.1.2 MODIFICATION OF SPACES

The layout of the farmhouse has been wholly altered in the later 20th century. Rooms 2A and 2B have obviously been divided by a modern partition but it is also unclear if that which divides the kitchen and sitting room is original. Apart from one good three light window and window seat there were no other visible historic features and the building appears to have been stripped of all character internally.

4.1.3 SIGNIFICANT FEATURES:

The only historic feature viewed in the building was the rear window which lights the kitchen (R2B), W2, a three light 19th century casement with a plank boarded window seat beneath.

4.2 SIGNIFICANCE OF THE 'FARMHOUSE'

The larger part of the range clearly incorporates ruined remains of an earlier building(s). This is part of a complex associated with an earlier manor or mansion house. The high former status of this site ascribes at the very least local importance to the building via the incorporated remains. It is a post medieval farmhouse of vernacular materials but is much modernised. Its value largely lies in the cumulative value with the cottage and the ruins in the gardens. In order to clarify the significance of the cottage in detail, and in advance of proposals, broken down according to the categories outlined in *Conservation Values* (English Heritage 2008):

EVIDENTIAL VALUE: Very high, the building incorporates ruined walls of an earlier building, the modern wall treatments may obscure further details of the blocked openings and build lines seen in these early walls. Further post-medieval features from the 'farmhouse' phase, such as fireplaces are also blocked up. The farmhouse footprint will seal further deposits from the early phases of this site.

HISTORICAL VALUE: The manor house or mansion, will have some regional and definite local value. There is an important local folklore tale about some of the ruins being used as a prison in the 17th century English Civil War; this value is more held by the site, but the building has associative value for its inclusion of the ruins.

COMMUNAL VALUE: None.

AESTHETIC VALUE: The building has been visually compromised by later 19th and early 20th century alterations, as well as its comprehensive internal remodel from the 1970s/80s. Its exterior frontage is still pleasing with lots of crude and rustic stonework and clear historic phasing, fairly

traditional small windows, framed by its overgrown gardens. Architecturally, this is not a thought out building, merely one formed from within the ruins of a more important site; functional and practical as farmhouse.

AUTHENTICITY/INTEGRITY: The renovations have stripped out historic features, with only one 19th century window surviving; fireplaces, etc. plastered over. Internally, the house is not authentic in appearance, with no real historic character left, but externally does have plenty of historic character, with clear phasing, as well as enjoying cumulative value with the pleasing garden setting, containing ruins of an earlier building.

4.3 FLEXIBILITY OF SPACES – FURTHER WORK

The house has seemingly internally been comprehensively modernised and this now presents a wholly flexible space in which to undertake a new phase of adaption/conversion. It may be prudent to initiate a programme of recording if the modern wall treatments are to be removed from the interior walls and any original partitions, as information from blocked openings, etc., currently obscured, may be able to inform further the wider narrative of the site. With the potential for openings and detail to be recorded from the earlier ruins incorporated in this structure, further recording is advised. There is less flexibility with the exterior of this building, due to the Listing and the complex phasing it exhibits.

4.4 HISTORIC DEVELOPMENT ASSESSMENT

The ruined walls incorporated within the building exhibit what are probably medieval and 17th century phases. The house itself may be later 17th century or more likely 18th century in date, altered and possibly extended in the early 19th century and modernised in the 20th century. The complexity of the incorporated ruins and the modern wall treatments would require further more detailed recording to confirm historic development. What we can tell is that the house was likely built as farmhouse with service building beyond to the west.



FIGURE 8: THE COTTAGE AND BATSON HALL FARM SOUTH ELEVATIONS AND ROOFLINE, SHOWING THE OBSCURING FOLIAGE; FROM THE SOUTH-WEST.

4.5 BATSON HALL COTTAGE

The cottage forms the end cell of a long range; now divided from the rest of the building, with openings blocked between and has been developed as a separate dwelling, with smaller modern spaces formed by partitions. It stands under a contiguous slated roof with the main house, with terracotta ridge and hips, cement rendered axial stack on the party wall. The cottage has different white painted beaded barge boards, with black plastic guttering and downpipes.

The 'north' front wall is of typical 18th or 19th century loose rubble in lime mix mortars, externally pointed in cement and quite heavily patched and altered. This is of irregular two window range, with an offset forced doorway to the east end, framed by rendered reveals. This has a plank boarded and framed door, of some age, with good decorative wrought iron door furniture, knocker, knob, letter box, etc. Left of the door on the ground floor is a forced window opening, with brick reveals and a rendered narrow timber lintel, containing one good 19th century two light window, with beaded casements. There is a small low two light timber window at the eaves to the right, the opening with brick reveals, set into a larger blocked opening, a former loading door, with quoins reveals, using pale grey dressed stones. A further larger window to the right on the ground floor, is again forced, with brick reveals and rendered lintel it lit the modern kitchen but was lost in a recent fire, now boarded over.

The west elevation, rendered in pebble dash and painted, was once set into the bank, fairly recently re-excavated with concrete retaining walls holding back the raised garden area. The elevation is braced by a thick 20th century brick buttress, built up against the earlier stone gable. Two first floor windows, both modern double glazed PVC units, are forced in near the apex. The east end of the cottage abuts a thick gable wall, surviving within the range as a party wall. This strongly suggests, despite a blocked linking doorway which may have been forced, that the cottage is an addition to an earlier building. The stonework to the west beyond this wall is very different in character, of grey slatestone slabs, not irregularly sized mixed character and coloured stones. The axial chimney serves the cottage, the stack seemingly built onto this party wall on the cottage (east) side.

The south 'rear' elevation is of stonework, very similar in character to the north; thickly cement rendered to the exterior. Two dormers have been forced into the roof with modern PVC double glazed units. There is one good ground floor window to the west end, its thin timber lintel rendered, but with neat stone reveals. This window is another good three light 19th century casement, with beaded and chamfered frame. There is a narrow forced doorway, the sides patched with cement and with a rendered lintel, which has a pair of modern French glazed patio doors. Beyond, to the east end, is a very tall and wide blocked doorway with good shaped stone quoins, of a similar pale grey stone as seen in the blocked opening in the north elevation. There is a small projecting lean-to block which braces the join between cottage and house. This is only half a storey high, ragged to top, much repaired in cement and raised in neat stretcher bond painted brickwork, under a slate monopitch roof. This heavy grey slatestone slab stonework of this block and the stonework lower down the wall near the blocked opening in the cottage is similar and of an older character: the stonework of the rear elevation of the main house seen continuing above looks fairly similar to that to the cottage. This would suggest a scrap of wall and the remains of a projecting block have been adapted and incorporated into a later build.

The interior of the cottage displays significant modernisation, with cement plastered walls, modern 'heritage style' skirtings and thin plank boarded doors. This space has recently suffered a major internal fire, with severe smoke staining and damage, although still apparently structurally sound. A door (CD1) has been forced in the front wall of the cottage, forming a 'front door'; suggestive of this space having previously been accessed only from the rear elevation or from

within the main house. This 'front door' serves an entrance hall and stairs (CR1), with a small kitchen (CR2) to the north-west corner. The entrance hall has a low modern plaster ceiling, modern 'stone' tiled floor and the stairs have modern plank boarding beneath forming an understair cupboard. The stairs are of modern solid wood, closed string style, rising to a shallow half landing, with square newel posts and chunky stick balusters. The stairs block a doorway, leading back into the main house, of which there is no sign from within the cottage due to complete replastering. There is one very good two light window here (CW1), with deep plank sill, chamfered pegged frame and beaded casement with coiled catches, typical of the 19th century. The stairs now awkwardly abut and partially obscure this window. The partitioned kitchen space was fully fitted with modern units. It has a thick braced area which presents as a blocked large open kitchen hearth on the east wall, but no shaft survives above.

A door in the south wall of the entrance hall and stairs leads into a long living room (CR3). This has a large beam bracing the space where a partition wall may have been removed. To the east end is a large fireplace, blocked with loose modern decorative rubble in cement, with modern bresummer beam and two alcoves to either side. This space has been replastered and 'rusticated' any 18th or 19th century character removed for a 'modern farmhouse' effect makeover when the cottage was converted. There is one good 19th century three light casement window (CW3) with bead moulding and chamfered mullions, pegged frame, with thick plank sill, in the south-east corner. Roughly to the centre of the south wall is a set of narrow 20th century French glazed patio doors (CD4). The solid floor is carpeted; when pulled up the floor appears to have been replaced with concrete. There is a large blocked doorway in the south-west corner of this room, for which there is no internal evidence due to wholesale replastering.

The first floor is accessed via a small landing (CR4) with a modern bathroom (CR5) to the north-west and two small bedrooms to the south side (CR6 & CR7), overlooking the rear garden. The landing is lit from a small chunky two light casement window in the north wall, set almost at floor level, awkward with the new layout, with chamfered pegged frame and beaded casements, moulded catches, typically 19th century (CW4). This window sits within a lower blocked loading door, no evidence of which survives on the interior as the walls have been completely replastered and the levels altered. The layout is wholly modern, the building only one and a half storeys, so the first floor is now set up within the roofline. The bathroom is modern, with a fitted suite, tiled walls and pvc two light casement. The bedrooms are both the same, modern plastered walls and 'heritage style' modern skirtings, carpeted floors and pvc casement windows, boarded in eaves and ceilings, all modern painted plasterboard. There is a loft hatch leading off the landing into the roofspace. This appears to show that the roof is very recent, later 20th century at the earliest, of common rafter form with lining board under the slates. The chimney stack can be seen to be built up against the former west gable of the main house, shown to be stretcher bond brick in a beige-yellow cement based mortar. There is a modern riveted metal water tank set on a thick modern timber framework.

4.5.1 FUNCTION

Cottage. Room 1 – Entrance and Stairs

Cottage. Room 2 - Kitchen

Cottage. Room 3 – Sitting Room

Cottage. Room 4 - Landing

Cottage. Room 5 - Bathroom

Cottage. Room 6 – Bedroom 1

Cottage. Room 7 – Bedroom 2

4.5.2 EVIDENCE OF MODIFICATION

The layout of the cottage has been wholly altered, when it was converted to a separate dwelling. There were previously doors to the main house, now blocked by the stairs and at least a partition

wall in the sitting room (CR3), replaced by a bracing beam. The walls which form the kitchen (CR2) and the bedrooms (CR6 & CR7) and bathroom (CR5) are all modern partitions.

4.6 SIGNIFICANCE OF THE COTTAGE

The significance is clearly entwined with that of the main house, when considering age and architectural merit, clearly built, like the main house, out of and around the remains of an earlier building. The cottage is wholly built of stonework of a strong post medieval character. The cottage when assessed on its own merits however is of less import and in many ways it is merely its overall contribution to the narrative of the surviving buildings and wider site in which it is 'significant' in a cumulative sense. In order to clarify the significance of the cottage in detail, and in advance of proposals, broken down according to the categories outlined in *Conservation Values* (English Heritage 2008):

4.6.1 EVIDENTIAL VALUE

The cottage does have some inherent evidential value as all wall treatments are modern and are known to obscure at least two blocked openings. This and removed walls and alterations means there is a further story of change of use to tell in this space.

4.6.2 HISTORICAL VALUE

No specific prescribed value in its own right. The site is important as the location of an early manor or mansion house.

4.6.3 AESTHETIC VALUE

The building has been somewhat compromised visually by later 19th and early 20th century alterations, as well as its fairly recent conversion and an overtly comprehensive internal remodel.

4.6.4 COMMUNAL VALUE

The building has no known communal value.

4.6.5 AUTHENTICITY & INTEGRITY

The renovations have stripped out historic features, with only three window surviving. The cottage is not now authentic in appearance, with no real historic character left and it is very much lacking in features, which may however be obscured.

4.6.6 SIGNIFICANT FEATURES

CR1 – (CD1): A thick plank boarded and framed door, with decorative cast iron knocker and hexagonal door knob and letter box, heavy hinges, thick beaded frame. May be later 19th century or early 1900s, Edwardian.

(CW1): A two light window, with pegged jointed frame and chamfered mullions and beaded casements with coiled catches is a good 19th century feature.

CR2 – N/A

CR3 – (CW3): A three light window, with pegged jointed frame and chamfered mullions and beaded casements with coiled catches is a good 19th century feature.

There is also blocked axial stack with large open fireplace, infilled with 'decorative' rubble stonework.

A beam braces the ceiling where an earlier partition may have been removed.

CR4 – (CW4): A very small low two light window, with pegged jointed frame and chamfered mullions and beaded casements. Set into the eaves and awkward with the current floor configuration as if intended to serve a lower floor/loft/mezzanine.

CR5 – N/A

CR6 – N/A

CR7 – N/A

4.7 FLEXIBILITY OF SPACES – FURTHER WORK

The cottage, having already been so comprehensively altered and modernised presents a wholly flexible space in which to undertake a new phase of adaption/conversion; the fire having further necessitated the likely wholesale stripping out of the interior to counter toxic deposits. It may be prudent to initiate a programme of recording if the modern wall treatments are to be removed from the exterior walls, as information from blocked openings etc, currently obscured may be able to inform further the wider narrative of the site which is locally important.

4.8 HISTORIC DEVELOPMENT ASSESSMENT

The cottage is the last structural element of the current main range. Its front wall clearly abuts the thicker older section of wall to the west and there is a thick former gable between the two structures. Clearly when built, this was subservient/supportive to the main range and accessed from that interior and the rear exterior. In style and form the stonework of the front and rear walls are of post medieval rubble form, typically seen in building of the 18th and 19th century. The dressed quoins of the blocked openings on the rear elevation support this and also show that there have been at least two phases to this building since its construction. One blocking and adapting its opening, indicating a change of use possibly from agricultural to domestic, which if we date this to the three surviving windows may have been later 19th or very early 1900s; then a modernisation and total remodel again in the later 20th century.

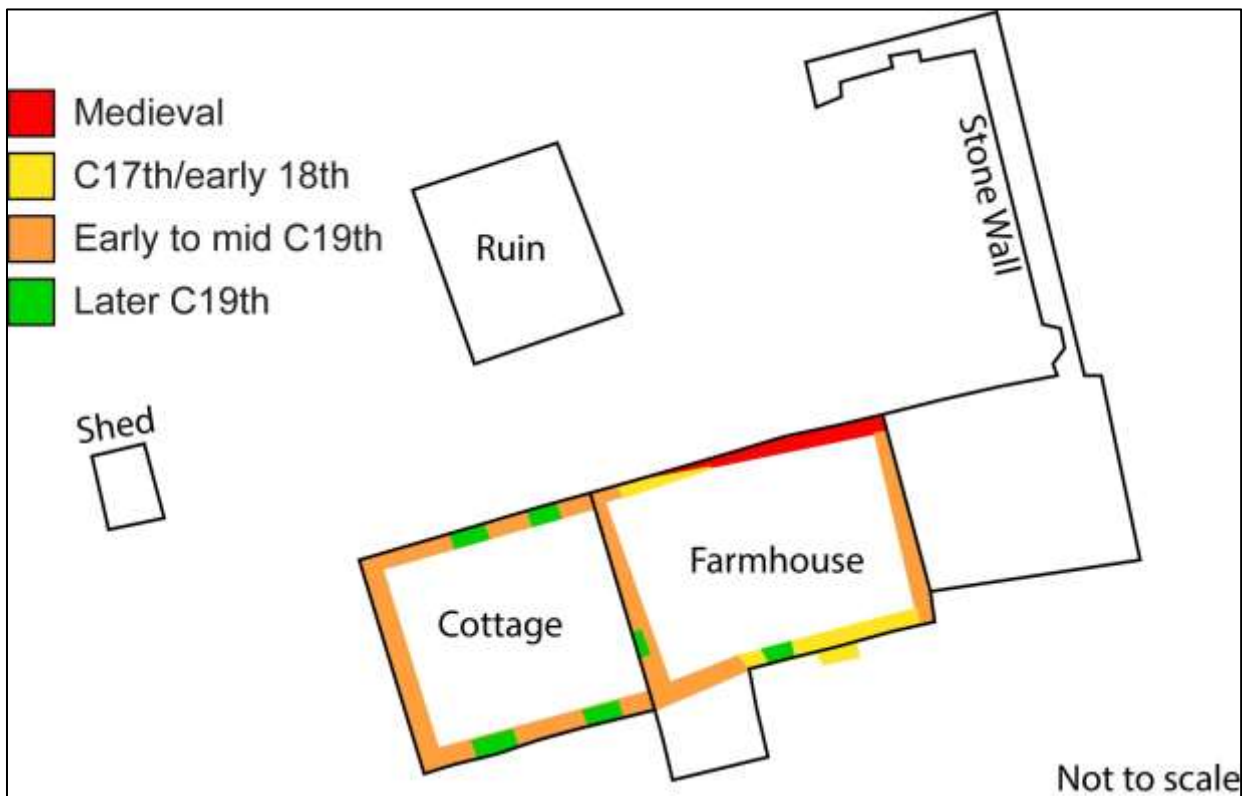


FIGURE 9: PROVISIONAL PHASE PLAN; BASED ON PLANS SUPPLIED BY THE CLIENT.

5.0 HERITAGE IMPACT ASSESSMENT

5.1 IMPACT ON THE SITE – ITS SIGNIFICANCE

The site at Batson Hall Farm presents as a large domestic garden with phases of 19th and 20th century landscaping, including historic planting and areas of terracing, forming garden rooms and outside dining and sitting areas. This incorporates the ruined remains of at least two buildings, further remains built into the walls of the existing linear building range.

Historic documents and maps identify this location as the site of a former manor house/mansion. Further historic documents record one of the buildings, a medieval former kitchen block or separate bakehouse being used temporarily as a prison in the English Civil War. We know from this that the buildings on the site were a well established compound by the time they were being repurposed for holding prisoners, the site therefore 16th century or earlier. Batson is recorded in the Domesday Book.

The potential high status, or at least local administrative status of the buildings which once occupied this site, make it locally and regionally important. The high level of preservation of standing remains as well as the likelihood of buried remains makes this a site of increased archaeological sensitivity. The current post-medieval farmhouse and cottage will seal further historic deposits beneath their footprint and the terracing and gardens will have ensured minimal disturbance of any further remains in the 19th and 20th centuries.

Whilst the proposed plans are set sensibly to the east of the house and further down-slope, away from the buildings seen on the historic maps, we could expect on a site of this age for there to be wider spreads of archaeology; rubbish pits, outbuildings, walls and compounds, banks and ditches etc, as well as middens and scattered occupation layers. The siting of the modern house is not expected to directly disturb any of the main building evidence, but a programme of monitoring would ensure any evidence could be dealt with appropriately during groundworks and further advance our understanding of the wider site, functions and phases of occupation.

5.2 IMPACT ON THE BUILDINGS

The farmhouse is post medieval, likely 18th or 19th century, built out of and around the remains of a much earlier range of buildings. It is Listed with the 'former bakehouse' and 'cyder pound'. These buildings are rightly grouped as cumulatively they are worthy of protection but individually have each been compromised. The building range has been occupied for much of the 20th century and has been much altered and modernised, all historic detail removed or obscured. The ruins are far more authentic but hampered by the dense planting of the historic gardens and a lack of maintenance over the last few decades has led to their further decline since their Listing. It is not clear if a comprehensive effort has been made to record and understand the building remains.

The house and attached cottage sit in a mature garden plot, the ruined walls completely enclosing them on the north side, with a very introverted, localised character to the front gardens, intimate and private. The gardens of the cottage to the west and south-west have the same sense of enclosure, but this is due to overgrown hedges and rampant weeds, not the intentional landscaping and use of ruins as seen to the north. There has been a clear attempt to define the gardens and buildings in the later 19th or early 20th century with the planting of the specimen shrubs which form the shrubbery. This focusses a single view down the valley, but emphasises the separate ownership of the land, which was once all one site. This directly divorces the buildings from their wider setting, as part of a larger more disparate medieval manor complex, which would have occupied further space along the upper slopes. This domesticates and minimises the 'reach' of the buildings within their landscape context.

The 20th century patios and hedges, which form further garden rooms and appear associated with the conservatory development further throw emphasis back on the house and the domestic entertaining value of the building as a middle status house in a popular residential area. Key to this character is the sweeping drive and parking area, solidifying this as a residential building. It is here that the modern house is to be situated.

This location stands outside of the immediate garden setting but will divorce the house from its sheds and former vegetable patch to the north-east. It will also stand between the house and the views of the valley and creek. It could be argued that the intentional planting created this divide; therefore this new building merely consolidates the effect. The remains in the garden and within the house are likely to be of service buildings or ranges subsidiary to the larger (demolished) manor house, so have less of a connection to the wider setting, being functional, not sited for views and changes in views. Even at close quarters a change in setting will not affect the inherent evidential value which defines the significance of these building remains.

The farmhouse and cottage range is very connected to its immediate gardens but again, there is only one historic window which has any real views to the east and the creek. The modern conservatory has clearly been sited to take into account the views but is inappropriate to the listed building anyway. The remains which form the walled gardens will ensure that the experience of the farmhouse and cottage on their main approach from the north will remain the same, all views to any modern building screened. The views from the road to the site, the approach to the conservation area, will also be screened by the cider barn and hedgebanks. If we conclude that the value inherent in the standing listed buildings at Batson Hall Farm is its narrative contribution to the wider site then its views are irrelevant to that significance.

5.3 THE SETTING/VIEWS/VISUAL IMPACT

From the site and surrounding areas and east side of the valley, when looking across Batson creek, the skyline is dominated by the large modern housing development at Batson Cross. These buildings are not of specific south-west character and care has not particularly been taken to blend them into their environment. The roofscape of this housing estate is quite sharp and broken up, vertical and angled shapes, which catch the eye. This creates a sense of intrusion in the landscape, directly above Batson Hall Farm and has far wider AONB ramifications than the proposed siting of a new building in the valley below.

A large garage/annexe has also been constructed just along the ridge from Batson Hall, on the same elevation at the farmhouse, just beyond the large conifer hedge. This structure stands on the now separate property Batson Hall Barn, the farms original farmyard, now a converted dwelling. This is very modern in character, with glazed balcony overlooking the creek and timber plank walls, modern window glazing; it is also quite a steep pitched one and a half storeys. This blocky structure not only competes with the farmhouse in its own setting, when viewed across the creek in its important inward views but strongly introduces a modern character into the immediate setting of the Listed building. Views from the edge of the creek, but outside of the conservation area itself also include this new garage building, when looking towards Batson Hall Farm, with just a small glimpse to the farmhouse, which blends farm more harmoniously into the setting. Direct outward views from the farm are blocked to this garage structure and from the garden by the tall conifer hedge.

The key to the reduction of impact of any new house is to retain as much of the mature garden and site planting as possible, softening any new introduced built form into the setting; as discussed above the farmhouse is well blended into its setting. The relatively low-lying character of the proposed new build, using natural materials in wall treatments and in its 'living roof', illustrates how its design attempts to blend with its environment.

There will be views to the new building from the later 19th century and early 20th century houses east of the creek, with which there is direct inter-visibility, but they are outside of the conservation area and the existing modern building discussed above have already introduced modern character into the landscape. Views back towards the conservation are from this road and houses, includes several 20th century bungalows, recently modernised, as well as a couple of small modern builds or annexes, showing that whilst managed this is not a pristine landscape, but has been allowed to evolve. Any visual links between these houses and the farmhouse across the creek is irrelevant to the farmhouse's value, which is inherent in the earlier remains and site narrative.

There will be a material change in the wider AONB views of Batson Creek when this building is built, that cannot be avoided but can be mitigated over time through planting. The issue is more that the combination of the development at Baston Cross and the inappropriate garage cumulatively impact the wider valley setting of the conservation area. On balance the new proposed house could be considered in contrast a positive modern contribution to the landscape.

5.4 LOCAL ASSETS

Batson has a conservation area which encloses Batson Hall Farm and runs down the lane to the village green, encompassing that and the creek and runs up the main street enclosing most of Lower Batson. There is a Grade II Listed limekiln on the west side of the creek, below Batson Hall Farm. The row of terraced houses, known as The Quay to the north-west of the village green are also Grade II Listed as is the K6 telephone kiosk, Buckley Cottage and No.2 and the cobbled area, with thatched roofs to the north-east of the village green. There are two other Listed buildings Sunnycombe and forecourt and The Nook and limekiln further along the lane. All the other buildings are historic in character but undesignated. There may be glimpses to the upper portions of the Batson Hall Farm site from the wider setting of the conservation area, such as along the lane to the east and south-east, on the far side of the creek. There will be impact on the setting and character of Batson as a village and the new build will not appear in any key streetscape, creek or village green views. If glimpses are achieved in winter, when foliage on the trees is reduced, in time these will soften as planting matures and in any case if the new building is visible then the far denser and heavier scale of the new development at Batson Cross will be visible beyond it on the skyline, far more harmful to the landscape sense of place of this small community.

There are a number of houses around the curve of the valley in Higher Batson which are not within the conservation area and these have no intervisibility with the Batson Hall Farm site. These include Elworthy Cottage, Glencora and attached row of Summer Cottage, Old Cottage and Rose Cottage. These buildings are not expected to be affected in any way by the development which will not be visible from the road or approaches.

Overall Impact Assessment: **Negligible Impact** (Slight to No change)

6.0 CONCLUSIONS

The buildings at Batson Hall Farm are listed as a group and the listing text records that they are 17th century or earlier. The buildings lie on the site of a former manor house, the remains of which are thought to make up the garden walls. These buildings are rightly grouped as cumulatively they are worthy of protection but individually have each been compromised. The building range has been occupied for much of the 20th century and has been much altered and modernised, all historic detail removed or obscured. The ruins are far more authentic but hampered by the dense planting of the historic gardens and a lack of maintenance over the last few decades has led to their further decline since their Listing.

There will be views to the new building from the later 19th century and early 20th century houses east of the creek, with which there is direct intervisibility, but they are outside of the conservation area. The link between these houses and the farmhouse is irrelevant to the buildings' value, which is inherent in the earlier remains. There will be a material change in the wider AONB views of Batson Creek when this building is built, that cannot be avoided but can be mitigated over time through planting. This design is far more sensitive than the existing new developments on the skyline and careful modern design elements have even been allowed in the conservation area around the green with several of the stone garage blocks having modern glass lantern additions and potentially having annexe conversions.

Batson has a conservation area which encloses Batson Hall Farm and runs down the lane to the village green, encompassing that and the creek and runs up the main street enclosing most of Lower Batson. There will be impact on the setting and character of Batson as a village and the new build will not appear in any key streetscape, creek or village green views. If glimpses are achieved in winter, when foliage on the trees is reduced, in time these will soften as planting matures and in any case if the new building is visible then the far denser and heavier scale of the new development at Batson Cross will be visible beyond it on the skyline, far more harmful to the landscape sense of place of this small community.

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

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APPENDIX 1 : LISTING TEXT

SX 73 NW 3/6 Batson Hall Farmhouse.

SX 73 NW 5/6A Ancillary bake-house and former prison to north of Batson Hall Farmhouse.

SX 73 NW 3/6B Cyder pound to north-east of Batson Hall Farmhouse.

II

2.

Probably C17 and earlier remains, 2 storey, stone, modern roof and casements without special features apparent. Occupied. Remains of Bakehouse, with domed oven and small side cavity at low level. Remains of disused Cyder-pound, formerly horse-driven, machinery includes wood-cogged wheel, roofless. On site of Manor House Next the bake-house is a former lock-up or prison with rectangular wood barred casement opening, roof destroyed.

Listing NGR: SX7338439607

APPENDIX 2: PHOTOGRAPHIC ARCHIVE



VIEW TO THE FARMHOUSE FROM THE PARKING AREA NEXT TO THE ROAD; FROM THE NORTH-EAST.



LONG OBLIQUE VIEW OF THE FARMHOUSE FROM WITHIN THE GARDEN, SHOWING THE MAJORITY OF THE NORTH ELEVATION OF IT AND THE COTTAGE; FROM THE NORTH-EAST.



ONE OF THE OLDER SECTIONS OF WALLING INCORPORATED INTO THE FARMHOUSE AT THE EAST END, ATTACHED TO THE GARDEN WALL; FROM THE NORTH-WEST.



LEFT: THE LEAN-TO WITH AN OLD SECTION OF WALLING WHICH THE CONSERVATORY ABUTS FROM THE SOUTH SIDE; FROM THE NORTH, NORTH-WEST.

RIGHT: THE RENDERED NORTH-EAST CORNER OF BATSON HALL FARM AND THE BADLY REPOINTED STONEMWORK WHICH PARTLY OBSCURES A SET OF QUINS, AT LEAST 1M INTO THE NORTH ELEVATION; FROM THE NORTH.



DETAILED VIEW OF THE THICKER LOWER SECTION OF WALLING WHICH DOMINATES THE NORTH FRONT OF THE FARMHOUSE, AT THE EAST END, THE REMAINS OF A RUINED EARLIER BUILDING; FROM THE NORTH.



LEFT: DETAIL WITHIN THE RUINED WALL INCORPORATED INTO THE BUILDING SHOWING A POTENTIAL SET OF RAGGED LARGE SLAB QUOINS AND ALSO A POTENTIAL BLOCKED OPENING AT GROUND FLOOR; FROM THE NORTH.

RIGHT: VIEW ALONG THE FRONT OF THE BUILDING, SHOWING HOW THE RUINED SECTION OF WALL IS ANGLING OUTWARDS QUITE CONSIDERABLY AND HOW THE ALIGNMENT OF THE RANGE CHANGES; FROM THE EAST.



VIEW BACK ALONG THE INCORPORATED RUINED EARLIER BUILDING SHOWING THE SLIGHT BATTER TO THE WALL AND HOW THE WINDOWS AND RAISED EAVES ARE INSET BEHIND THE EARLIER WALLING, FORMING A LEDGE; FROM THE WEST.



WIDER ANGLED VIEW SHOWING THE INCORPORATED RUINS AND FORCED FRONT DOOR, LEADING INTO THE INTERIOR; FROM THE WEST, NORTH-WEST.



LEFT: INTO THE ENTRANCE HALLWAY AND STAIRS, ROOM 1, SHOWING HOW THIS DOOR HAS BEEN FORCED UP AGAINST THE PARTY WALL TO THE COTTAGE, WHICH HAS A LARGE BLOCKED DOORWAY WITHIN IT; FROM THE NORTH-EAST.

RIGHT: THE HALLWAY, ROOM 1, ENTRANCE AND STAIRS, QUARRY TILED FLOOR, MODERN PARTITIONS DIVIDING THE SPACE AND PLASTER BOARDED CEILING AND MODERN GLAZED DOORS; FROM THE NORTH.



VIEW FROM THE HALLWAY INTO THE LOBBY/CORRIDOR CREATED BY ANOTHER MODERN PARTITION AND ARCHWAY, FORMING A FITTED KITCHEN, ALSO SHOWING FURTHER MODERN GLAZED DOORS AND MODERN FITTINGS; FROM THE WEST.



THE FITTED KITCHEN, WITH THE THREE LIGHT 19TH CENTURY CASEMENT AND WINDOW SEAT, BLOCKED FIREPLACE ON THE REAR WALL, MODERN QUARRY TILED FLOOR, BOARDED OUT CEILING WHICH OBSCURES A CHANGE IN CEILING HEIGHT; FROM THE NORTH, NORTH-EAST.



THE NORTH FRONT OF THE ATTACHED COTTAGE; FROM THE EAST, NORTH-EAST.



THE SMALL BLOCKED WINDOW WITH BRICK REVEALS SET INTO A LARGER OPENING, A LOADING DOOR ABOVE THE FORCED DOORWAY TO THE FRONT OF THE ATTACHED COTTAGE; FROM BELOW (NORTH-EAST).



LEFT: THE FRONT DOOR TO THE COTTAGE, BRICK PATCHED REVEALS TO THE EAST, CONCRETE RENDER PATCHING TO THE WEST AND RENDERED LINTEL; FROM THE NORTH-EAST.

RIGHT: VIEW THROUGH THE FRONT DOOR, INTO THE HALLWAY OF THE COTTAGE CR1 AND THROUGH TO THE SITTING ROOM CR3; FROM THE NORTH.



VIEW OF THE MODERN STONE TILED FLOOR IN CR1, THE HALLWAY; FROM THE NORTH.



LEFT: VIEW OF THE LATE 20TH CENTURY TIMBER STAIRCASE, HEAVILY SMOKE BLACKENED; FROM THE NORTH-WEST.

RIGHT: VIEW OF THE FORCED DOORWAY FROM THE INTERIOR OF CR1, SHOWING THE THICKNESS OF THE WALL HERE; FROM THE SOUTH, SOUTH-WEST.



VIEW OF HOW THE STAIRCASE, MODERN CUTS THE HISTORIC WINDOW IN THE FRONT WALL OF THE COTTAGE IN CR1; FROM THE SOUTH-WEST.



DEEP BEADED OPENING, PLANK SILL AND TWO LIGHT BEADED CASEMENT IN CHAMFERED PEGGED FRAME, A 19TH CENTURY FEATURE CW1; FROM THE SOUTH-WEST.



THE RUINED KITCHEN, CR2; FROM THE EAST.



THE MODERN PARTITIONS, WITH A STUD OF EARLIER WALL BRACED BY A HACKED BACK BEAM IN CR3, THE SITTING ROOM, ALSO WITH DOOR BACK TO THE HALLWAY; FROM THE SOUTH-EAST.



THE BEAM IN MORE DETAIL, BRACING A FORMER PARTITION LINE/WALL LINE; FROM THE SOUTH-EAST.



THE SOUTH WALL OF CR3, WITH FORCED PATIO DOORS AND 19TH CENTURY WINDOW; FROM THE NORTH-EAST.



DETAIL OF THE GOOD 19TH CENTURY THREE LIGHT CASEMENT WINDOW CW3; FROM THE NORTH.



THE SHALLOW STACK AND BLOCKED FIREPLACE, WITH ALCOVE TO THE SOUTH, WITH TIMBER LINTEL; FROM THE WEST.



VIEW UP THE STAIRS TO THE LANDING; FROM THE EAST.



THE TWO LIGHT WINDOW SET INTO A BLOCKED LOADING DOOR IN THE FRONT WALL, CW4; FROM THE SOUTH-EAST.



THE MODERN BATHROOM, CR5; FROM THE EAST.



BEDROOM 1 WITH FORCED WINDOW OPENINGS AND PVC UNITS; FROM THE NORTH-EAST.



BEDROOM 2 WITH FORCED DORMER WINDOW TO THE REAR; FROM THE NORTH-WEST.



VIEW UP INTO THE LOFT, SHOWING THE MODERN COMMON RAFTER REPLACEMENT ROOF; FROM BELOW (NORTH-WEST).



LEFT: THE WEST GABLE END OF THE COTTAGE, SHOWING HEAVY BUTTRESS AND FORCED WINDOWS SET HIGH IN APEX; FROM THE NORTH.
RIGHT: VIEW OF THE SOUTH-WEST CORNER OF THE COTTAGE, SHOWING BRICK RENDERED BUTTRESS SUPPORTING THE WEST GABLE; FROM THE SOUTH-EAST.



THE COTTAGE AND BATSON HALL FARM SOUTH ELEVATIONS AND ROOFLINE, SHOWING THE OBSCURING FOLIAGE; FROM THE SOUTH-WEST.



THE BLOCKED DOORWAY IN THE SOUTH ELEVATION OF THE COTTAGE IN THE SOUTH-EAST CORNER, SHOWING GOOD DRESSED REVEALS; FROM THE SOUTH.



THE PROJECTING BLOCK, OF AN OLDER FORM OF PLATEY STONEWORK, OFF THE BACK OF THE SOUTH ELEVATION ACROSS THE JOIN BETWEEN COTTAGE AND FARMHOUSE; FROM THE SOUTH-WEST.



LEFT: VIEW BACK ALONG THE REAR OF THE FARMHOUSE, SHOWING LOOSE POST MEDIEVAL RUBBLE AT THE EAVES AND A REBUILT BRICK CHIMNEY SHAFT, AS WELL AS A DISTINCT CHANGE IN ALIGNMENT ON THE ROOF; FROM THE WEST, SOUTH-WEST.

RIGHT: THE CHIMNEY STACK AND CHANGE IN WALL THICKNESS, ALIGNMENT AND CHARACTER, SUGGESTING FURTHER RUINS HAVE BEEN INCORPORATED; FROM THE SOUTH-EAST.



VIEW ALONG THE BACK OF THE FARMHOUSE, SHOWING HOW IT IS ALMOST TOTALLY OBSCURED BY OVERGROWTH; FROM THE EAST.



VIEW OF THE TWO DECORATIVE 19TH CENTURY GARDEN WALLS WHICH FRAME THE REAR TERRACE TO THE FARMHOUSE, WITH A BALL FINIAL AND BLOCK OF QUARTZ, DECORATIVE QUARTZ USED THROUGHOUT THE BUILD AS A FEATURE TYPICAL OF THE PERIOD; FROM THE EAST.



VIEW OF THE LARGE PLASTIC AND TIMBER CONSERVATORY WHICH DOMINATES THE EAST GABLE END OF THE FARMHOUSE AND THE GARDENS ON THIS SIDE; FROM THE SOUTH-WEST.



THE EAST GABLE END OF THE FARMHOUSE, WITH HIPPED ROOF, BOX STACK AND SHAFT AND LARGE MODERN CONSERVATORY; FROM THE NORTH-EAST.



THE GARDEN WALL AND GATE TO THE NORTH ENCLOSED FRONT GARDEN; FROM THE EAST.



DETAILED VIEW OF THE FINE HEAVY SLATESTONE AND SOME DRESSED BLOCKS AND PUTLOGS, ALL OF WHICH IDENTIFY THESE GARDEN WALLS, AS IN FACT RUINS OF AN EARLIER QUITE FINE BUILDING, LIKELY PART OF THE COMPLEX WHICH SUPPORTED THE MANOR HOUSE WHICH STOOD ON THE SITE; FROM THE WEST.



VIEW OF THE RECTANGULAR PLAN WALLS, OF SINGLE STOREY HEIGHT, WHICH ENCLOSE AND FRAME THE NORTH FRONT GARDEN, ACTUALLY MARKING OUT THE FOOTPRINT OF A RUINED MEDIEVAL BUILDING; FORM THE WEST.



DETAIL OF THE NORTH GABLE END WALL OF THE EARLIER BUILDING, WHICH NOW FORMS THE GARDEN WALL, SHOWING A STUB RUNNING BACK TOWARDS THE HOUSE; FROM THE WEST, SOUTH-WEST.



DIRECT VIEW OF THIS WALL, WHICH CONTAINS A RUINED STACK AND FIREPLACE, OBSCURED BY BUSHES; FROM THE SOUTH.



LEFT: VIEW OF THE RAISED FLAT BUILT PILASTERS AND PADSTONE WHICH WOULD HAVE CARRIED A STONE OR WOOD CORBELLED BRESUMMER OVER A LARGE OPEN FIREPLACE; FROM THE SOUTH-WEST.

RIGHT: DETAILED VIEW OF THE THICK STUB WALL, WHICH RUNS SOUTH FROM THE FORMER GABLE END, LAYING OUT THE FOOTPRINT OF THE EARLY BUILDING; FROM THE SOUTH, SOUTH-EAST.



TIGHT ANGLED VIEW SHOWING THE LINE OF THE BUILDING AS IT PROJECTS BACK TOWARDS THE HOUSE, WHERE FURTHER REMAINS HAVE BEEN INCLUDED IN THE FRONT WALL OF THE EXISTING BUILDING; FROM THE NORTH, NORTH-WEST.



THE PAVED PATH, PART OF THE LANDSCAPE GARDENS, ACCESSING THE FORCED FRONT DOOR IN THE FARMHOUSE'S FACADE; FROM THE NORTH-EAST.



THE NORTH OUTER FACE OF THE HEAVY SLATESTONE WALL, WHICH IS THE FORMER GABLE END OF AN EARLY BUILDING; FROM THE NORTH-WEST.



THE LOOSE RUBBLE 19TH CENTURY GARDEN WALL IN A LIME MORTAR, ENCLOSING AN EMBANKED AREA AND FLANKING THE HEDGEBANK ALONGSIDE THE ROAD; FROM THE EAST.



THE 19TH CENTURY WALL, WHERE IT SWEEPS AROUND ALONGSIDE THE ROAD; FROM THE EAST, NORTH-EAST.



VIEW UP THE ROAD WHICH RUNS ALONG THE NORTH BOUNDARY OF THE SITE, SHOWING THE TALL HEDGEBANKS AND THE SMALL JUNCTION WITH SHADYCOMBE LANE TO THE NORTH-WEST; FROM THE EAST.



THE OVERGROWN HEDGEBANK WHICH FORMS THE NORTH BOUNDARY, FROM WITHIN THE OVERGROWN PART OF THE SITE; FROM THE WEST.



LOOKING DOWN INTO THE SQUARE RUINED BLOCK, SHOWING EARTH FLOOR, LOG STORE FUNCTION AND THE GATE AND WINDOW; FROM THE NORTH (ABOVE).



THE TALLER VERY THICK WEST WALL OF THE SQUARE BLOCK, WHICH LOOKS TO CONTAIN FURTHER OBSCURED FEATURES, POSSIBLY A STACK? FROM THE NORTH, NORTH-EAST.



THE EAST WALL OF THE SQUARE BLOCK, WITH SMALL WINDOW SET HIGH IN THE WALL; FROM THE EAST.



THE EAST WALL OF THE SQUARE BLOCK LARGELY OBSCURED BY IVY BUT ALSO WITH THE SET OF SATE GARDEN STEPS RISING ALONGSIDE IT; FROM THE EAST.



THE SOUTH-EAST CORNER OF THE SQUARE BLOCK, SHOWING ITS GOOD SHAPED BLOCK QUOINS; FROM THE SOUTH-EAST.



THE SQUARE RUIN, WHICH IS ALMOST COMPLETELY OBSCURED BY FOLIAGE; FROM THE SOUTH, SOUTH-EAST.



THE GATE IN THE SOUTH-WEST CORNER OF THE SQUARE RUINS, SHOWING FINE QUOINS TO THE EAST SIDE, BUT NARROW THIN BRICKS PATCHING THE WEST REVEALS; FROM THE SOUTH.



VIEW ALONG AND ACROSS THE ENCLOSED NORTHERN PART OF THE GARDEN, BETWEEN THE BUILDINGS AND THE ROAD; FROM THE WEST, SHOWING HOW ENCLOSED VIEWS ARE.



VIEW TO THE RUIN AND OVERGROWN TREES IN THE NORTH-WEST PART OF THE GARDEN, WHICH COMPLETELY ENCLOSES THE SITE AND RESTRICTS WIDER VIEWS INWARDS OR OUTWARDS; FROM THE SOUTH-EAST.



THE HIGH GRASSY BANK AND LAWN WHICH WRAPS AROUND THE WEST END OF THE BUILDINGS, WITH THE THICK MATURE HEDGEBANK WHICH RUNS UP ALONGSIDE SHADYCOMBE LANE; FROM THE SOUTH, SOUTH-EAST.



THE TRIANGULAR PATCH OF OVERGROWN LAWN WHICH SURVIVES TO THE SOUTH-WEST CORNER OF THE SITE BEHIND THE COTTAGE, WITH GARDEN SHED, ALSO SHOWING THE TALL MATURE HEDGEBANKS AND SENSE OF PRIVATE GARDEN ENCLOSURE WHICH YOU GET FROM THIS PART OF THE SITE; FROM THE NORTH-EAST.



THE MODERN MULTI-LEVEL TERRACED AREA BEHIND THE COTTAGE, SERVED BY THE MODERN PATIO DOORS; FROM THE SOUTH-EAST.



THE MEDIEVAL FONT, A PIECE OF ARCHITECTURAL SALVAGE WHICH HAS BEEN REUSED AS A BIRD BATH ON THE TERRACE BEHIND THE MAIN FARMHOUSE, NOW OBSCURED BY FOLIAGE; FROM THE NORTH-EAST.



THE HISTORIC AREA OF PLANTING TO THE SOUTH-EAST OF THE MAIN FARMHOUSE WITH SOME GOOD SPECIMEN SHRUBS LIKE CAMELLIAS AND RHODODENDRONS, NOW ALL OVERGROWN BY WEEDS; FROM THE NORTH, NORTH-WEST.



VIEW FROM THE EAST END OF THE BUILDING DOWN THE VALLEY TOWARDS AND ACROSS BATSON CREEK; FROM THE WEST.



THE TERRACED AREA, PAVED STONE AND BRICK EDGING, OF MID TO LATE 20TH CENTURY DATE, TO THE NORTH-EAST OF THE MAIN HOUSE, ACCESSED BY THE CONSERVATORY; FROM THE SOUTH.



THE OVERGROWN TERRACED AREA NORTH-EAST OF THE BUILDING, BETWEEN IT AND THE PARKING AREA; FROM THE SOUTH-WEST.



THE OVERGROWN COLLECTION OF TIMBER SHEDS JUST NORTH OF THE PATIO/TERRACE AREA TO THE NORTH-EAST OF THE BUILDINGS; FROM THE SOUTH.



THE BACK OF THE CIDER BARN AND FURTHER TIMBER SHEDS, AS WELL AS A GLIMPSE OF THE ROOF OF THE ADJACENT HOUSE; FROM THE SOUTH.



VIEW INSIDE ONE OF THE SHEDS; FROM THE SOUTH.



VIEW OF THE LANDSCAPE TARMAC PARKING AREA TO THE EAST OF THE SITE AND THE ENCLOSED SMALL TRIANGULAR PLOT WITH TALL HEDGES BEYOND TO THE NORTH-EAST, POSSIBLY A FORMER VEGETABLE PATCH; FROM THE SOUTH-WEST.



VIEW OF THE LANDSCAPE TARMAC DRIVE AND PARKING AREA, THE SITE OF THE PROPOSED NEW BUILD HOME ON THE SITE; FROM THE WEST.



VIEW OF THE OVERGROWN SHRUBBERY AND LARGE CONIFER HEDGE ENCLOSING IT TO THE SOUTH-EAST OF THE BUILDINGS; FROM THE EAST.



VIEW TO THE SOUTH OF THE SITE, WHERE THE LARGE PARKLAND STYLE FIELD WRAPS AROUND FROM THE EAST TO SOUTH, TREES FRAMING THE SOUTH SIDE OF THE VALLEY, WITH ON THE SKYLINE CLEAR VIEWS TO THE NEW HOUSING DEVELOPMENT, ALTERING THE SETTING; FROM THE NORTH.



VIEW DOWN THE PARKLAND STYLE WIDER SETTING OF THE SITE, ASSOCIATED PRESUMABLY WITH THE FORMER HIGH STATUS MANOR HOUSE USE OF THIS LOCATION; FROM THE WEST, NORTH-WEST.



VIEW DOWN TO THE CREEK, SLIGHTLY SCREENED BY THE FINE 19TH CENTURY GARDENS OF A HOUSE BUILT AT THE BASE OF THE VALLEY; FROM THE WEST.



VIEW OF THE STEEP LANDSCAPE TARMAC DRIVE WHICH FORMS THE EAST BOUNDARY; FROM THE NORTH-EAST.



THE LARGE TERRACED/LEVELLED PARKING AREA LEADING OFF THE ROAD, POSSIBLY UTILISING A FORMER QUARRY; FROM THE SOUTH, SOUTH-WEST.



VIEW UP THE VALLEY TOWARDS BATSON HALL FARM FROM THE HEAD OF THE CREEK ESTUARY AND VILLAGE GREEN; FROM THE EAST, NORTH-EAST.



VIEW OF THE MATURE TREES WHICH LINE THE LANE AND STEEP WOODED SLOPE ABOVE THE VILLAGE, SCREENING IT FROM DIRECT VIEWS TO THE SITE; FROM THE EAST.



VIEW OF SOME OF THE HISTORIC PROPERTIES WHICH FRONT ONTO BATSON VILLAGE GREEN; FROM THE EAST.



VIEW OF THE GREEN IN BATSON; FROM THE EAST, SOUTH-EAST.



VIEW UP THE MAIN ROAD IN BATSON VILLAGE AND SOME OF THE THATCHED HOUSES; FROM THE SOUTH.



VIEW UP THE SLIGHT RISE TO THE LANE WHICH FOLLOWS ALONGSIDE THE CREEK; FROM THE WEST, NORTH-WEST.



WIDER ANGLED VIEW ALONG BATSON CREEK, SHOWING THE NATURE OF THE SETTING; FROM THE NORTH-EAST.



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