

# BATSON HALL FARM

BATSON

SALCOMBE

DEVON

Updated - Historic Building Assessment



South West Archaeology Ltd. report no. 200224



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## Batson Hall Farm, Batson, Salcombe, Devon Updated - Historic Building Assessment

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### SUMMARY

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*South West Archaeology Ltd. was commissioned to undertake historic building appraisal and produce a heritage impact assessment for Batson Hall Farm, Batson, Salcombe, Devon. The initial 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. A second site visit was made in February 2020 to appraise the rest of the farmhouse which had not been accessed due to health and safety concerns. The new build project is no longer being included within the work scope, with the project instead going to move forward with renovating the existing buildings on the site.*

*The buildings at Batson Hall Farm are listed as a group, with three distinct buildings and a number of ruined structures and linking walls all noted under one entry, at Grade II status. The listing text records that they are 17<sup>th</sup> century or earlier. The buildings lie on the site of a former manor house and have a group value as cumulatively they are worthy of protection but individually have each been compromised. The building range has been completely stripped out and modernised in the later 20<sup>th</sup> century, the 1970s or 1980s. All historic details have been removed. The ruins are far more authentic but hampered by the previous dense planting of the gardens and a lack of maintenance over the last few decades has led to their further decline in condition and therefore historic integrity since their Listing. The Batson Conservation Area 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.*

*The overall impact of any renovation works, primarily restricted to the derelict interior of the farmhouse and fire-damaged cottage, can be assessed as **negligible**, as the cottage is wholly 19<sup>th</sup> century and of low value. Any value in the farmhouse is inherent only within the fragmentary structural remains, of medieval date, in the front, north and rear, south walls, at the east end of the range. The impact of any works which breach the ground surface in and around the farmhouse and gardens, on any buried archaeological resource may be **permanent** and **irreversible** but can be mitigated through a programme of archaeological recording. This is a site of **high archaeological potential** and **evidential value**.*

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## ACKNOWLEDGEMENTS

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THE CLIENT

## PROJECT CREDITS

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## 1.0 INTRODUCTION

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

### 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 13<sup>th</sup> 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 14<sup>th</sup> century (Waterhouse *pers. comm.*), while the cottage appears to date from the 17<sup>th</sup> 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 17<sup>th</sup>-18<sup>th</sup> centuries.

## 1.4 METHODOLOGY

The building appraisal was conducted by Emily Wapshott in June 2019; **with a second site visit in February 2020 to assess the farmhouse more fully.** The work was undertaken in line with best practice and follows the guidance outlined in: ClfA'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).

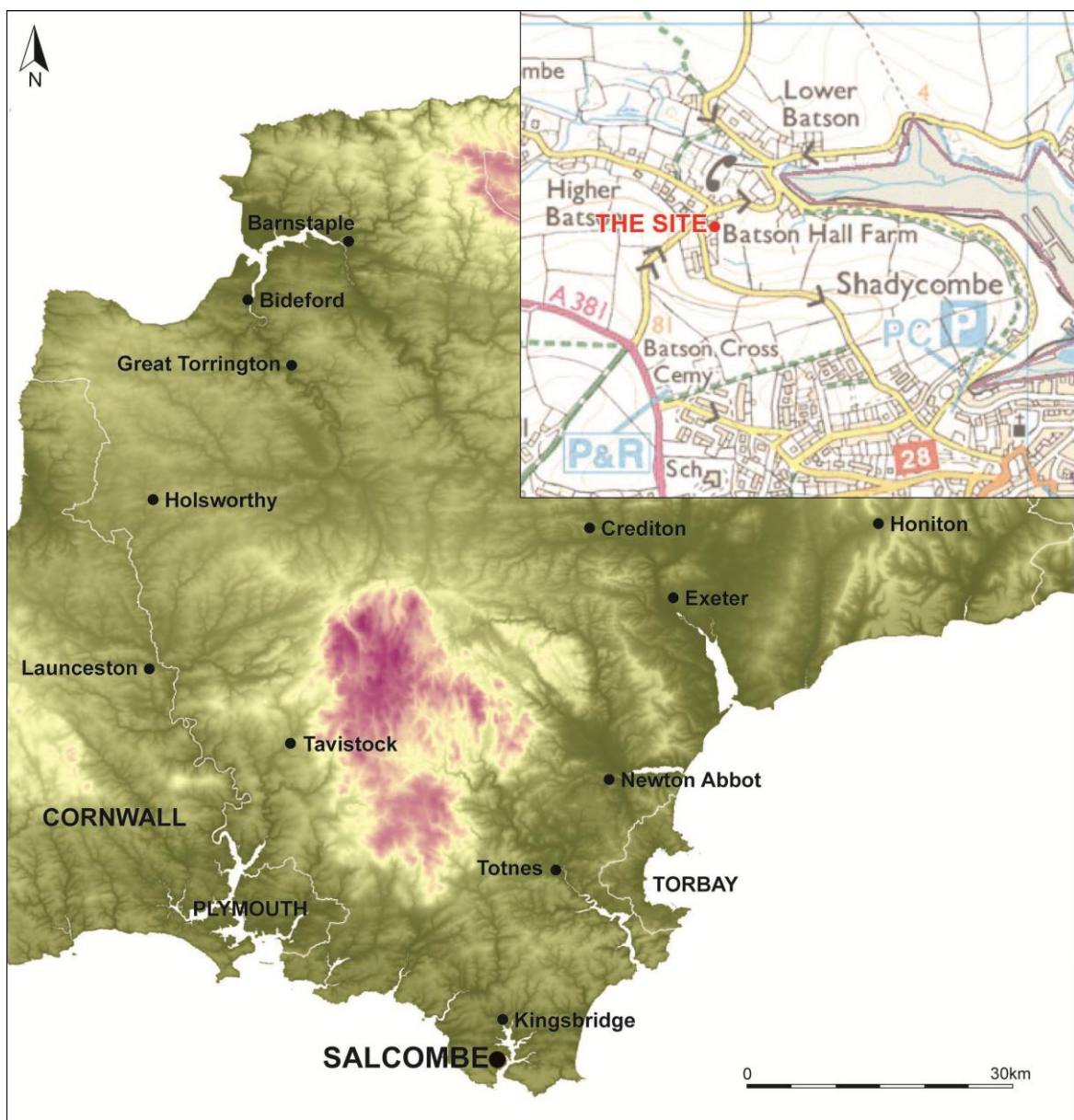


FIGURE 1: LOCATION MAP.

## 2.0 CARTOGRAPHIC SOURCES

The earliest accessible map for this study is the 1821 Pollexfen-Bastard estate map. This documents Batson Hall Farm as having a main L-shaped range, with both the cyder pound-house and bakehouse also being roofed and in use, marked 'pink'. This indicates that the north-east range, containing a stack and blocked openings which now survives as the L-shaped walls enclosing the courtyard garden to the front of Batson Hall farmhouse was fully occupied and roofed in the early 19<sup>th</sup> century. The presence of the stack has led previous interpretations of this range as the former hall of the manorial complex; a hypothesis which is supported by the proximity of the detached bakehouse/kitchen.



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).

The main range is also shown to be longer on its east end, abutting at a perpendicular angle the north-east range. A wall also projects to the south, on the same alignment and can then be seen to crank to the south-east further away from the farmhouse, linking to a set of barns. It is tempting to speculate that this wall may have stood, as a garden wall but in fact have been further standing remains of another wing of the former manor house recorded on the site, forming a T-plan manor house/mansion. The small projection, now a lobby rear porch, but hypothesised as a stair turret can also be seen to the south rear elevation of the main range at the west end. Batson Hall Cottage has not yet been built, the main range ending parallel with the bakehouse to the north-west, linked by a wall.

A small courtyard of barns lies to the south across the slope, addressing the main range, within the walled area, likely a yard, shown not to be orchards, as the rest of the fields are marked. The cyder pound-house is clearly in the same form as it is today here, already in the early 19<sup>th</sup> century, suggesting an established agricultural and functional status for the site, no longer of minor gentry status.



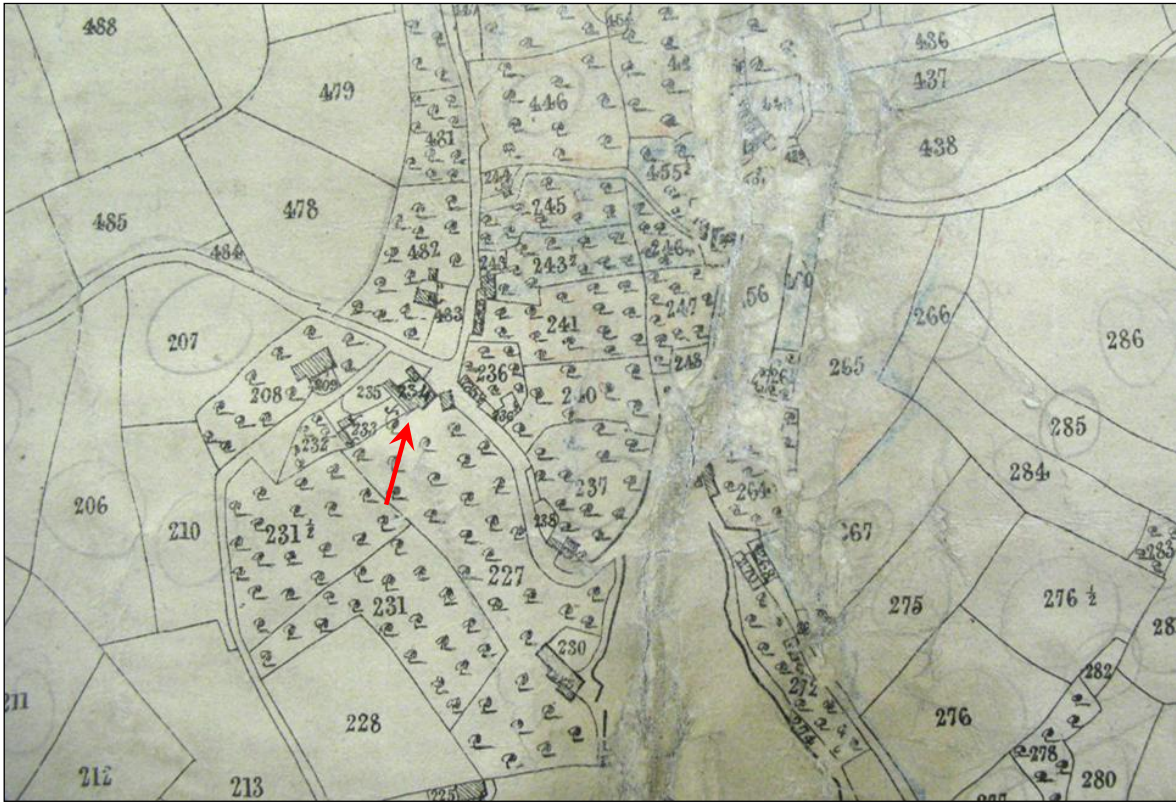


FIGURE 3: EXTRACT FROM THE 1841 TITHE MAP FOR MALBOROUGH. THE FARMHOUSE IS INDICATED (DHC).

By the tithe map of the mid-19<sup>th</sup> century the east end of the main range appears to have been truncated, as it now steps back from the wall line of the north-east range, which is still shown as stippled and therefore occupied and roofed. The walled yard running out to the south away from the main range and linking to the barns is retained, but a section of the open yard area beyond the barns is now also converted to orchards. The cyder pound-house is shown at a marked oblique angle on this map which is a mistake by the cartographer.

The projection is no longer shown on the south elevation of the main range, which may then have been derelict and roofless, as it only survives to low single storey height in stone at present. If this is a stair turret it would most likely have been superseded at this stage by an internal conventional stair. The diagonal stone wall forming a small triangular yard to the south-east corner of the farmhouse can be seen on this map, creating a small separate yard space, possibly a livestock pen. To the west end the range appears to have been extended, as it projects far beyond the west yard wall, which is presumably the evidence of the construction of Batson Hall cottage, supporting a date range of 1821-1841 for this structure.

We do not gain much detail from the tithe apportionment, which merely states that parcels 233, 234 and 235 are buildings, yard and garden.

TABLE 1: TRANSCRIPTION OF THE MARLBOROUGH TITHE APPORTIONMENT.

Parish	Owner	Occupier	Number of Plot	Name of Holding	Description
Marlborough	Edmund Pollexfen-Bastard Esq	James Lakeman	233	Batson Hall	Buildings and Yard
			234	Batson Hall	
			235	Batson Hall	Garden

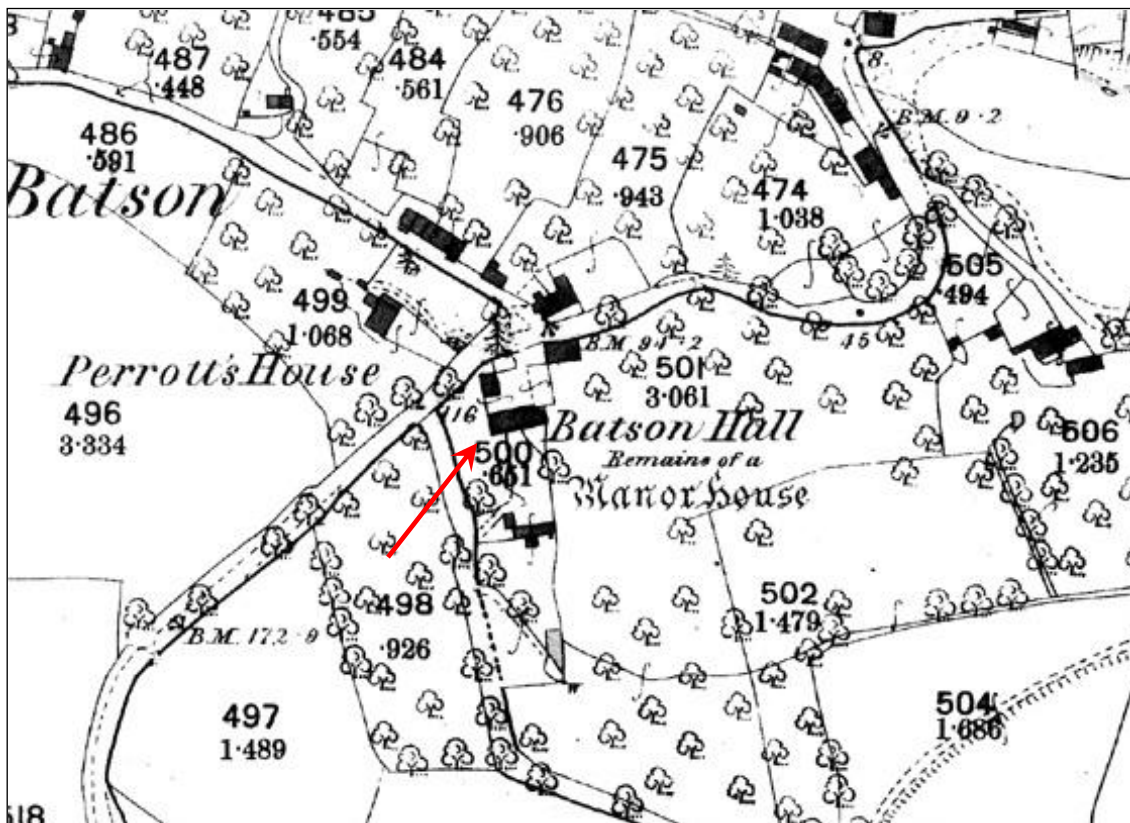


FIGURE 4: THE ORDNANCE SURVEY 1<sup>ST</sup> EDITION 1:2500 SCALE MAP OF BATSON, SURVEYED 1886. SHEET 136.11 (DHC).

By the second edition OS Map of 1886 the north-east range is shown as roofless, with standing walls, with access through the building at its centre, between the north yard and orchard to the east. The bakehouse however and cyder pound-house are still shown as roofed and in use. The main range appears unchanged, but the barns to the south have been considerably extended and modernised with a horse engine added.

The next map, the 2<sup>nd</sup> Edition OS Map of 1906 records the loss of the west wall of the north-east range, with the front yard assuming the appearance it has today. The outline of the walls here is however more detailed and it can be seen that the front, east wall of this building returns and adjoins the main range, on its north-east corner.

The small projecting 'stair turret' to the rear of the farmhouse does not reappear on the historic mapping until the 1955 edition of the 1:2,500 OS Map, suggesting the brickwork and re-roofing happened between 1936 (the date of a previous series for which it is not marked) and 1955. The bakehouse remains marked as roofed and occupied, or in-use until this 1955 map.





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

## 3.0 HISTORIC BUILDING RECORDING

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### 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. 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.

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.

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.





FIGURE 6: BATSON CREEK, JUNE 2019; FROM THE NORTH-NORTH-EAST.



FIGURE 7: THE VILLAGE GREEN AT BATSON, NEXT TO THE HEAD OF THE CREEK, JUNE 2019: FROM THE SOUTH-EAST.

### 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, visually dominated by the large modern conservatory. In the mid to late 20<sup>th</sup> 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. **Upon return in February 2020, these areas had been totally cleared back, all the overgrown foliage and scrub trees had been removed; the shrubbery had also been cut back to ground level.**

Wrapping around the south of the house and cottage, the garden is wholly overgrown, with paved stone-flagged areas obscured, a historic overgrown fig tree clearly visible. The portion of former terrace behind the house is enclosed to the east via a loose rubble wall with local slatestone and quartz, with sections of horizontal and vertical walling as regularly seen in historic hedgebanks. A ball finial and large quartz block have been reused as gate piers, leading east into the shrubbery and rest of the garden. There is a fine bird bath set in the patio here, which is a piece of medieval architectural salvage, a former church font. Beyond at a marked angle, forming a triangular area is another rubble wall, built with less care and rebuilt or repointed in cement at some point; this is of local slate and mudstone types, with a small gateway and timber gate, again leading east. This walling, the terrace and font/birdbath, is very typical of early 20<sup>th</sup> century decorative garden design. **Upon returning in February 2020 the owner of the site has also cleared this away, beyond the small triangular terrace we can see a concreted yard and several phases of fencing, dividing the farmhouse from its barns which have been converted to houses. Rows of low stone walling all in cement and having a distinct later 20<sup>th</sup> century appearance retain a raised lawn to the south-west and define the split in former ownership between the cottage and farmhouse, now once again in sole occupancy.**

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 cottage, 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, emphasising how deeply terraced this cottage is, into the slope. 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. **Upon the return visit in February, several larger trees have fallen in the winter storms of 2019/2020.** 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 structure has been adopted as a garden feature in later periods but displays medieval stone walling within its remains. A set of slate slab steps built up against its eastern side

contain reused slabs from the ruined walls on the site and a stone curving garden wall enclosing it to north and north-east is of very specific 19<sup>th</sup> century loose mixed rubble character with river pebbles, quartz and sandstone and mudstone types. **Upon return in February 2020 this structure had also been cleared and a fallen tree removed, allowing brief inspection of the building, as discussed below (see Section 3.3).**

To the north of the house is a levelled courtyard and a series of stone crazing paving paths installed with small areas of lawn and large flower beds, a few planted palm trees and specimen shrubs. This area is enclosed by tall single storey stone walls, to east and north, 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 to the east end and, in the north wall, the ragged remains of a chimney stack which has had a stone fireplace surround or lintel ripped out and which would appear to confirm a medieval date.

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 18<sup>th</sup> century agricultural building, which contains interesting architectural salvage pieces of 17<sup>th</sup> century and earlier date, including, in its west wall facing the car parking area, and the south-east corner, sections of dressed and chamfered drip-mould; within the interior in 2010 was recorded a largely complete cider-press. 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. **Upon return in February 2020 the current owners have also cleared all of the rotten timber sheds and overgrowth here, removing all the sections of wire fencing and exposing the deep terracing and raised areas of ground, likely made up from the spoil from the driveway, cut in, running north-east down to the road.**



FIGURE 8: THE OVERGROWN NORTH COURTYARD GARDEN IN FRONT OF BATSON HALL FARMHOUSE, JUNE 2019: FROM THE WEST.





FIGURE 9: THE REAR WALLED GARDEN AREAS BEHIND THE HOUSE, AFTER CLEARANCE, FEBRUARY 2020: FROM THE WEST.

### 3.3 THE RUINS

The site contains the fragmentary ruins of at least two medieval buildings, presumed part of the former manorial complex, 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 but would once have stood detached. This building is of tall single-storey height, the tops of its walls ragged, so it may have stood to one and a half storeys when first built. It is of dressed and faced local slatestone, with walls c.0.7-0.8m thick, with an earth/clay bond; there is much later exterior re-pointing in lime and cement mixed mortars. This building has a small square window opening set quite high in the east wall; its sides look patched, so this may have been enlarged or altered at some stage; this opening is to be found in an area of looser rubble in a lime mortar, of more post-medieval character and it is likely this wall was reconstructed in the 18<sup>th</sup> or 19<sup>th</sup> centuries. Against this east wall there is an abutting set of later garden steps, of later 20<sup>th</sup> century date, incorporating dressed slabs, possibly reused from other ruined structures onsite. 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 have been poorly repaired; it is fitted with a modern garden gate. There is also a high window, with fine shallow sloping dressed embrasures. 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 is in poor condition. This building was included in the 2010 Buildings at Risk Register for South Hams District Council, with the cyder poond which has since been thoroughly renovated.

Upon return in February 2020, the small outbuilding had been cleared of its foliage. Since all the overgrowth had been removed good medieval dressed slatestone stonework to the south wall and south-east corner was visible. The same fine stonework on a massive battered scale was also

visible to the west, where it is now set into the bank but contains the remains of a very large stack. The north wall is in part built of good medieval stonework but has been raised and altered in a looser rubble build in lime mortar. The centre of the east wall, containing the window, is the same loose rubble build, and is likely 18<sup>th</sup> or 19<sup>th</sup> century in date. The north-east corner next to the steps has been wholly rebuilt in the modern period, c1970s-1990s, the current owners have found a reference to landscaping here in 1981. To the west there can be seen the remains of a massive collapsed fireplace, with corner domed oven to the south-west and small warming oven to the south. A further oven and details may survive in the north-west corner, but this had suffered from tree damage and overgrowth and was obscured by a partial collapse. The ruin is being undermined by an adjacent yew tree, which is probably about 200 or so years old, likely planted when this area became post medieval garden rather than working service area.

The second set of ruins are those in front of the farmhouse, forming an L-shaped wall. These stand to tall single storey height and are ragged to the top, patched with crude cement mortar as coping in places. This appears of a more vernacular build than the square block, with a mix of weathered and dressed slatestone slabs, coursed and densely packed. These walls are slightly battered and have a cob/clay bond. The stonework of these walls has sections of the fine dressed and faced slate slabs, as well as more vernacular heavy slab semi-coursed rubble walling, regularised and still of good quality. This change in build in a structure which appears contiguous would indicate presentation facades addressing certain directions. In this case the east face of the walls, looking down to the creek is of the fine quality stonework. (It is therefore interesting that the south and east walls of the square outbuilding contain the remains of presentation facades, clearly addressing this larger range to the east). 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 stone surround or lintel or possibly a timber bresummer beam. To the south-east corner there is an opening with sloping embrasures. This has been later adapted as a garden gate, a low arch added. This wall is abutted by another short section of slatestone walling which contains a putlog hole.

Upon return in February 2020 with all the foliage removed the L-shaped length of walls could be seen to have several blocked openings. Each of the openings had finely dressed and faced formal block quoins to their reveals, to both faces. The east wall could be seen to contain three narrow openings which appear like blocked doorways, with fine dressed quoins, sloping embrasures which run down to the ground; one doorway stands to the south, with two paired c.1m apart to the north end. Between the 'doorways' is a wide high window, set at the top of the standing wall, so approx. 1.5m above ground level, which also has fine quoins and slate slab sill. This wall returns to the west and is abutted by the modern thick section of stone walling in the conservatory, which is built onto it on its south face, running almost as far as the door into that modern structure. To the north end the wall can be seen to return cohesively to the west, where there is a stack but it also returns to the east, a lesser quality but still medieval build wall, now incorporated into the cider pound-house, possibly a courtyard wall enclosing the 'front' of the ruined building.





FIGURE 10: DETAILED VIEW OF THE FINE HEAVY SLATESTONE AND PUTLOGS, AND SLOPING EMBRASURES, WHICH IDENTIFY THESE GARDEN WALLS AS RUINS OF A 'FINE' MEDIEVAL BUILDING, JUNE 2019; FROM THE WEST-NORTH-WEST.



FIGURE 11: 2010 PHOTOGRAPH OF THE DOOR WITHOUT FOLIAGE, 2M SCALE; FROM THE WEST.



FIGURE 12: THE FRONT GARDEN WALL THE FORMER GABLE END OF A MEDIEVAL BUILDING, 2M SCALE, AUTUMN 2010; FROM THE NORTH-NORTH-WEST.

Upon the February 2020 site visit the main house could be safely accessed and further sections of medieval wall were identified. The third area of 'ruined wall' is in fact incorporated into the later farmhouse build. Attached perpendicular to the external L-shaped building remains is a stretch of battered walling again rising to tall single or low one and a half storeys height only, including two build lines and a set of roughly dressed block quoins to the east end and two possible blocked openings, evidence of historic phasing. This wall is built into the front north wall of the farmhouse at the east end; there are also some fragmentary elements of medieval walling in the north wall, including a thick pier with angled curving inner face and associated later walling and opening which may indicate the remains of a stair turret. The central section of north wall, enclosed within the (later) projecting porch contains a possible series of three dove holes, developed out of a putlog, within the dressed and faced stonework, cut by a forced doorway.



## 4.0 BUILDING DESCRIPTIONS

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### 4.1 BATSON HALL FARMHOUSE

The main house occupies much of a long linear low height two storey range, of a mixture of local vernacular and post-medieval stonework types. The north 'front' and south 'rear' walls incorporate the remains of the earlier medieval manor. The house stands under a contiguous slated roof with the adjoining cottage; the roof over the cottage is of concrete or asbestos imitation slate, the roof over the farmhouse to the south, of slate, the front more recently replaced, of a dark grey-black colour. There are 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 shallow lateral stack to the south elevation, with rebuilt upper brick shaft.

The north 'front' elevation of the farmhouse is a long irregular three-window range, of one and a half storeys, the ground floor to the east end and centre of a thicker much heavier section of stonework, being the tall single storey ruins of the former medieval manor. 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, running out as far as the door to the farmhouse and the thick partition wall between farmhouse and cottage; this looser but good quality appears to be an extension of the medieval wall, as it too is raised in rubble, the opening within it forced. 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. The ground floor windows have been forced into the wall, the reveals and lintels cement rendered, loose repairs to the walls around the openings and several appear to have secondary internal glazing. All the windows on this elevation are timber two light 2x2 paned casements, large glass panes, with alloy moulded catches and bar closures, being broadly early to mid-20<sup>th</sup> century in style. The wall has been heavily repointed in the past in hard creamy-beige lime mortars, then repointed again in cement mix mortars. The north-east corner is at a slightly different alignment cranked to the south, rendered and unpainted, wrapping around from the east gable. The door to the farmhouse is set to the west end. This doorway is forced with rendered reveals and lintel, an early to mid-20<sup>th</sup> century plank door with wrought iron handle and old-fashioned lock.

The east gable end of the house sits under a deep roof hip with a chunky rendered box stack; of stepped form with terracotta chimney pots this stack looks modern in character. It is partly enclosed within the modern timber, PVC and glass 'conservatory'. This end wall is pebble dash rendered and painted. It has one first floor two light casement window, like those seen on the north elevation this is of two lights, 2x2 panes, timber framed with alloy opening catches, 20<sup>th</sup> century in date. There is one wide forced doorway on the ground floor, with 1970s style glazed door, to the north side, which accesses the conservatory from the house and one small window to the south side of the stack, set with a fixed glazed pane.





FIGURE 13: THE FRONT ELEVATION OF THE FARMHOUSE, CLEARED OF ALL VEGETATION, FEBRUARY 2020; FROM THE NORTH-EAST.



FIGURE 14: THE REAR ELEVATION OF BATSON HALL, FEBRUARY 2020; FROM THE SOUTH-WEST.

The south 'rear' elevation is also of irregular three window range. It has a clear build line and change in alignment near the lateral stack with some heavy slatestone quoins; beyond this to the east are the thicker battered remains of the earlier medieval manor house, visually compromised on the exterior by poor quality re-pointing. This is to be found quite low on the wall raised in looser post-medieval rubble in a thick lime re-pointing. The lateral stack is of regularised rubble

and abuts the earlier stonework, of later date, being shallow in depth, rising to low eaves height, with a step, the upper shaft rebuilt in modern engineering brick, partly rendered, with a tall beige stoneware chimney pot. To the east end of the range the walls step-back being regular and straight of loose post-medieval character mixed rubble in thick lime pointing, patched in lime and cement. The south-east corner, as to the north, is rendered, wrapping around from the east gable. The central section of earlier walling is then extended to the west by earlier grey platey slatestone stonework, like that to the north elevation. The range steps out to the south to the centre where it is abutted by a low lean-to outshut. The south-east projecting corner of this section is of the same fine dressed and faced slatestone, of medieval date, with further regularised slab stonework again extending it. There are heavy roughly dressed slab quoins here on the line of the thick partition wall between the farmhouse and cottage, evidence the range once finished here. The ground floor window to the east is a set of narrow French patio doors, of timber frame, with alloy handles and lock, these are 20<sup>th</sup> century. To the west beyond the lateral stack is a three light 2x2 pane 19<sup>th</sup> century timber casement with chunky chamfered frame, with pegged corners. To the first floor are a pair of two light 2x2 pane timber casement like the east and north elevations of 20<sup>th</sup> century character. There is then a two-light window in a plastic framed and part imitation slate clad dormer at first floor with PVC unit, within the projecting single bay, at the west end of the elevation.

Following the February 2020 visit further information was gathered about certain elements of the south wall and west gable. The small projecting lean-to outshut to the west end is only of low single storey height. It has half-height stonework walls to east and west abutting the main range; these are of heavy regularised rubble, c.0.6m wide, these have been poorly repointed in cement mortars, visually compromised but may be of greater age. It appears this may have been a ruined structure as it has been raised in 20<sup>th</sup> century painted stretcher bond brickwork under a slate monopitch roof carried on a heavy timber beam lintel wall-plate to the south, with grey plastic guttering. It has a mid-20<sup>th</sup> century plank boarded, and part glazed rear door, painted white. The stonework of the upper part 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 wing/block have been adapted and incorporated into a later build.

The west end of the house terminates in a former gable wall, historically beyond which was a subsidiary building of unclear function, an extension. This west wall is very heavy and of battered character but is not as thick as the fragments of medieval walls elsewhere on the site. It has an axial stack to the centre, which projects into the cottage, the opening blocked and plastered over on the farmhouse side, now obscured by the 1970s stairs. This stack is built of heavy reddish grey platey slatestone and sandstones/mudstones in a cob/clay bond. It is wide and quite deep, seemingly stepped at first and roof height. It has a more 17<sup>th</sup> century character and is far heavier than the current lateral stack. Its upper shaft and sides have been rebuilt in modern brickwork and concrete block, suggesting this stack has fallen or the associated building has been ruined at some point. There is a forced and then re-blocked wide, low, doorway to the ground floor of the former west gable, to the north side, formerly linking the two spaces.





FIGURE 15: THE EAST GABLE END OF BATSON HALL FARMHOUSE, JUNE 2019; FROM THE NORTH-EAST.

The farmhouse is entered at the west end with a door forced into the stonework near the former west gable of the farmhouse. This enters a long, wide hallway (R1), cement plastered and painted with dark brown quarry tiled floor, with a set of c.1970s stairs to the west with plank banister detail; rising to the first floor, leading to a large landing. To the rear of the hallway, a frosted modern glazed door leads into the outshut (R5) on the south side, a small service space with painted stonework and brickwork and some cement plastered sections of wall. 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. The kitchen and dining area have a quarry tiled floor. This space, formerly one open room, was heated via the lateral stack; this now has a blocked fireplace with quarry tiled hearth and wide plain modern plastered boxed surround. There is a good three light 19<sup>th</sup> century casement window, which matches that in the cottage, with bead mouldings and chamfered mullions to the rear wall. Beneath this is a plank boarded window seat. These are the only historic features noted in the interior of the house. A further glazed door back in the lobby leads through into a sitting room (R3), with cement plastered and painted walls, low plain modern skirtings, plastered ceiling and carpeted floor. Beyond is another modern glazed door leading into the painted timber and part PVC conservatory (R4), with corrugated plastic roof. This has part cement block walls, rendered and painted.

The interior of the main house displays significant modernisation dating to the 1970s or 80s, with cement plastered walls, modern plaster boarded partitions with casement arches dividing original room spaces and altering the layout. 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 conservatory has a modern slate effect tiled floor.

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.



FIGURE 16: VIEW OF THE FITTED KITCHEN, WITH THE THREE LIGHT 19<sup>TH</sup> CENTURY CASEMENT AND WINDOW SEAT, BLOCKED FIREPLACE ON THE REAR WALL, MODERN QUARRY TILED FLOOR, BOARDED OUT CEILING; FROM THE NORTH-NORTH-EAST.

Following the February 2020 visit, at which point the first floor was accessed further detail can be added to this description. As with the ground floor it seems the first floor had been wholly remodelled in the 1970s or 1980s. This has received recent attention from the current owners due to water and damp issues, but all removed features matched the ground floor, i.e. modern glazed or white boarded doors. As suggested from the exterior description all windows were 20<sup>th</sup> century. No blocked fireplaces or features of any historical interest were observed.

There is a long rear corridor (R6) leading east away from the landing, but set down a step, having a lower floor level. This has a sharply angled return to the projecting bay at the west end which has been rounded and softened with plaster, possible evidence of a stair turret in this projection. Adjacent to this, to the east is the window, with a modern painted plank sill. The next section of wall being thick and projecting inwards with a marked taper, 0.75-0.85m below eaves height; being the fragmentary medieval remains. The internal wall treatments here are of coarse gritty cement plaster or possible cement render. The carpets have been pulled up and the floor is a mix of modern wood fibre sheeting and narrow pink floorboards, there are a few re-used darkened pine boards, possibly of 19<sup>th</sup> century date.

To the north side there is a bedroom and a bathroom, in the former bathroom (R7) the west partition wall to the cottage is again cement plastered, the front wall rises straight to the eaves of full two storeys, but is much thicker than the east and west rear (south) sections of wall. It has a painted cement plastered sill. The north wall has been repaired with plaster board or re-plastered to repair the scars from the removal of the 20<sup>th</sup> century bathroom suite here. This floor is of darkened narrow pine boards, later 19<sup>th</sup> or even 20<sup>th</sup> century. In the north-east corner of the bathroom the thicker lower section of wall, the medieval remains, runs east into Room 8:

Bedroom 2. The south wall of this room is a modern or heavily repaired plasterboard partition. The eaves here are lower than to the east.

Room 8 also lies to the north of the corridor, east of the bathroom. Both the south and west walls have been heavily repaired or replaced with new plasterboard partitions, the thicker east partition, refaced with newer sections of plasterboard. A small space has been formed via new partitions in the north-east corner. The north wall, as to the south rises to 0.5-0.7m below the eaves here and is a thicker tapering wall, being the medieval remains. There is a wide boxed in area to the north-east corner, where the wall drops back and once again stands at full two storeys height. The floor here is wholly modern narrow floorboards, pine, of c1970s or 1980s date. The window in the north wall can be seen to be infilled below, with wide shallow sloping embrasures to the opening. The window to the east in the narrower taller section of wall merely has a modern plank sill and straight sides. The eaves here are lower than to the east.

There is a 1970s partition wall forming a bedroom to the east end (R9 – Bedroom 1), with narrow plain doorframe, set to the south side, serving the corridor. The east gable can be seen to be of modern build where plaster has been removed here with brick and concrete block. The stack is also confirmed to be brick and concrete block, the south-east corner has a thicker cranked section of walling at an oblique angle, another possible fragment of earlier building. The east window also has a modern plank painted sill. A recent plasterboard wall has been inserted here to the north forming an additional small space. The ceiling here is higher than the central and west spaces on the first floor.

All the ceilings have been repaired with new plasterboard as they had been reputedly damaged and partially collapsed from water ingress. The ceiling joists are relatively modern, c1970s or 1980s. The roof itself has no felting or waterproofing below the slates, being of late 20<sup>th</sup> century common rafter form. The client has braced the upper ridge with new bolted collars for support. There is evidence of water damage, with damp patches and wood mould visible on some of the rafters.



FIGURE 17: THE SITTING ROOM WITH CONSERVATORY BEYOND; FROM THE NORTH-WEST.





FIGURE 18: BEDROOM 2, ROOM 8, SHOWING THE MEDIEVAL WALL FRAGMENT SURVIVING TO THE NORTH WALL; FROM THE SOUTH-WEST.

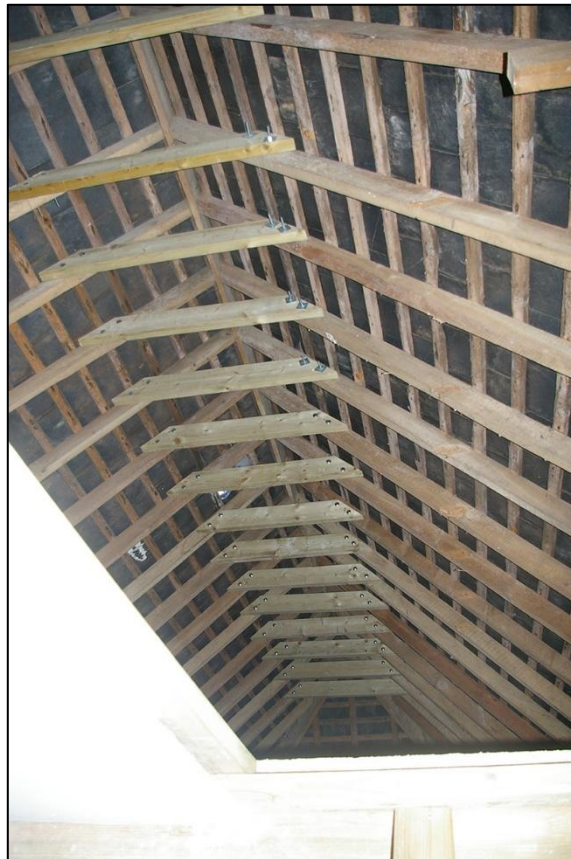


FIGURE 19: VIEW UP INTO THE ROOF SPACE, OVER BATSON HALL FARMHOUSE, SHOWING C.1970S COMMON RAFTER LIGHTWEIGHT ROOF AND NEW BOLTED COLLARS FOR SUPPORT; FROM THE WEST-SOUTH-WEST.



FIGURE 20: VIEW ALONG THE SOUTH CORRIDOR, SHOWING THE MEDIEVAL WALL REMAINS IN THE FOREGROUND, THE TALLER HEAVY BLOCK OF ANGLED MASONRY, WITH CURVING INNER PROFILE IN THE BACKGROUND TO THE PROJECTING BAY; FROM THE EAST.

#### 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/Corridor

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

Following February 2020 visit:

Room 7 – Bathroom

Room 8 – Bedroom 2

Room 9 – Bedroom 1

#### 4.1.2 MODIFICATION OF SPACES

The layout of the farmhouse has been wholly altered in the later 20<sup>th</sup> century. Rooms divided by modern partitions or opened into larger entertaining spaces. **After returning in February 2020 it could be confirmed that the farmhouse has been stripped of all character internally and remodelled in c.1970s/1980s, even the roof was completely replaced at this time.**

#### 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 19<sup>th</sup> century casement with a plank boarded window seat beneath. The north and south walls to the centre where they contain the medieval fragmentary remains of an earlier range are significant.

## 4.2 SIGNIFICANCE OF THE 'FARMHOUSE'

Following the site visit in February 2020 this element has been updated. The larger part of the range clearly incorporates ruined remains of earlier building(s); presumably elements of the manor house complex which is recorded here in the historic documents. The former high status of this site ascribes at the very least local importance to the general location and to building directly only via the incorporated remains. Otherwise Batson Hall Farmhouse is a post medieval farmhouse of vernacular local stone build which has been much modernised. Only the north and south fragments of medieval walling are significant in any architectural or historical sense and cumulatively with the ruins in the gardens they deserve protection. In order to clarify the significance of the farmhouse 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 the earlier medieval building in its north and south walls. Modern internal wall treatments to these outer walls and thick outer re-pointing may obscure further details of blocked openings and build lines. The farmhouse footprint will seal further deposits from the early phases of this site and may even retain historic floor surfaces below the poured concrete slab.

**HISTORICAL VALUE:** The former 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 reused as a prison in the 17<sup>th</sup> century English Civil War; this value is more held by the site, but the building has some limited associative value for its inclusion of the ruins of the building which stood on the site at that time.

**COMMUNAL VALUE:** None.

**AESTHETIC VALUE:** The building has been visually compromised by later 19<sup>th</sup> and several 20<sup>th</sup> century phases of alteration, 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. **Architecturally, this building has no value of its own, formed out of and from within the ruins of an earlier medieval range; any constructional elements being merely of functional quality, as a working post medieval farmhouse.**

**AUTHENTICITY/INTEGRITY:** The 1970s renovations have stripped out all historic features, with only one 19<sup>th</sup> century window surviving; fireplaces removed, layout completely altered. Internally, the house is not authentic in appearance, with no historic character surviving. Externally however, it does have plenty of historic character, with clear phasing, as well as enjoying cumulative value with the garden setting, containing ruins of several medieval buildings.



### 4.3 FLEXIBILITY OF SPACES – FURTHER WORK

The house has 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 existing modern wall treatments are to be removed or altered on the interior faces of the north and south walls at any later stage, where thick medieval remains are noted as present; as information from blocked openings, or build lines, currently obscured, may be able to inform further the wider narrative of the medieval phases of the site. Full internal recording tables can be found in Appendix 3. There is less flexibility with the exterior of the farmhouse, due to the Listing, conservation area location and the complex phasing it exhibits.

### 4.4 HISTORIC PHASING OF THE ‘FARMHOUSE’

Following the February 2020 visit and further survey on the first floor the historic phasing of the site could be clarified to some extent:

#### 4.4.1 PHASE 1

The ruined walls incorporated within the farmhouse exhibit fine dressed and faced medieval stonework, which is almost of ashlar blockwork quality. The L-shaped walls to the north-east are not contiguously attached to the east-west main farmhouse range, with a rebuilt gap between but appear to form either a T-shaped plan building (with the continuing ruined garden walls to the south) or a north-south and perpendicularly set east-west series of detached blocks, with a smaller detached block to the north-west. These medieval walls rise to single or low one and a half storey height and are markedly battered.

The functions of the ranges can be identified in the case of the north-west building by its ovens and fireplace, as a detached kitchen or bakehouse. The north-east range contains a fireplace in the gable and a series of doors and windows in the east wall facing down to the creek; this is presumably a higher status occupied building and has a presentation front again to the creek, to the east; its dominance of position makes it most likely the higher status element of the site, being heated, either the Hall itself, or an accommodation.

The function of the east-west range is harder to define as the remains are so fragmentary. The walls within the farmhouse do not contain any original fireplaces, so we cannot confirm if it was heated, but there is a large projecting section with a fragment of fine stonework facing south, with again a fragment of presentation façade stonework on the south wall, facing towards the main approach road to the village. The north wall of this range contains the ‘working’ character medieval stonework, so it was intended to focus to the south. Again, therefore presumably this was of quite high status and of main occupational use, equally possible as the hall or an accommodation range. Interestingly the south and east walls of the detached kitchen contain presentation facades addressing this range, which would appear to confirm its status within the complex.

There are fragments of walling seen standing or present at ground level or earthworks which would indicate there are other medieval ranges or smaller detached structures within the gardens. The most obvious of these is a fragment of good solid corner with dressed slatestones standing detached just away from the outshut on the rear of the farmhouse, incorporated into a later post-medieval yard wall and the linear undulations and slight building platform parallel with the north-east range to the south-east of the farmhouse, where walling was recorded on the earlier maps.

#### 4.4.2 PHASE 2

The medieval walls have been consolidated and extended in the 17<sup>th</sup> century; in the east-west range, now the farmhouse. This phase is built of heavy slatestone regularised rubble; for example, the farmhouse is raised/alterd with a new gable stack added. The quality of build here is still above average but does not match that of the medieval phase, so may indicate an initial drop in status. The documentary evidence suggests significant activity in and around the civil war period in the mid-17<sup>th</sup> century in the area and on the site itself.

#### 4.4.3 PHASE 3

The farmhouse appears to have been rationalised into an L-shaped range in the later 18<sup>th</sup> century or early 19<sup>th</sup> century. The roof height was raised, and a lateral stack added to the south elevation to heat further ground floor rooms. The building was extended to the east possibly linking it (if previously detached) with the north-east range which was still standing and in use at this time, or that this end merely required remodelling.

An oushut may have been formed along the west gable in this phase, accessed from the door in the west wall of the farmhouse.

#### 4.4.4 PHASE 4

Both the cottage and farmhouse received significant phases of alteration and modernisation in the later 20<sup>th</sup> century. The works on the farmhouse appear to date to c.1970s-1980s, largely dated by the obscured glazed panel doors and staircase viewed on the first visit. The fitted kitchen was of 1990s oak-effect style.



FIGURE 21: THE SHORT LENGTH OF GOOD DRESSED AND FACED MEDIEVAL STONEMWORK, WITH ABUTTING HEAVY SLATESTONE RUBBLE AROUND OPENING AND PUTLOG HOLES, REWORKED AS DOVE HOLES, WITHIN THE PROJECTION ON THE SOUTH ELEVATION OF THE FARMHOUSE, NOW ENCLOSED WITHIN THE OUTSHUT; FROM THE SOUTH-WEST.

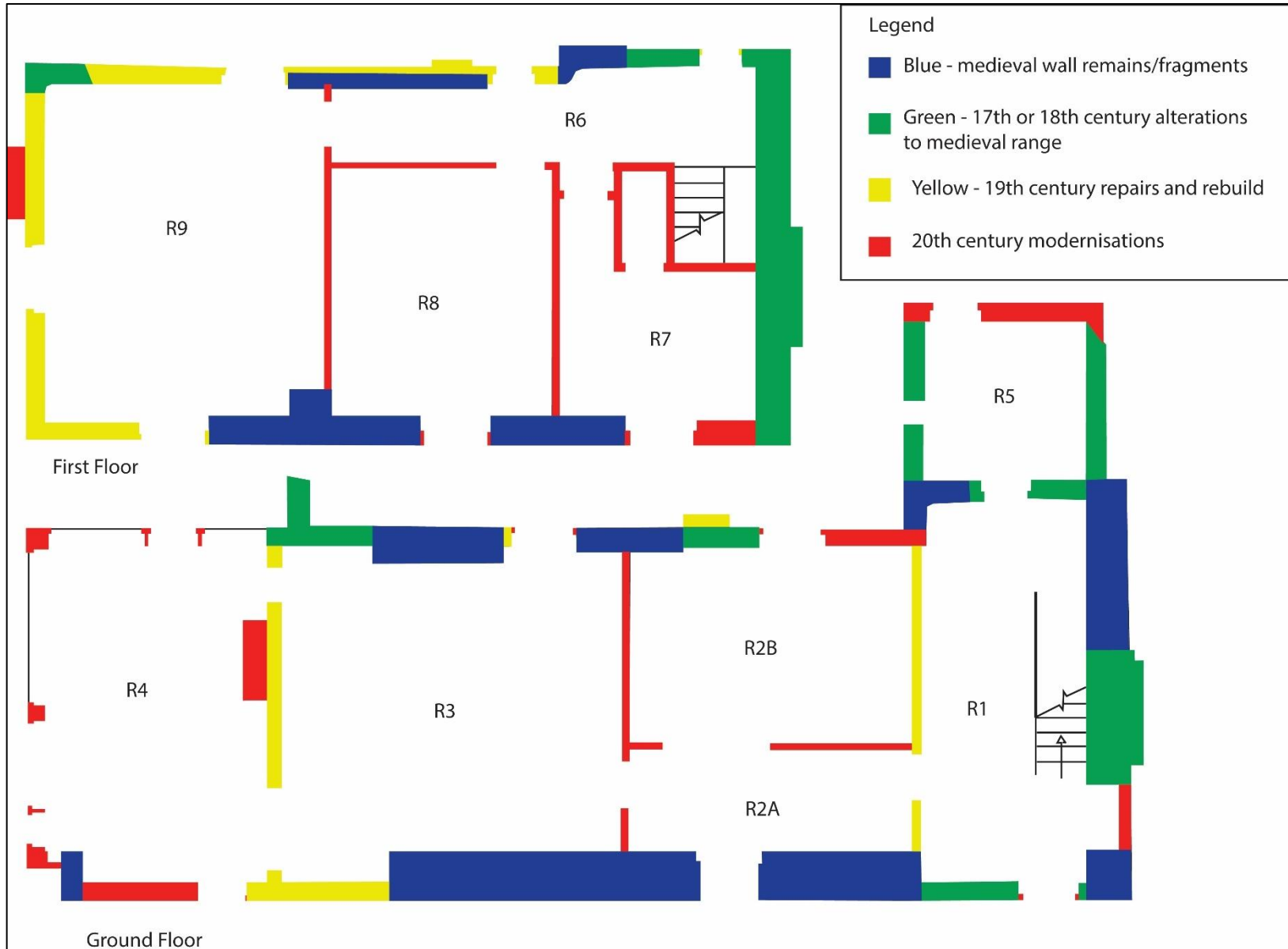


FIGURE 22: ILLUSTRATIVE PHASING OF THE FARMHOUSE. PLANS, NOT TO SCALE.



#### 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 18<sup>th</sup> or 19<sup>th</sup> 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 19<sup>th</sup> 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 20<sup>th</sup> 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 19<sup>th</sup> 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.



FIGURE 23: THE COTTAGE, SOUTH ELEVATION JUNE 2019; FROM THE SOUTH-WEST.

The interior of the cottage displays significant modernisation, with 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 effect' ceramic tiled floor and the stairs have modern plank boarding beneath forming an under-stair 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 re-plastering. There is one very good two light window here (CW1), with deep plank sill, chamfered pegged frame, but later beaded casements with alloy moulded catches. The stairs now awkwardly abut and partially obscure this window. The partitioned kitchen space was fully fitted with modern units.

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 imitation fireplace, set into the back of the gable stack which serves the farmhouse, with modern bresummer beam and two alcoves to either side. There is one good 19<sup>th</sup> century three light casement window (CW3) with bead moulding and chamfered mullions, pegged frame, with thick plank sill, in the south-east corner. This matches the window seen in the farmhouse kitchen in Room 2B. Roughly to the centre of the south wall is a set of narrow modern patio french-doors (CD4). The solid floor is carpeted; when pulled up the floor appears to have been replaced with concrete.

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 later beaded casements, moulded catches (CW4). This window sits within a lower blocked loading door, no evidence of which survives on the interior as the walls have been completely re-plastered 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 roof space. This appears to show that the roof is very recent, later 20<sup>th</sup> 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 was previously a door 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.

#### 4.5.3 SIGNIFICANT FEATURES

(CD1): A thick plank boarded and framed door, with decorative cast iron knocker and hexagonal doorknob and letter box, heavy hinges, thick beaded frame; early 20<sup>th</sup> century.

(CW1): A two light window, with pegged jointed frame and chamfered mullions, 19<sup>th</sup> century frame, reset lighter weight beaded 20<sup>th</sup> century casements with alloy moulded catches.

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

(CFP1): There is a blocked fireplace feature, within a stack to the east, with bresummer, this is in fact a modern fabrication, the stack being earlier serving the farmhouse to the east. This is purely decorative. A massive hacked/relived beam braces the ceiling where an earlier partition may have been removed, there are walls stubs to north and south.

(CW4): A very small low two light window, with pegged jointed frame and chamfered mullions and later lighter weight beaded 20<sup>th</sup> century casements. Set into the eaves and awkward with the current floor configuration as this within a part blocked loading door.

## 4.6 SIGNIFICANCE OF THE COTTAGE

Following the site visit in February 2020, the significance of this cottage has been reconsidered. When considering age and architectural merit the cottage is very much secondary, clearly built up against the west gable, extending the main farmhouse. The cottage is wholly built of stonework of a strong post medieval character and the historic cartographic evidence suggests it is mid-19<sup>th</sup> century in date, as it may be on the tithe, but is definitely on the 1886 1<sup>st</sup> Edition OS Map. It is merely its overall contribution to the narrative of the surviving buildings and wider site in a



cumulative sense which it is 'significant' about this cottage. It holds little to no direct value of its own. In order to clarify the significance of the cottage in detail, the elements have been 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 internal wall treatments are modern and are known to obscure at least two blocked or altered openings.

#### 4.6.2 HISTORICAL VALUE

No specific prescribed value in its own right. The wider site is important as the location of an early manor house but is better represented by the ruins and farmhouse as this is a post-medieval structure; not present when the site was of local importance.

#### 4.6.3 AESTHETIC VALUE

The building has been compromised visually by 20<sup>th</sup> century alterations, as well as a fairly recent and comprehensive internal remodel in the 21<sup>st</sup> century, before it was fire damaged.

#### 4.6.4 COMMUNAL VALUE

The building has no known communal value.

#### 4.6.5 AUTHENTICITY & INTEGRITY

The 1970s renovations have stripped out almost all historic features, with only one good 19<sup>th</sup> century window surviving to CR3, which is very similar to that in the farmhouse, two others, in the hallway (CR1) and on the landing (CR4) of later 19<sup>th</sup> century form, but then altered, significant to the cottage itself but not of wider value. The cottage is not now authentic in appearance, with no real historic character left.

### 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 part of this process.

### 4.8 HISTORIC PHASING OF THE 'COTTAGE'

Following the February 2020 visit and further survey on the first floor the historic phasing of the site could be clarified to some extent:

The cottage is the last structural element of the current main range. It clearly abuts the former gable between the two structures, with a stack serving the farmhouse. On the ground floor these walls are probably medieval in date. There is however at the east end of the north and south walls of the cottage a thicker section of walling running about 3m, to the north wall particularly this can be seen to be battered. This may represent an outshut of either later 17<sup>th</sup> or early 18<sup>th</sup> century date, fitting into the second phase on the site.

The rest of the cottage is of single build, of typical post-medieval later 18<sup>th</sup> or early 19<sup>th</sup> century rubble. Clearly when built, this was subservient/supportive to the main range and accessed from that interior and the rear exterior. The dressed quoins of the blocked door to the rear and loading door to the front support this as possibly having a service function or being an attached barn or store, fitting into the agricultural adaption and change in status on the site in phase 3.

The blocking and adapting of its openings, appears to indicate a change of use possibly from agricultural to domestic, which if we date this to the three surviving windows may have been later 19<sup>th</sup> or very early 1900s; then a modernisation and total remodel again in the later 20<sup>th</sup> century.



FIGURE 24: THE SITTING ROOM IN THE COTTAGE (CR3), WITH GOOD 19TH CENTURY THREE LIGHT WINDOW; FROM THE NORTH-WEST.

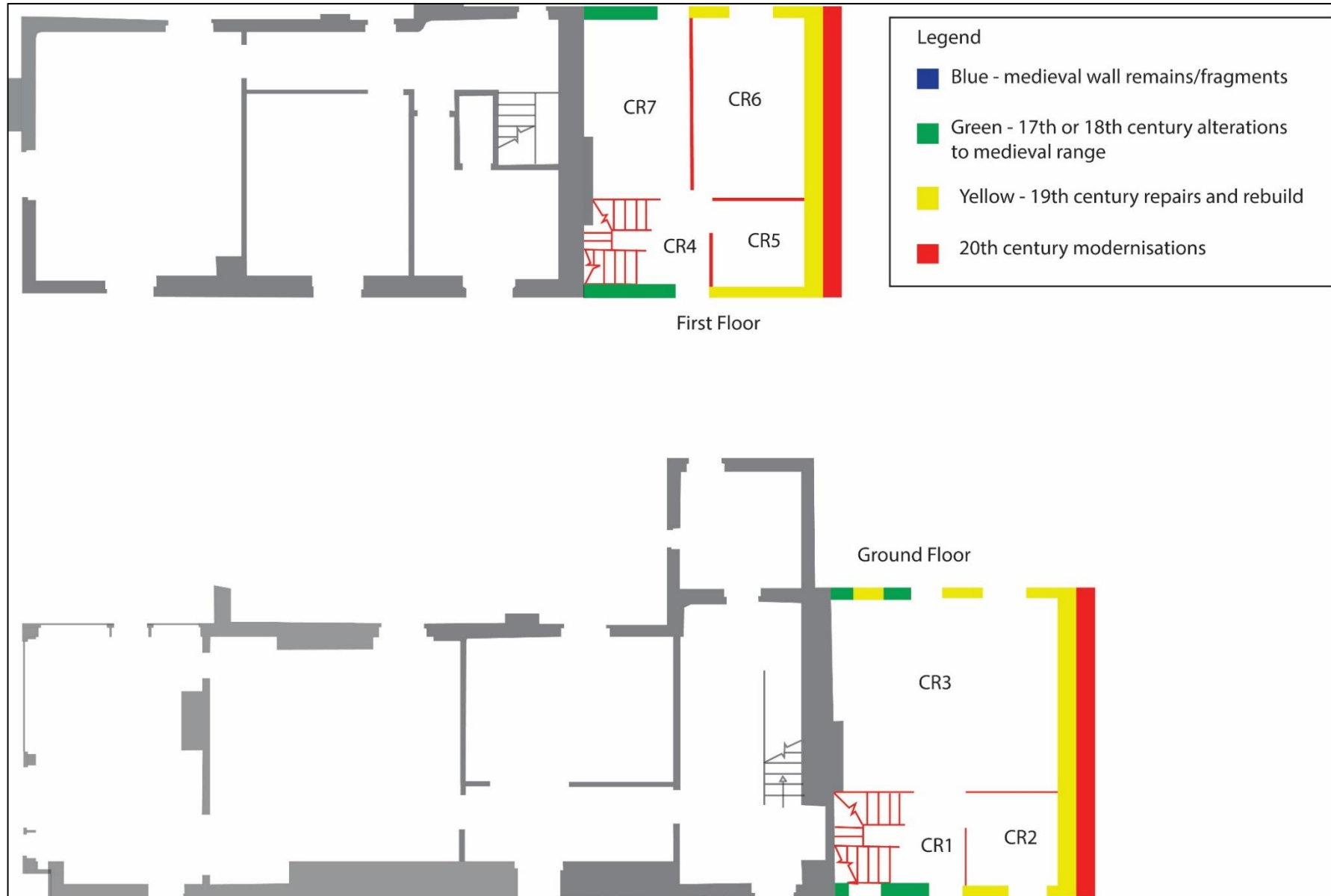


FIGURE 25: ILLUSTRATIVE PHASED PLAN OF BATSON HALL COTTAGE (NOT TO SCALE).



## 5.0 CONCLUSIONS

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The buildings at Batson Hall Farm are listed as a group and the listing text records that they are 17<sup>th</sup> century or earlier. The buildings lie on the site of a former manor house, the remains of which survive, in part, as garden walls and identify the origins of the site as medieval. Cumulatively, the building and ruins are worthy of protection but individually they have each been compromised.

Batson village and environs are 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 no impact on the setting and character of Batson as a village, if Batson Hall Farmhouse and Cottage are merely to be renovated and restored and the gardens cleared and re-landscaped.

The occupied building range of the farmhouse and cottage has been occupied for much of the 20<sup>th</sup> century and has been much altered and modernised, all historic features stripped out but for a few windows of 19<sup>th</sup> century date. The farmhouse is post medieval, likely late 18<sup>th</sup> or early 19<sup>th</sup> century, built around the remains of a medieval building, represented by fragmentary sections of the north and south walls only. The modern conservatory has clearly been sited to make the most of the views but is inappropriate to the listed building in its current poor condition and unsympathetic self-build character. A more innovative use of this space could improve the visuals of the building and restore its connection to the creek and intended views east, placing the house better within its setting.

The ruins are far more authentic and it is these which are really 'significant' on the site and must be retained. Their condition should, if possible, be improved and their survival assured by conservation works now they have been cleared of foliage. The overall impact of the proposed renovations to the interiors of the buildings at Batson Hall can be assessed as **negligible**.

The site at Batson Hall Farm presents as a large domestic garden with phases of 19<sup>th</sup> and 20<sup>th</sup> century landscaping, including historic planting and areas of terracing, forming garden rooms and outside dining and sitting areas. 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 19<sup>th</sup> or early 20<sup>th</sup> century with the planting of the specimen shrubs which form the shrubbery. This focusses a single view down the valley but emphasises the modern separate ownership of the land.

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 16<sup>th</sup> 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 19<sup>th</sup> and 20<sup>th</sup> centuries. The impact of any landscaping development within the garden or any breach of ground surface on any buried archaeological resources, which are expected to be in relatively good condition and just below the surface, would be **permanent** and **irreversible** and this is a site of **high archaeological potential**, so great care will be needed in any wider garden changes but can be mitigated through a programme of archaeological recording.

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

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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: BUILDING RECORDING TABLES

TABLE 2: BATSON HALL FARMHOUSE RECORDING TABLE.

<b>BUILDING</b>	<b>Feat.</b>	<b>General Description</b>
Function/Summary:		Post-medieval farmhouse built out of the ruined remains of an earlier medieval building.
Dating Evidence:		Build forms and structural phasing and historic maps.
Figure Numbers:		
<b>Exteriors</b>		
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description:		There is heavy slatestone walling of a more vernacular form, using shaped slate slabs, regularised and semi-coursed and graduated with heavier slabs and even some boulders to the base of the wall. Battered/markedly tapering walls. Extended to west with looser platey slate rubble, also battered slightly to the base. The east end has a bays-length of post-medieval walling. This wall has been heavily cement repointed and the north-east corner has been cement rendered.
Roof Covering		The farmhouse on this side has had its roof replaced, new very dark black-grey slates, black glazed ridge tiles.
Opening – Windows:	<b>W1</b>	Two light plain window frame, beaded 2x2 pane casements, moulded alloy catches and closing bars. Cement rendered sides to opening and to lintel, opening likely forced into earlier walling.
	<b>W2</b>	Two light plain window frame, beaded 2x2 pane casements, moulded alloy catches and closing bars. Cement rendered sides to opening and to lintel, opening likely forced into earlier walling.
	<b>W6</b>	Two light plain window frame, beaded 2x2 pane casements, moulded alloy catches and closing bars.
	<b>W8</b>	Two light plain window frame, beaded 2x2 pane casements, moulded alloy catches and closing bars.
	<b>W11</b>	Two light plain window frame, beaded 2x2 pane casements, moulded alloy catches and closing bars.
Openings – Doors:	<b>D1</b>	The door to the farmhouse is set to the west end. This doorway is forced with rendered reveals and lintel, an early to mid-20 <sup>th</sup> century plank door with wrought iron handle and old-fashioned lock.
Drainage/Guttering		Black plastic guttering and downpipes, barge boards.
Significant Details:		The central section of this wall is a fragment of medieval walling form a larger manorial complex which once occupied the site, it has been incorporated into a larger range in the post-medieval period.
<b>Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		Irregular three window range low two storey elevation, with outshut and projection to the west end, where it adjoins the cottage. The centre of the south wall exhibits sections of medieval walling although this is more obscured by later additions and repointing than it is to the north wall of the farmhouse. The stonework rises just above first floor level and its abutted by the stack; it wraps around the south-east corner of the western projecting section of wall, with good dressed and faced blocks. The medieval stonework has been thickly re-pointed in lime mortars and is abutted to the east end by a two storey fragment of heavier slate rubble, likely from the 17th century phase of the building's narrative. The rest is raised and linked by stretches of loose mixed character post medieval rubble.
Roof Covering:		The roof is a mix of older slates and some imitation slates, black glazed ridge tiles, some terracotta replacements where the roof is contiguous with the cottage. Leaded flashings around the chimneys. Half hipped to the east end.
Openings – Doors:	<b>FD5</b>	A pair of narrow modern 20th century French style patio doors, large glazed panes, narrow frame and surround. The lintel is externally rendered, the sides patched in cement render suggesting this is a forced or altered opening.
Opening – Windows:	<b>FW3</b>	19th century three light window to the centre of the elevation, just west of the lateral stack. Rendered lintel, cracked looks to be timber beneath.

	<b>FW7</b>	Two light timber 20th century casement window, 2x2 panes, thin plain frame, moulded alloy catches. First floor just east of the lateral stack this can be seen to be cut into the top of the medieval ruins incorporated into the wall.
	<b>FW9</b>	Two light timber 20th century casement window, 2x2 panes, thin plain frame, moulded alloy catches. This is to the east end first floor, within the post medieval build.
Stack:		A boxy shallow stack rises up the exterior of the building, abutting the earlier medieval stonework then more integrated above with the post-medieval, it is well built with quoins to corners and one re-used section of carved drip-mould, likely being a slight sub phase in the 18th century, as it is a better quality build than much of the rest of the post medieval stonework forming the farmhouse out of the ruins.
Drainage/Guttering		There are painted barge boards at the eaves carrying black plastic guttering and there are two downpipes.
Significant Details:		The medieval remains incorporated into this wall are more easily discerned to the interior face but are the most significant element of this farmhouse range. The western projecting bay is also significant, evidence of a stair to the original medieval building, which predates the farmhouse? To the east end is a thick section of wall, approx. 1.5m high, which projects from the south elevation attached to the south-east corner of earlier stonework, it is in poor condition as the earth bond has washed away, which comes out at an angle from the rebuilt east gable, this currently presents as a garden wall but may be a fragment from the 17th century phase.
Relationships:		
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description		Thick ground floor walling of dressed and faced blocks, raised at first floor in heavy slate rubble, regularised but not as fine in quality. The wall tapers slightly, sloping outwards in a batter on the west side (within the cottage). It is plastered and painted on both sides. Within the cottage roofspace it can be seen that the wall has been patched and raised in stretcher bond brickwork in a white lime mortar, there are then more modern repairs of brickwork in cement and the upper shaft has been reworked as a flue for a gas stove in the cottage (no longer present) in concrete blocks.
Roof Covering		Slate, imitation slate and concrete tiles are used on different faces of the roof here, the roof is contiguous between the house and cottage at this point.
Openings - Doors		N/A
Openings - Windows		N/A
Blocked Openings:		There is a wide low blocked doorway on the ground floor to the north side of the elevation, this is now blocked by the stairs in the cottage. Both faces are plastered and painted obscuring further details.
Drainage/Guttering		N/A
Significant Details:		The wall is much thicker up to low first floor height, where it forms a ledge which is abutted on the interior by the farmhouse stairs. This is part of the fragmentary remains of an earlier medieval manor house. The wall is then raised in thick still slightly battered stonework, like from the 17th century and the heavy boxy tapering stack on the gable is of massive reddish grey sandstone and slatestones, built up against the ground floor but rising with the first. The wall is ruinous above one and a half storeys but the angle of the rising apex shows it would have been a tall pointed gable and the roofline was much steeper than it is now.
Relationships		
<b>Elevation EAST</b>		<b>Description</b>
Fabric Description:		The two storey east gable is built of post medieval rubble significantly rebuilt and repaired in brickwork and concrete block. It is plastered internally and rendered in pebble dash, painted externally. Unpainted cement render wraps around to both the north and south walls from this elevation, presumably obscuring modern elements of build. The majority of the elevation is obscured by a timber painted and pvc



		conservatory, which is modern, sitting on dwarf concrete block walls, all rendered and painted, mixture of glass panes, perspex sheeting and corrugated clear plastic.
Roof Covering		There is a small half hip by the stack on this end wall.
Openings: Doors	<b>FD6</b>	There is a ground floor door FD6, a modern glazed pair of doors from the sitting room.
Openings: Windows	<b>FW4 FW10</b>	A modern fixed glazed pane to the south of the stack on the ground floor. Two light 20th century casement window, plain narrow frame, 2x2 panes. to first floor, north of the stack, set in a larger once deeper opening which likely held a sash window, blocked below with concrete block.
Drainage/Guttering		Grey and black plastic guttering and a downpipe.
Significant Details:		There is a boxy staggered chimney stack of concrete block and brick which rises up the exterior of the elevation, but is contained within the abutting modern conservatory space. This is rendered with the wall and topped by cement and a chimney pot.
<b>Interiors</b>		<b>Ground Floor</b>
<b>Room 1</b>		<b>Description</b>
Function:		Hallway/through passage, wholly 20 <sup>th</sup> century formed space.
Walls:		Modern, pink cement-plastered walls, painted, narrow modern chamfered or plain sections of skirting boards.
Ceiling:		Painted plaster ceiling, plasterboard.
Floor:		Brown quarry tiled floor, 1970 or 1980s, not historic.
Opening – Doors:	<b>FD1 FD2 FD3</b>	A 20 <sup>th</sup> century plank boarded and framed front door, painted, in forced opening with patched and rendered sides. Obscure glazed multi-pane 1970s or 1980s door to east to Room 2. Obscure glazed multi-pane door to Room 5 to south, s same as to FD2.
Opening – Windows:		n/a
Significant Details:		1970s style stair to west, wooden handrail and wide angled planks instead of balusters, closed string style stair plate, thin plank treads and risers, carpeted. The opening to room 5 is very tall and wide with massive heavy reused oak lintels bracing the width. The east side of the opening is of dressed and faced slate; the west side regularised slate slab rubble.
Comments:		The east wall is a chunky lath and plaster or possibly even brick partition. It has had two small openings cut into it to serve two recent store cupboards, installed by current owners. Both FD2 and FD3 have been removed in recent works.
<b>Room 2a</b>		<b>Description</b>
Function:		Lobby, wholly 20 <sup>th</sup> century space
Walls:		Solid wall to north battered, cement plastered, grey, blowing with damp. Plain skirtings. The east, south walls are thin partitions, modern. The west wall is a thicker partition. Modern, low chamfered skirtings.
Floor:		Brown quarry tiles as before, contiguous with the kitchen R2B to the south.
Ceiling:		Modern plasterboard ceiling painted, low.
Opening – Doors:	<b>FD2 FD4</b>	A 20 <sup>th</sup> century multi pane obscure glazed door leading back to R1. matching door to R3 sitting room to east, opposite each other.
Opening – Windows:	<b>W1</b>	To north wall two light window narrow plain frames beaded casements, alloy moulded catches and bar closures, 20 <sup>th</sup> century. Secondary sliding glazing to the window on the internal face. Timber plank sill.
Significant Details:		Large basket arch casement arch in partition to R2B, is a 1970s/80s architectural style.
Comments:		The partition wall to R3 and the archway and wall to R2B have been removed by current owner in new works. Both doors have been removed.
<b>Room 2b</b>		<b>Description</b>
Function:		Kitchen
Walls:		Modern plastered and painted, low skirtings, to south and west. The east wall is a partition wall, it is quite chunky and may be lath and plaster. The north wall is a thin modern partition with large arch to the lobby R2A.
Floor:		Modern brown quarry tiled floor.
Ceiling:		Plastered and painted.

Opening – Doors:		N/A
Opening – Windows:	<b>W2</b>	In south rear wall there is a good wide three light 19 <sup>th</sup> century casement chamfered frame and mullions pegged corners, simple central opening casement with coiled catches. Plank window seat beneath.
Significant Details:		Open box hearth used as wine store, quarry tiled into space. Projecting plain plastered surround, could be boxing in earlier surround but unclear, Fireplace size likely reduced as now very small. 1990s style oak-effect fitted kitchen units to west wall and south-west and north-west corners of room.
Comments:		In recent works the damaged kitchen has been removed. The west wall has been boarded out to form two small store rooms/cupboards for the hallway, slightly truncating this room.
<b>Room 3</b>		<b>Description</b>
Function:		Sitting room
Walls:		Plastered and painted, grey heavy cement plaster (is it actually render?) to north and south walls, pink modern plaster to east and west. Low chamfered modern skirtings. North and south walls solid. East wall solid but very thin, modern. West wall a chunky partition.
Floor:		Solid, carpeted. Corner peeled up, is concrete.
Ceiling:		Modern plasterboard on modern joists suggesting first floor has been wholly replaced.
Opening – Doors:	<b>FD5</b> <b>FD6</b>	Pair of narrow 20th century French patio style doors to south wall, narrow forced opening, same as patio doors to cottage. Wide glazed pair of doors to the conservatory to the east, R4. Obscured glass multi pane style as FD2, FD3, FD4.
Opening – Windows:	<b>W3</b> <b>W4</b>	Two light casement in north wall, 20th century narrow plain frame 2X2 panes, moulded alloy catches plank sill. Plain single pane fixed window in south-east corner next to stack looking into the conservatory.
Significant Details:		1970s green marble and timber effect "Georgian style" fire surround for gas fire. The south wall has a central section with deep batter, a fragment of medieval walling, the north walls medieval section can be seen to stop at the east side of the room as the wall continue as under half its width, extended to wrap around the gable, forming a large alcove where wall thickness differ in the north-east corner.
Comments:		In recent works all doors have been removed, the walls stripped and carpet removed.
<b>Room 4</b>		<b>Description</b>
Function:		Conservatory
Walls:		Perspex and glass panes held by a series of painted timber and pvc uprights. Dwarf concrete block and brick walls to east and south. To north a 'decorative' rubble wall has been built up against a fragment of medieval ruined wall creating a very thick blocky section.
Floor:		Concrete
Ceiling:		Corrugated clear plastic roof with painted timber rafters.
Opening – Doors:	<b>FD6</b> <b>FD7</b> <b>FD8</b> <b>FD9</b>	Double doors back to R3 as before. 20 <sup>th</sup> century thin plank boarded and framed door to north wall back to front courtyard, narrow modern timber frame. Pair of plain glass modern patio doors to east wall. Pair of plain glass modern patio doors to south wall.
Opening – Windows:		Perspex and glass panes held by a series of painted timber and pvc uprights.
Significant Details:		The conservatory encloses the boxy concrete block and brick stack which serves the 1970s gas fire in R3.
Comments:		In the recent works the conservatory has been boarded out and enclosed, propped, etc., as due to poor condition, anti-social behaviour and squatting it was damaged and leaking and not secure.
<b>Room 5</b>		<b>Description</b>
Function:		Small service room, toilet and laundry.

Walls:		Exposed cement re-pointed to single storey or half storey, thick slate rubble. Raised in painted stretcher bond brickwork to south and sides.
Floor:		Quarry tiles.
Ceiling:		Sloping painted plasterboard.
Opening – Doors:	<b>FD10</b>	Boarded and framed modern stable door style back door to garden cast iron effect bolt and lock, thick plain frame.
Opening – Windows:	<b>W4</b>	Single light opening casement to east, fixed pane to west.
Significant Details:		The rear wall of the farmhouse is enclosed here, a projection with good medieval dressed and faced blocks to the east. A massive opening forced in braced with reused oak beams some with lath holes from partitions or screens and some with cut sockets. The stonework to the east has three closely set built sockets with ledges, dove holes, but the largest to the east may in fact be a putlog hole. To the west, the stonework is of heavy regularised slate slab rubble.
Comments:	<b>FD3</b>	Has been removed the space open to hallway. All fittings (like loo) removed and space stripped back to structure for renovation.
<b>Room 6</b>		<b>Description</b>
Function:		Landing and corridor
Walls:		Cement plastered rendered walls, rough and coarse, blue washed colour effect. The wall to the south-west is two storeys thick battered projecting from the rest of the range. This curves around to a thick block. Beyond, the south wall runs east at only one and a half storey height. Battered, this stops 0.75-0.8.M below the ceiling, forming a wide plinth. The wall drops back to 0.25 -0.3m above this. The east and north walls are thin modern partitions forming bedrooms.
Floor:		Boarded, mix of very thin modern floorboards and wider dark stained 19th century boards.
Ceiling:		Plasterboard, painted.
Opening – Doors:		Modern – removed
Opening – Windows:	<b>W7</b> <b>W8</b>	Dormer window at the west end within the projection, white two light plastic pvc unit. 20th century two light timber casement 2X2 panes to centre of south wall.
Significant Details:		the walls as above medieval ruins
Comments:		There are a number of doors in the north wall leading to the bathroom and room 8, bedroom 2 these have been moved within the current repairs of damaged partitions, this is the same with the east wall. The walls and ceilings have been recently renovated due to previous water ingress and previous anti-social behaviour.
<b>Room 7</b>		<b>Description</b>
Function:		Bathroom
Walls:		Solid plastered wall to west, solid wall to north, thick slightly tapered two storeys. East and south wall modern partitions.
Floor:		Mixed planks of thin modern and wider stained 19th century pine boards
Ceiling:		Modern plasterboard ceiling
Opening – Doors:		Modern - removed
Opening – Windows:	<b>W9</b>	20 <sup>th</sup> century two light casement 2X2 panes, the same as W8, W1, W2, W10
Significant Details:		N/A
Comments:		The ceiling and walls have been restored with new plasterboard, all modern bathroom fittings have been removed
<b>Room 8</b>		<b>Description</b>
Function:		Bedroom 2
Walls:		The south east and west walls are all modern partitions, the north wall is solid plastered, The wall is c.0.6m below the ceiling it is tapered battered and appears as a plinth
Floor:		Mixture of stained 19 <sup>th</sup> century boards and new narrow planks.
Ceiling:		Modern plasterboard.
Opening – Doors:		Modern – removed
Opening – Windows:	<b>W10</b>	20 <sup>th</sup> century two light casement, same as W1, W2, W8, W9. etc cut into medieval wall at the base, timber plank sill.

Significant Details:		N/A
Comments:		The plasterboard to the walls and ceiling has been recently replaced and repaired A small en-suite space has been created in the north-east corner
<b>Room 9</b>		<b>Description</b>
Function:		Bedroom 1
Walls:		Solid wall to east thin modern brick or concrete, possibly rebuilding/repairing a 19 <sup>th</sup> century wall. Solid wall to south, part of medieval remains then a chunky of two storey tapered wall curving around to east, plastered and painted low modern skirtings. The north and west walls are modern partitions.
Floor:		Plank boarded floor mix of narrow modern and pine stained 19 <sup>th</sup> century boards, cut and re-laid.
Ceiling:		Modern plasterboard.
Opening – Doors:		Modern – removed.
Opening – Windows:	<b>W11</b> <b>W12</b> <b>W13</b>	Two light casement window 20 <sup>th</sup> century. Two light casement window east wall 20 <sup>th</sup> century. Two light casement window 20 <sup>th</sup> century.
Significant Details:		N/A
Comments:		Modern partitions installed to north to make an en-suite walls and ceilings newly repaired and replaced.
<b>Roof Space</b>		<b>Description</b>
Function:		Attic, partially boarded for storage.
Roof Structure:		Common rafter roof structure of light weight pine timbers, battens, imitation slates and some real slates, leaking, evidence of water ingress and damp to some timbers. New bolted collars set high at ridge for strength.
Significant Details:		The former west gable end of the farmhouse can be seen within this roof space, it is of heavy semi-coursed slatestone. Ragged and ruinous this has been patched first with stretcher bond brickwork in lime, then rebuilt again with concrete blocks.



TABLE 3: BATSON HALL COTTAGE RECORDING TABLE.

<b>BUILDING</b>	<b>Feat</b>	<b>General Description</b>
Function/Summary:		Extension to farmhouse, possible mixed use, converted to cottage
Dating Evidence:		Post medieval stonework, incorporating some thicker fragments of wall abutting a former end gable; historic map regression
<b>Exteriors</b>		
<b>Elevation NORTH</b>		<b>Description</b>
Fabric Description:		Heavier slate rubble to the east end. This section of walling is slightly battered to the base. There is no clear build line but the walling to the centre and the west end appears to be of a looser and more mixed post-medieval character. Lime mortars have been repointed in cement.
Roof Covering		Imitation slate to roof, black glazed ridge tiles, partly replaced with red terracotta.
Opening – Windows:	CW1	Early 20 <sup>th</sup> century beaded casements with alloy catches and closing bars to two light chamfered 19 <sup>th</sup> century window, with pegged corners and mullion. Beading to opening within plastered wall.
	CW2	Early to mid-20 <sup>th</sup> century two light casement window, timber sill, fire damaged glass all broken.
	CW4	Two light window, with chamfered frame, lighter weight beaded casements reset, alloy moulded catches. Thick plank sill.
Openings – Doors:	CD1	Plank boarded and framed door, of likely early to mid-20 <sup>th</sup> century date, with good decorative wrought iron door furniture, knocker, knob, letter box, etc.
Drainage/Guttering		Black plastic guttering, barge boards.
Significant Details:		The stonework to the east end is slightly different, heavier and battered to the base of the wall, abutting the former gable. CW4 sits within a blocked loading door.
<b>Elevation SOUTH</b>		<b>Description</b>
Fabric Description:		Heavier slate rubble to the east end, with a large blocked doorway with faced and dressed quoins to the reveals. This section of walling is slightly battered to the base. There is no clear build line but the walling to the west end appears to be of a looser and more mixed post-medieval character. Lime mortars have been repointed in cement.
Roof Covering:		Imitation slate to roof, black glazed ridge tiles, partly replaced with red terracotta. Imitation slate to pair of raised dormer windows.
Openings – Doors:	CD4	Pair of narrow 20 <sup>th</sup> century patio doors set into large forced opening with cement rendered and patched sides. Large glass panes, narrow plain frame. Rendered lintel.
Opening – Windows:	CW3	A three-light window, with pegged jointed frame and chamfered mullions and beaded casements with coiled catches. 19 <sup>th</sup> century. Rendered lintel.
	CW6	Wide square two light white PVC double-glazed unit, in thick plain frame. Timber framing, imitation slate sides.
	CW8	Wide square two light white PVC double-glazed unit, in thick plain frame.
Drainage/Guttering		Black plastic guttering, painted barge boards.
Significant Details:		Large blocked opening within heavier section of wall to east end of wall. The loose infill is more like the looser rubble to the west end.
<b>Elevation WEST</b>		<b>Description</b>
Fabric Description		Heavily battered and sloping gable end reinforced with concrete block. Externally cement rendered and painted.
Roof Covering		Deep hipped end to roof, black glazed terracotta ridge tiles.
Openings - Doors		N/A
Openings - Windows	CW5	Tall narrow modern two light white PVC double-glazed unit.
	CW7	Tall narrow two light PVC white double-glazed unit.
Drainage/Guttering		N/A
Significant Details:		N/A
<b>Elevation EAST</b>		<b>Description</b>
Relationships:		To the east end the cottage abuts the farmhouse

Function/Summary:		Extension to farmhouse, possible mixed use, converted to cottage
Dating Evidence:		Post medieval stonework, incorporating some thicker fragments of wall abutting a former end gable; historic map regression
<b>Interiors</b>		<b>Ground Floor</b>
<b>Cottage Room 1</b>		<b>Description</b>
Function:		Entrance hallway and stairs
Walls:		Plastered and painted, the north and east walls have woodchip wallpaper. Narrow modern 'heritage style' skirtings. Walls damaged by smoke from fire.
Floor:		Concreted floor, modern tiled surface.
Ceiling:		Fire damaged.
Opening – Doors:	CD1	Plank boarded and framed door, of likely early to mid-20 <sup>th</sup> century date, with good decorative wrought iron door furniture, knocker, knob, letter box, etc.
	CD2	Late 20 <sup>th</sup> century plank boarded door, brass knob and key plate.
	CD3	Narrow modern beaded and ogee doorframe, 'heritage style'. Late 20 <sup>th</sup> century plank boarded door, brass knob and key plate.
Opening – Windows:	CW1	Early 20 <sup>th</sup> century beaded casements with alloy catches and closing bars to two light chamfered 19 <sup>th</sup> century window, with pegged corners and mullion. Beading to opening within plastered wall.
Significant Details:		A set of stairs rises in the north-east corner of the room, awkwardly abutting the window openings, standing above the timber internal plank sill. The stair has a thin outer beaded stair plate and is itself carpeted. Chunky square newel posts to base and half landing with rounded top, rounded banister rail and plain painted stick balusters. Plank boarded modern cupboard under stairs.
<b>Cottage Room 2</b>		<b>Description</b>
Function:		Kitchen
Walls:		Plastered and painted, fitted kitchen units to north and west walls, fire damaged
Floor:		Concreted floor, tiled.
Ceiling:		Fire damaged. Modern plasterboard has melted and fallen off.
Opening – Doors:	D2	Late 20 <sup>th</sup> century plank boarded door, brass knob and key plate.
Opening – Windows:	CW2	Early to mid-20 <sup>th</sup> century two light casement window, timber sill, fire damaged glass all broken.
Significant Details:		Fitted kitchen to north and west walls, oven to west wall.
<b>Cottage Room 3</b>		<b>Description</b>
Function:		Sitting Room.
Walls:		Plastered and painted, woodchip wallpaper, narrow modern 'heritage style' skirting boards.
Floor:		Solid floor, carpeted.
Ceiling:		Modern plastered ceiling, smoke damaged.
Opening – Doors:	CD3	Narrow modern beaded and ogee doorframe, 'heritage style'. Late 20 <sup>th</sup> century plank boarded door, brass knob and key plate.
	CD4	Pair of narrow 20 <sup>th</sup> century patio doors. Large glass panes, narrow plain frame.
Opening – Windows:	CW3	A three-light window, with pegged jointed frame and chamfered mullions and beaded casements with coiled catches. 19 <sup>th</sup> century. Painted plank sill.
Fireplace:		Large bresummer beam over shallow opening, repointed in cement. This appears to be a blocked fireplace serving the cottage but in fact is set into the back of a stack serving the farmhouse and is wholly a modern fabrication.
Significant Details:		Wall stubs to north and south walls, with heavy beam across, hacked upwards and relieved for headroom, suggesting two rooms have been combined into one here, a heavy wall truncating this space, indicating two phases of extension? Alcove to the south side of the stack is set with heavy oak modern cottage style shelves.
<b>Cottage Room 4</b>		<b>Description</b>
Function:		Landing
Walls:		Plastered and painted, some woodchip wallpaper, modern narrow chamfered skirtings. Smoke damaged.
Floor:		Boarded floor, carpeted, smoke damaged.

Ceiling:		Modern plaster board ceiling and sloping eaves, on modern joists, smoke damaged. Access hatch to loft.
Opening – Doors:	CD5	20 <sup>th</sup> century, narrow modern plank door, brass doorknob and key plate. Narrow plain chamfered and stepped doorframe.
	CD6	20 <sup>th</sup> century, narrow modern plank door, brass doorknob and key plate. Narrow plain chamfered and stepped doorframe.
	CD7	20 <sup>th</sup> century, narrow modern plank door, brass doorknob and key plate. Narrow plain chamfered and stepped doorframe.
Opening – Windows:	CW4	Two light window, with chamfered frame, lighter weight beaded casements reset, alloy moulded catches. Thick plank sill.
Significant Details:		N/A
<b>Cottage Room 5</b>		<b>Description</b>
Function:		Bathroom
Walls:		Plastered and painted walls, with modern tiling and some plank boarding for decoration. Smoke damaged.
Floor:		Modern tiled floor.
Ceiling:		Modern plasterboard ceiling. Smoke damaged.
Opening – Doors:	CD5	20 <sup>th</sup> century, narrow modern plank door, brass doorknob and key plate. Narrow plain chamfered and stepped doorframe.
Opening – Windows:	CW5	Tall narrow modern two light white PVC double-glazed unit.
Significant Details:		N/A
<b>Cottage Room 6</b>		<b>Description</b>
Function:		Bedroom
Walls:		Solid plastered and painted to south and east. Plasterboard partitions to north and west.
Floor:		Boarded floor, carpeted.
Ceiling:		Modern plaster boarded and painted ceiling, smoke damaged.
Opening – Doors:	CD6	20 <sup>th</sup> century, narrow modern plank door, brass doorknob and key plate. Narrow plain chamfered and stepped doorframe.
Opening – Windows:	CW6	Wide square two light white PVC double-glazed unit, in thick plain frame.
	CW7	Tall narrow two light PVC white double-glazed unit to west wall.
Significant Details:		N/A
<b>Cottage Room 7</b>		<b>Description</b>
Function:		Bedroom
Walls:		Solid plastered and painted to south and east. Plasterboard partitions to north and west.
Floor:		Boarded floor, carpeted.
Ceiling:		Modern plaster boarded and painted ceiling, smoke damaged.
Opening – Doors:	CD7	20 <sup>th</sup> century, narrow modern plank door, brass doorknob and key plate. Narrow plain chamfered and stepped doorframe.
Opening – Windows:	CW8	Wide square two light white PVC double-glazed unit, in thick plain frame.
Significant Details:		N/A
<b>Roof Space</b>		<b>Description</b>
Function:		Attic, partially boarded for storage
Roof Structure:		Common rafter roof structure of light weight pine timbers, battens, insulation sheets (asbestos?), imitation slates.
Significant Details:		The former west gable end stack of the farmhouse can be seen within this roof space, it is of heavy semi-coursed slatestone, dressed quoins to the north-west corner. Thick pinkish-grey cob bond. Ragged and ruinous this has been patched first with stretcher bond brickwork in lime, then larger brick in cement mortar, then rebuilt again and enlarged with concrete blocks.



APPENDIX 3: PHOTOGRAPHIC ARCHIVE 2019 VISIT



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 QUOINS, 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 19<sup>TH</sup> 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.





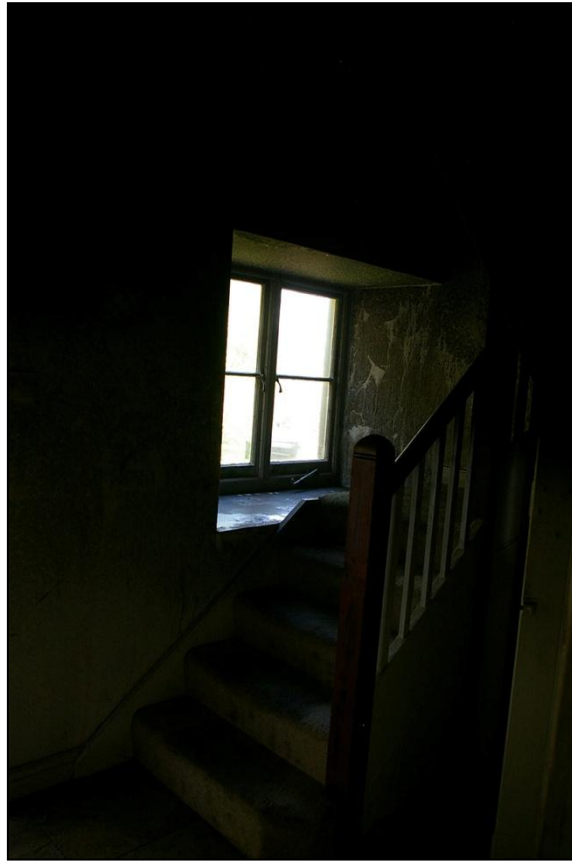
VIEW OF THE MODERN STONE TILED FLOOR IN CR1, THE HALLWAY; FROM THE NORTH.



LEFT: VIEW OF THE LATE 20<sup>TH</sup> 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 19<sup>TH</sup> 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 19<sup>TH</sup> CENTURY WINDOW; FROM THE NORTH-EAST.



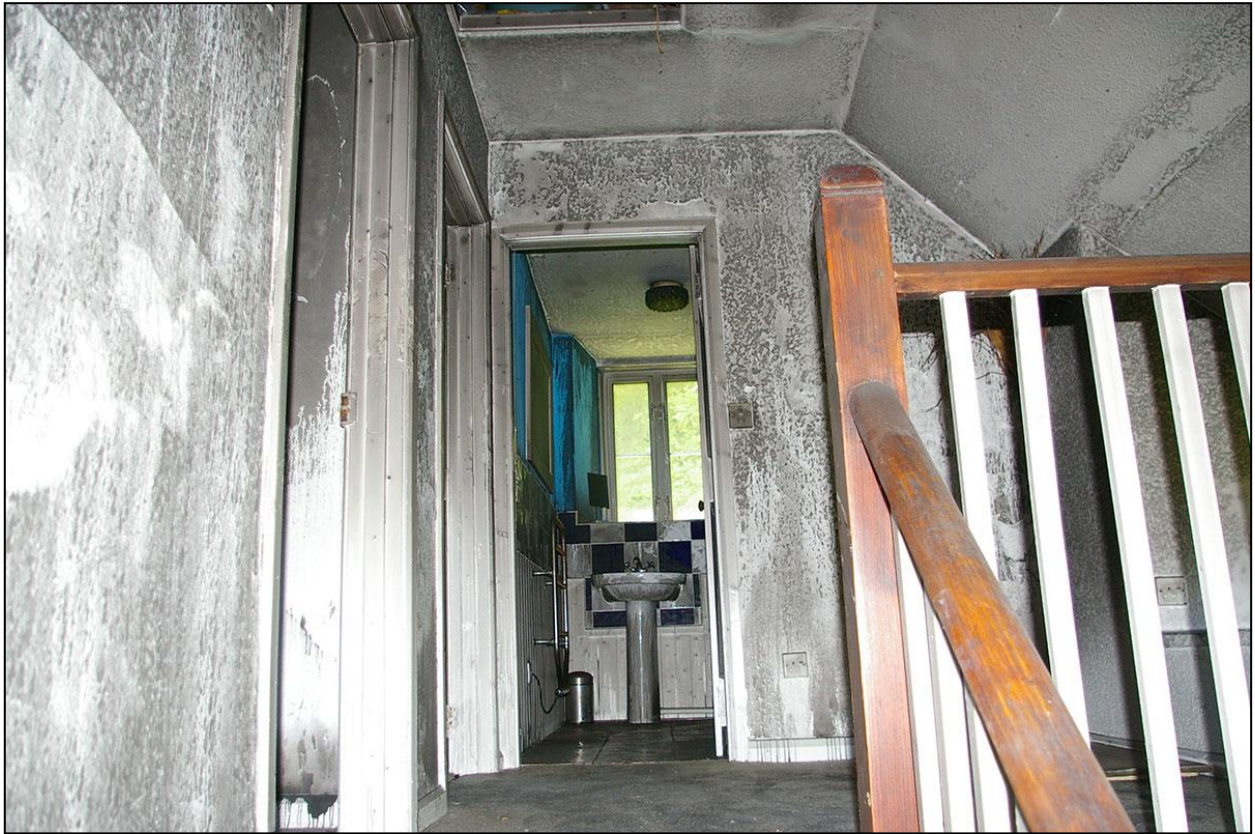


DETAIL OF THE GOOD 19<sup>TH</sup> CENTURY THREE LIGHT CASEMENT WINDOW CW3; FROM THE NORTH.



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.





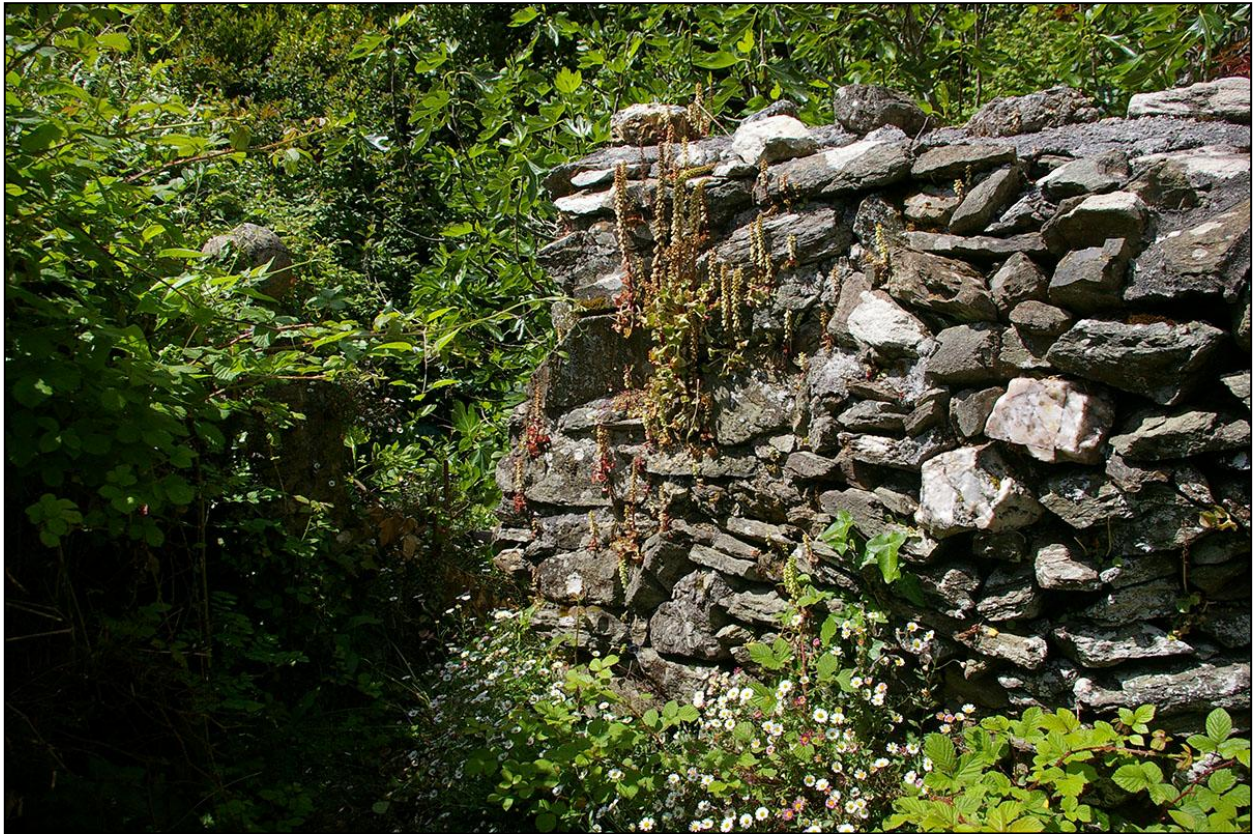
LEFT: VIEW BACK ALONG THE REAR OF THE FARMHOUSE, SHOWING LOOSE POST MEDIEVAL RUBBLE AT THE EAVES AND A REBUILT BRICK CHIMNEY SHAFT, AS WELL AS A DISTINCT CHANGE IN ALIGNMENT ON THE ROOF; FROM THE WEST, SOUTH-WEST.

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



THE 19<sup>TH</sup> 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.

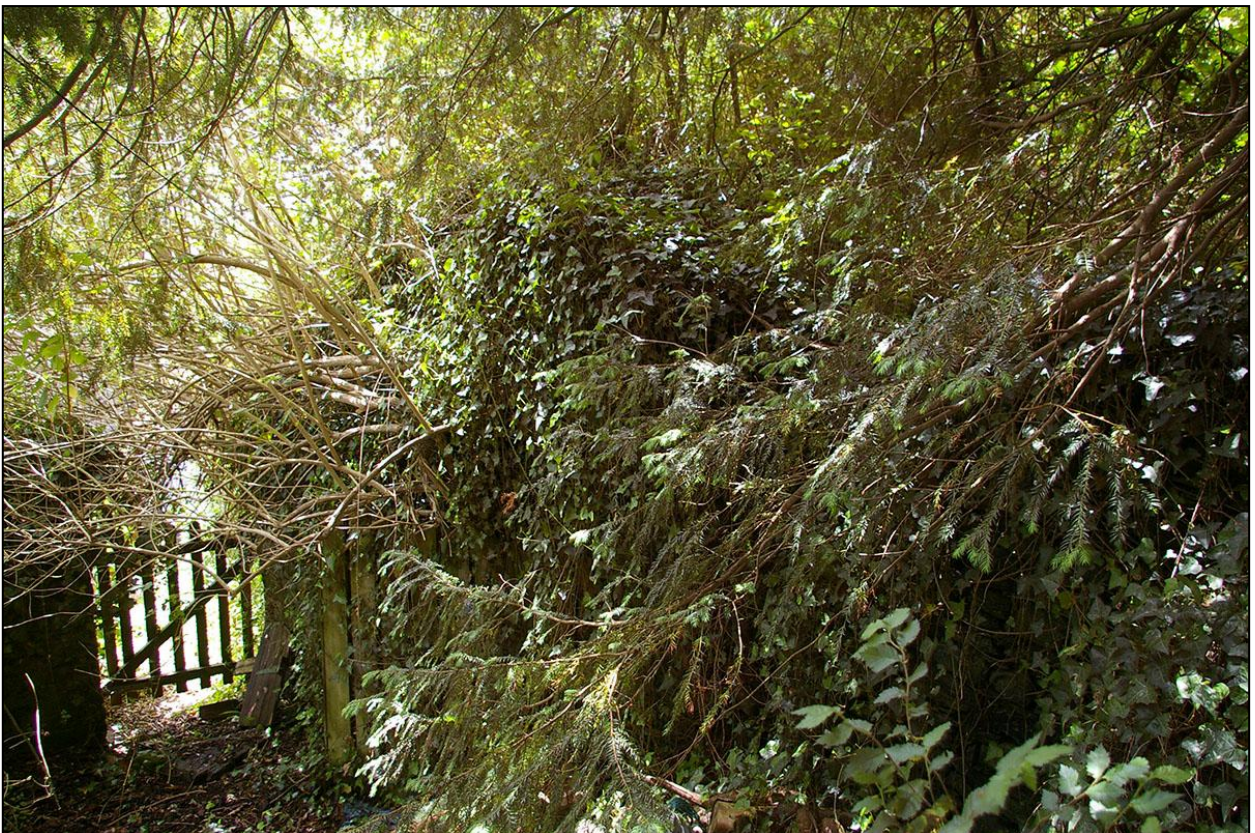


THE OVERGROWN HEDGEBANK WHICH FORMS THE NORTH BOUNDARY, FROM WITHIN THE OVERGROWN PART OF THE SITE; FROM THE WEST.





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.

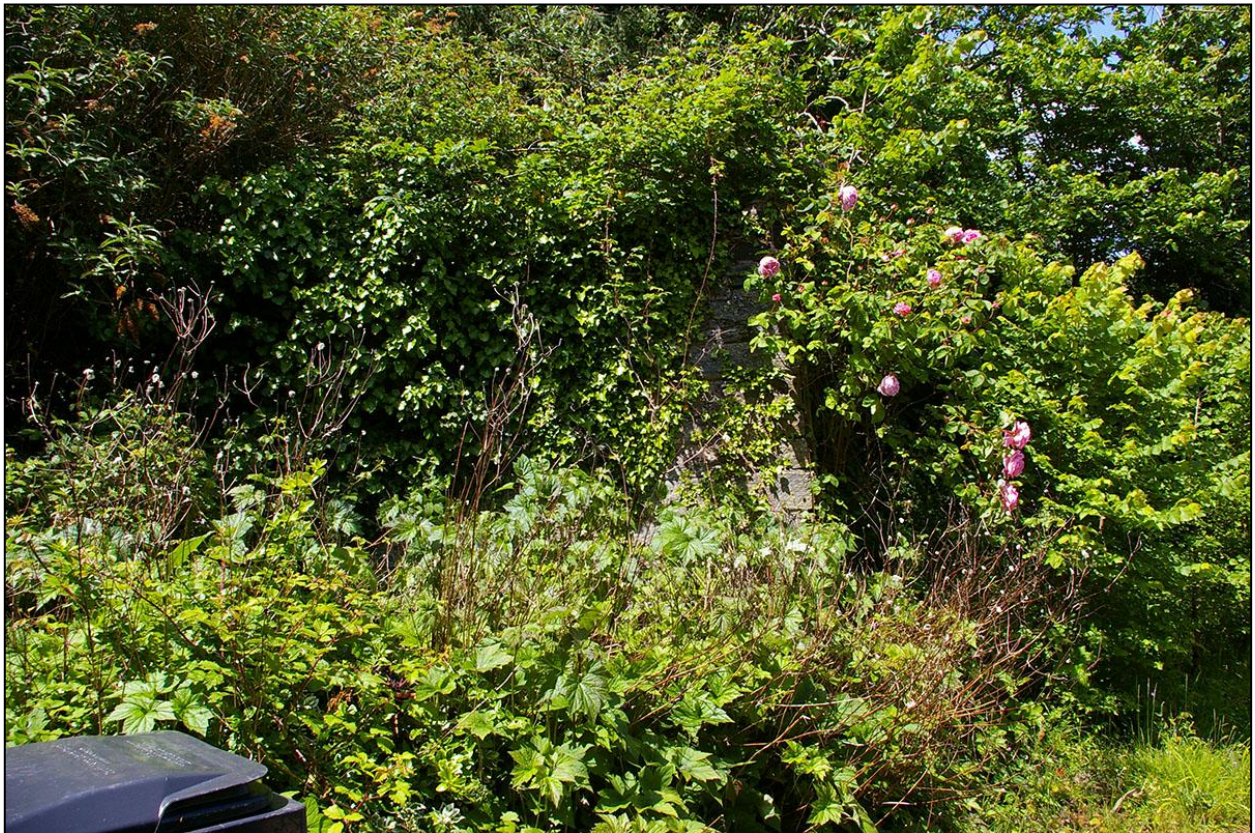


THE EAST WALL OF THE SQUARE BLOCK LARGELY OBSCURED BY IVY BUT ALSO WITH THE SET OF SATE GARDEN STEPS RISING ALONGSIDE IT; FROM THE EAST.





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 20<sup>TH</sup> 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 19<sup>TH</sup> 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.



APPENDIX 4: PHOTOGRAPHIC ARCHIVE 2020 VISIT



THE SOUTH ELEVATION OF THE FARMHOUSE, SHOWING THE PROJECTION TO THE WEST AND SMALL LATERAL STACK BUILT AGAINST THE EARLIER STONEMASONRY OF THE MEDIEVAL RUIN, WHICH OCCUPIES A SECTION TO THE CENTRE OF THE WALL, FROM THE SOUTH-WEST.



VIEW OF THE SMALL TRIANGULAR YARD TO THE REAR OF BATSON HALL FARMHOUSE, WITH A WIDE SET OF CONCRETE STEPS RUNNING DOWN TO THE FORMER YARD, NOW CUT OFF AS THE BARN HAS BEEN SOLD AWAY FROM THE HOLDING; FROM THE WEST-SOUTH-WEST.





THE EAST WALL OF THE NORTH-EAST RUINED RANGE, SHOWING A NUMBER OF BLOCKED OPENINGS, FACING DOWN TO THE CREEK;  
FROM THE NORTH-EAST.



THE EAST WALL OF THE NORTH-EAST RUINED RANGE, INNER FACE, BEING CLEARED OF FOLIAGE; FROM THE WEST-SOUTH-WEST.





THE MEDIEVAL DETACHED BLOCK, A KITCHEN OR BAKEHOUSE, EXHIBITING FINE DRESSED AND FACED PRESENTATION STONEMWORK TO THE SOUTH AND EAST WALLS, FACING THE T-SHAPED RUINS, FROM THE SOUTH-EAST.



THE EAST WALL OF THE DETACHED MEDIEVAL BLOCK, SHOWING A LENGTH OF EARLY REBUILDING AND ONE MODERN REPAIR, WITH THE LATER 20<sup>TH</sup> CENTURY GARDEN STEPS; FROM THE SOUTH-EAST.





THE WEST WALL OF THE DETACHED MEDIEVAL BLOCK, SHOWING A LARGE OPEN FIREPLACE WITH OVEN TO THE SOUTH-WEST CORNER, FROM THE EAST.



DETAILED VIEW INTO THE OVEN AND SHOWING THE ANGLED TAPERING PROFILE OF THE FORMER OPEN HEARTH; FROM THE NORTH-EAST.





THE SOUTH WALL OF THE DETACHED BLOCK, WITH WINDOW AND DOOR, SHOWING THE INNER VERNACULAR CHARACTER FACE OF THE WALL, SO DIFFERENT FROM THE OUTER DRESSED AND FACED STONEWORK, FROM THE NORTH.



THE MODERNISED KITCHEN FIREPLACE AND GOOD 19<sup>TH</sup> CENTURY WINDOW, ROOM 2B; FROM THE NORTH.





ROOM 3, IN THE FARMHOUSE, THE MAIN SITTING ROOM, WITH BOARDED OVER FRENCH-STYLE PATIO DOORS TO THE GARDEN; FROM THE NORTH-EAST.



ROOM 3, IN THE FARMHOUSE, THE MAIN SITTING ROOM, FROM THE NORTH-WEST.





THE CONSERVATORY, WHICH HAS BEEN BOARDED OUT FOR SECURITY AND DUE TO PARTIAL COLLAPSE; FROM THE WEST-NORTH-WEST.



THE MODERN BOXY STACK SERVING THE SITTING ROOM FIREPLACE, ENCLOSED WITHIN THE CONSERVATORY; FROM THE NORTH-EAST.





ROOM 9, BEDROOM 1, TO THE SOUTH OF THE BUILDING, SHOWING THE BATTERED AND ANGLED FRAGMENT OF EARLIER WALL TO THE SOUTH-EAST CORNER; FROM THE SOUTH-WEST.



LEFT: THE SOUTH WALL OF THE FARMHOUSE, SHOWING THE BATTERED LOWER EARLIER SECTION OF WALL AND THE TALL ANGLED WEST PROJECTION, WITH DISTINCTIVE CURVE; FROM THE WEST-NORTH-WEST.

RIGHT: THE WEST PROJECTION, ON THE END OF THE MEDIEVAL WALL; FROM THE EAST.





THE WESTERN PROJECTING END OF THE FARMHOUSE, WITH DISTINCTIVE CURVE TO THE WALL, WHERE A TALL BLOCK OF GOOD DRESSED AND FACED MEDIEVAL STONEMWORK SURVIVES, FROM THE EAST.



THE WINDOW WITHIN THE EXTENDED SECTION OF FRONT NORTH WALL, LEADING TO THE GABLE, OF THICK FULL TWO STOREY HEIGHT.





VIEW DOWN THE STAIRS IN THE FARMHOUSE, BUILT AGAINST THE THICK SLIGHTLY BATTERED FORMER GABLE WALL, SHOWING IT IS FAR THICKER TO THE GROUND FLOOR, WITH A MARKED LEDGE, WHERE THE MEDIEVAL WALL STOPS, HAVING BEEN RUINED AT SOME STAGE, FROM THE SOUTH.



THE STACK TO THE WEST END OF BATSON HALL FARM; WITH FRAGMENTARY REMAINS RISING TO ONE AND A HALF STOREYS, THE STONWORK PATCHED IN BRICKWORK IN LIME MORTAR, THEN IN LATER BRICKWORK IN CEMENT AND IN CONCRETE BLOCK, INDICATING 19<sup>TH</sup> AND SEVERAL PHASES OF 20<sup>TH</sup> CENTURY REMODELLING.





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