

Halberton Court Farm, Halberton, Devon

An Archaeological Desk-Based Assessment with Settings Assessment



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for

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by



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Non-technical summary

Context One Archaeological Services Ltd (COAS) carried out an archaeological desk-based assessment in support of a proposed planning application for development at Halberton Court Farm, Halberton, Devon (the 'Site'), during July and August 2016 and revised in January 2018. An assessment was also undertaken as to the potential impact on the setting of heritage assets. Walkover surveys were conducted on 5 July and 21 July 2016, and again on 16 November 2017, in addition to consulting desk-based sources. The project was commissioned by Mr Nick Forrest, Greenslade Taylor Hunt and funded by Mr Tony Stevens, the landowner.

The assessment is intended to determine the archaeological potential of the Site and to inform the scope and nature of any archaeological constraints with relation to any future proposals for development. A Settings Assessment was carried out in order to provide information on any potential impact on the significance of heritage assets in the area of the proposed development.

The Site is in the heart of Halberton village, immediately adjacent to the church and a number of historic buildings and other structures. The desk-based assessment has demonstrated that the Site encompasses two designated heritage assets on its southern boundary. Two Grade II Listed buildings form the southernmost tip of the plot, but are not included in the area suggested for development. Several other designated heritage assets are situated within 500m of the centre of the Site, with a total of 31 non-designated assets recorded within the same radius. An historic barn and associated buildings currently in use have some heritage interest and have been recognised, but not previously recorded. The barn is located in the position of a long building which appears on an estate map of 1814, and is likely to date to at least the 18th century. The proposed development will affect the historic buildings in the core of the Site, with removal of modern structures and proposed conversion of the historic agricultural buildings and the late 19th century Halberton Court. The maps also indicate a previous building beneath the current layout, outside of the proposed area of new build but within the proposed conversion area. However, changes in ground levels and the construction of subsequent agricultural buildings make it highly unlikely that there are any remains surviving below ground level. Observations of the excavation of a number of test pits attested to previous ground disturbance and levelling, and no archaeological features or deposits were identified.

The Settings Assessment has shown that whilst there are a considerable number of designated assets within a 1km research area, the setting and significance of the large majority of those assets are entirely unaffected by the proposed changes. None of the assets between 500m and 1km have any historic associations with the Site, and no inter-visibility. This is also the case for those in the Lower Town area and along High Street. There is some inter-visibility between the northern part of the Site and the Greenway Bridge and Great Western Canal, but the proposed changes are regarded as not creating any harm to significance, as any buildings on the Site would replace the current view of polytunnels.

The area in which the settings of assets is most sensitive is at the southern tip of the Site where it includes two Grade II Listed buildings, adjoining the churchyard of St Andrew's church. However, the assets on the south side of the church are entirely screened by the church building itself. They have no direct historical relationship with the Site and their significance will not be harmed by any changes. The Vicarage to the west of the Site is similarly unlikely to be affected. Other Listed buildings which are adjacent to the site on the south side of Pond Hill, have a historical relationship to the designated buildings on the southern edge of the Site, being largely contemporary components of the historic settlement centre, but are screened from view by the topography and buildings. The effect on the significance of Church Barn and No 6 Pond Hill is regarded as not resulting in harm, instead offering some enhancement to their settings. Furthermore, there are potential benefits from reduction in existing traffic and congestion particularly in the Lower Town, and opportunities for appreciation of the church and other heritage assets in this part of the village. This is also the case with the church of St Andrew itself, and whilst new pedestrian access will increase foot traffic through the churchyard, this offers additional opportunities for appreciation and re-emphasis of the role of the church within the community. No harm is therefore anticipated to the significance of the church from these changes, dependant on the sensitivity of the design. Indeed, it is suggested that there is opportunity for enhancement of views from the churchyard over the Site from the west, and especially immediately along the boundary between the churchyard and the Site where there are existing buildings. Distant views of the church would only be affected from the north, and in that case

some enhancement might be anticipated for the same reasons. The rural character of the Conservation Area, with its ambience of tranquillity in the Lower Town is likely to be enhanced, as is its appearance in the immediate area of the Site.

1. Introduction

- 1.1 Context One Archaeological Services Ltd (COAS) carried out an archaeological desk-based assessment with settings assessment in support of a proposed planning application for development at Halberton Court Farm, Halberton, Devon (the 'Site'), during July and August 2016 and revised in January 2018. Walkover surveys were conducted on 5 July and 21 July 2016 and again on 16 November 2017, in addition to consulting desk-based sources. The project was commissioned by Mr Nick Forrest, Greenslade Taylor Hunt and funded by Mr Tony Stevens, the landowner.
- 1.2 The desk-based assessment was intended to determine the archaeological potential of the Site and to inform the scope and nature of any archaeological constraints with relation to development proposals. The proposed development involves retention of historic buildings on the Site, combined with removal of modern agricultural buildings, renovation and re-purposing historic agricultural buildings for residential purposes, and provision of new-build residential housing (see **Figure 1**). A settings assessment was also carried out in order to determine any potential impacts on the significance of the settings of heritage assets.
- 1.3 The request for the archaeological work follows advice given by Central Government as set out in the *National Planning Policy Framework (NPPF)*, which states that:
- 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'.*
- 'Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation' (DCLG 2012, para 128).*
- 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise' (ibid., para 129).*
- 'When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting' (ibid., para 132).*
- 1.4 The desk-based assessment was carried out in accordance with the current guidelines as defined by the Chartered Institute for Archaeologists (CIfA) (2014a, 2014b, 2014c). The purpose of an assessment is to establish the known or potential cultural heritage resource in a local, regional, national or international context. This specifically includes:
- the identification of site specific statutory and non-statutory cultural heritage constraints (including planning constraints)
 - the identification of published and unpublished archaeological events
 - the examination of available cartographic and documentary sources
 - a walkover survey to assess the surviving cultural heritage resource
- 1.5 A settings assessment was carried out in order to provide information on any potential impact on the significance of heritage assets in the area of the proposed development. The settings assessment was carried out in accordance with heritage policy and guidance, in particular the *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Historic England, 2015). It follows the broad approach recommended by Historic England in this document, as outlined below;

- the identification of affected Heritage Assets and their settings
 - the assessment of whether, how and to what degree these settings make a contribution to the significance of the Heritage Assets
 - the assessment of the effects of the proposed development, whether beneficial or harmful, on that significance.
- 1.6 This report summarises the topographical, geological, archaeological and historical background of the Site and provides an assessment of its current archaeological potential, and includes a report on the Settings Assessment. A 500m research radius was employed for the desk-based assessment and a 1km radius for the Settings Assessment.

2. Statutory and non-designated heritage assets

Statutory designated heritage assets

- 2.1 Statutory designations include Scheduled Ancient Monuments as set-out in the *Ancient Monuments and Archaeological Areas Act 1979* as Amended (1983); registered battlefields; listed buildings; registered Historic Parks and Gardens; UNESCO World Heritage Sites; and Conservation Areas. This legislation identifies archaeological sites and remains that are regarded as nationally and internationally important and which merit protection by statute. This is recognised also in the prevailing local and county structure plans.
- 2.2 There are two buildings with statutory designations within the boundary of the Site, as well as a number of others which are immediately adjacent to its southern boundary (**Figure 2 & 5**). Church Barn (1325789) and No 6 Pond Hill (HE No. 1106645), which are both Grade II Listed buildings and together form the southern-most tip of the Site, fronting Church Path and Pond Hill. The Church of St Andrew (1306759), the Grade I Listed parish church, lies immediately to the south with a portion of the churchyard bounding the south-western side of the Site. There are a further six Grade II Listed buildings or structures in the immediate area of the church, as well as the Grade II Listed rectory within 50m to the south-west of the boundary. Two Grade II* Listed buildings and an additional thirteen Grade II Listed buildings are situated within the 500m research radius (detailed in **Section 4; Appendix 1**). These are all discussed further in Section 4 and Section 6.
- 2.3 The Halberton Conservation Area was designated in 1990 and covers the whole of the historic core of Halberton, including Higher Town and Lower Town (**Figure 3**). The southern portion of the Site lies entirely within the boundary of the Conservation area. The north-west boundary of the Conservation area runs along the north side of the Tiverton Road; the north-western portion of the Site is therefore outside the Conservation area but fronts directly onto it. The Grand Western Canal was also designated as the Grand Western Canal Conservation Area in October 1994.

Non-designated heritage assets

- 2.4 Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes that are similarly recognised in the prevailing national, county and local planning policies. These could include, Sites of Archaeological Importance/Interest and assets identified by the local planning authority (including the local listing).
- 2.5 The only non-designated heritage asset currently recorded within the Site, comprises the stone walls which form the southern-most boundary of the Site along Pond Hill (HER No. MDV108211). The Pond (HER No. MDV108231) lies along a large portion of the eastern boundary of the southern portion of the Site. A further eight non-designated heritage assets are recorded in the area of the church and Pond Hill, and twenty additional assets within a c. 500m radius. Three archaeological events have been recorded in the study area (see **Section 4 & Appendix 1**).

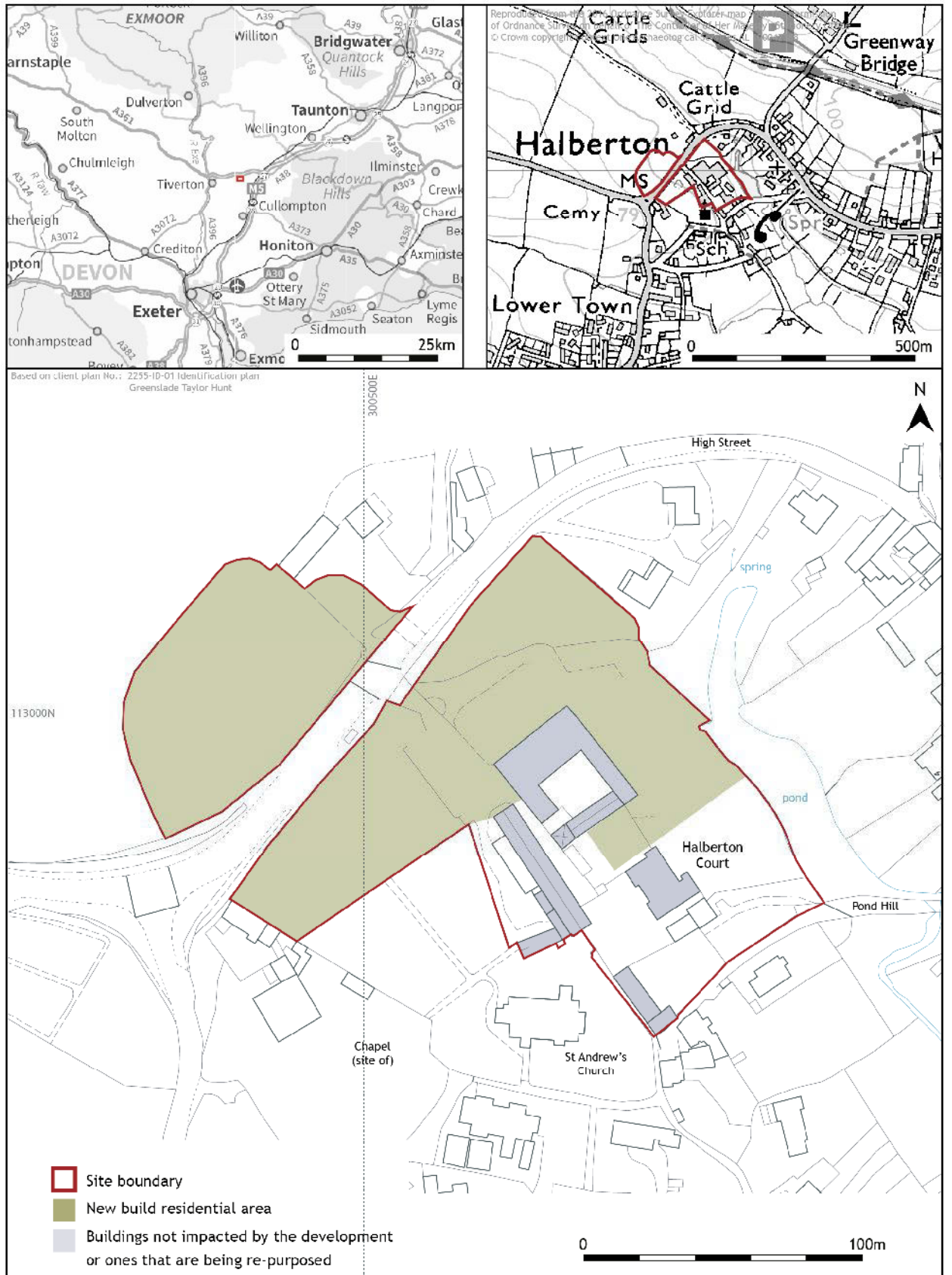


Figure 1. Site setting

3. Site location and topography (and geology)

- 3.1 The Site (centred on NGR ST 00466 13047) covers c. 0.35 hectares and is located within the north-western quadrant of the village of Halberton, which lies c. 4.5km to the east of the centre of Tiverton and c. 3.5km to the west of the M5 motorway (**Figure 1**). Halberton is divided into two areas, Higher Town, on the north-eastern upslope side, and Lower Town to the south, separated by the village pond and streams. The Site sits between these two areas and is itself divided into two areas. The north-western part lies to the north of the main road through the village (High Street), which becomes the road to Tiverton. In the north-western portion of the Site, the eastern part is currently occupied by a timber farm shop building, timber café building, a timber-built florist's business, with associated car parking to the south adjacent to the road. The western part is covered in polytunnels relating to a pick-your-own business. A hedge forms the boundary fronting the road to the south. To the north-west is open farmland, with a boundary to the garden of a modern residential property to the east.
- 3.2 The southern portion of the Site has a long boundary fronting the road, comprising a low wall along the northern-eastern extent, and mature deciduous trees and hedge along the western end. The northern part adjacent to the road is covered by hard standing, paths and waste ground. The western part of the southern part of the Site is in agricultural use as asparagus beds. The eastern and central part of the Site is occupied by a series of agricultural buildings and houses. A large open-sided modern Dutch barn is situated in the centre of the Site, with the main house to the south. Immediately to the west of the house is a long barn on a north-north-west to south-south-east alignment, constructed of stone but much altered with modern materials, and a series of associated sheds around the south-eastern boundary of the Site. The southern tip of the site is formed by the Grade II Listed Church Barn and the adjacent No 6 Pond Lane (see **section 4.**). The buildings form the boundary on this south-western side, with a high stone wall along Pond Lane on the south-eastern side. The village pond is positioned on the eastern side of the Site, extending halfway up the boundary. This eastern boundary is formed by mature deciduous trees.
- 3.3 The Site generally slopes from the north-west to the south-east. The north-western part slopes from c. 83m above Ordnance Datum (aOD) at the western edge to c. 72.5m aOD in the south-east. The western part of the southern area slopes from c. 78m aOD in the west to c. 74m aOD by the entrance track. The remaining area which is covered in buildings is more generally level, at c. 73m aOD). The central area of the Site is therefore lower than the platform occupied by the adjacent church and churchyard, effectively occupying the dip in the base of the valley.
- 3.4 According to the British Geological Survey (BGS 2016), the underlying geology is Tidcombe Sand Member, Sandstone, sedimentary Bedrock, with no superficial geology. A swathe running alongside the pond and up to the back of the main house is Halberton Breccia Formation, breccia Sedimentary Bedrock with colluvium, Diamicton (superficial geology). The soils are freely draining slightly acid loam (<http://www.landis.org.uk/soilscapes>).

4. Archaeological and Historical Resource

- 4.1 The archaeological background for the Site has been drawn primarily from the Devon Historic Environment Record (HER), and documentary and literary sources held at the Devon Heritage Centre, the Somerset Heritage Centre and Bristol Record Office. Heritage assets within a 500m radius of the Site are located and enumerated on **Figure 2** (see also **Appendix 1**). The primary and secondary records held at the Devon Heritage Centre, Somerset Heritage Centre and Bristol Record Office (**Appendices 2 & 3**) include estate and Ordnance Survey maps with other sources cited in the text as appropriate.
- 4.2 The Site is positioned with the northern end of High Street to the north-east, and is adjacent to the historic core around the Church of St Andrew to the south, with the modern vicarage and Old Rectory (referred to as the Vicarage below) to the south-west. The site is divided by the western continuation of the High Street, which becomes the road leading west towards Tiverton.

- 4.3 The land to the north, north-west and west of the Site, and including the north-western portion of the Site (on the north side of the Tiverton road) has been characterised in Historic Landscape Characterisation (**Figure 3 No 52**) as ‘Barton Fields’, being large and regular. These were probably laid out between the 15th and 18th centuries but in places preserve part of the medieval layout. The area on the edge of the study area to the north of the Site (**Figure 3 No 53**) has been characterised as modern fields. Areas to the south and north of the High Street, c. 300m to the east of the Site, is characterised as park/garden (**Figure 3 No 54**), as this area is largely associated with residential properties. The area of Higher Town, all along High Street, Lower Town and including the southern part of the Site are characterised as Historic Settlement (**Figure 3 No 55**), based on the 1st edition OS maps. To the south of the Site, and south and south-east of Lower Town, the characterisation is post-medieval enclosures (**Figure 3 No 56**), typically having straight boundaries and laid out in the 18th to 19th centuries. To the west of Lower Town, is an area characterised as former orchards (**Figure 3 No 57**), which have been lost during the 20th century. A small area to the east and south-west of Lower Town is described as modern settlement (**Figure 3 No 58**), and is characterised by a number of small cul-de-sacs and residential housing estates leading off Lower Town. The area of the southern portion of the Site fronting the Tiverton road is also described as modern settlement.
- 4.4 The Halberton Conservation Area was designated in 1990. The supporting documentation identifies the main interest as being the historic buildings, and includes Halberton Court as a non-designated building of interest. The north-western portion of the Site lies outside, but fronts onto, the boundary of the Conservation Area which runs along the northern side of the Tiverton road. The southern portion of the Site is entirely included within the Conservation Area, which extends to the west beyond the Lower Town road, to the south to include Lower Town and the area to the South of the Church, and to the east and north-east to include Higher Town.
- 4.5 Within the 500m research radius there is a single findspot of prehistoric material, an Early Bronze Age flint axe (HER No. MDV59012; **Figure 2 No 21**). This was located c. 500m to the east of the centre of the Site, on the edge of the current settlement of Halberton. There is no other evidence of later prehistoric or Romano-British activity. The village of Halberton (HER No. MDV19303; **Figure 2 No 39**) has its origins in the Anglo-Saxon period, the name being derived from an Anglo-Saxon personal name with the addition of ‘tun’, meaning ‘settlement’. It was called Halbretona in Domesday in 1086, and was held by Queen Mathilda. Halberton is one of the largest parishes in Devon and was previously a Hundred, one of the historical administrative divisions of the shire. The primary industry of the area throughout its history has been agriculture.
- 4.6 The parish Church of St Andrew (HER No. MDV88916; **Figure 2 No 10**) lies immediately adjacent to the Site on the southern side, and the churchyard is adjacent to the boundary of the site on the south-western side. The church is constructed of red sandstone and is largely 15th century, with some 14th century decorated-style elements. It also contains a Norman font which suggests that it was constructed on the site of an earlier church. There was formerly a medieval chantry chapel and a cross in the grounds (HER No. MDV13724 & MDV1487; **Figure 2 Nos 41 & 42**). An Augustinian Priory was established in Halberton in the mid-12th century and was still present after the Dissolution of the monasteries in 1539. Priory House (HER No. MDV1494; **Figure 2 No 36**), c. 150m to the south of the Site, was then converted into a private dwelling. Mainly cob in construction, the earliest surviving elements are probably of 16th century date. The Priory, (HER No MDV78661; **Figure 2 No 2**) is a Grade II* Listed building situated c. 100m to the east of the southern part of the Site, adjacent to the High Street in Higher Town. It is mainly plastered cob construction with a red sandstone chimney and a modern slate roof.
- 4.7 There are a number of other buildings with late medieval fabric. Cordwents Farm (HER No. MDV1491; **Figure 2 No 30**) c. 170m to the south-west of the Site, was a cross passage house with 15th or early 16th century elements surviving. The adjacent Old Cordwents (HER No MDV88918; **Figure 2 No 15**), is a Grade II* Listed cross passage farm house with probable late 15th or early 16th century origins behind (HER No. MDV59011; **Figure 2 No 34**). Deanswell (HER No MDV88921; **Figure 2 No 16**), c. 300m to the south of the southern boundary of the Site, is cottage of 16th - 17th century or perhaps earlier origins. A number of locations preserve earthworks which may represent medieval (or post-medieval) field boundaries. To the north-north east of the Site a

number of cropmarks and earthworks possibly represent medieval strip fields c. 450m (HER No MDV35290; **Figure 2 No 18**). A possible field boundary of medieval date is located c. 25m to the north-east of the Site (HER No. MDV108952; **Figure 2 No 19**); a similar bank has been noted on post-1966 aerial photographs c. 450m to the east-north-east of the Site (HER No. MDV108954; **Figure 2 No 20**); banks possibly relating to medieval strip fields have also been recorded c. 400m to the south-west of the Site (HER No. MDV108896; **Figure 2 No 32**). Boundaries of possibly medieval or later date also occur c. 250m to the south of the Site (HER No. MDV108899; **Figure 2 No 29**).

- 4.8 A number of buildings appear to have 17th century origins. 53 High Street (Grade II Listed, HER No. MDV88893; **Figure 2 No 4**) in Higher Town, c. 400m to the east of the Site, is 17th century or earlier, having been remodelled in the 1830s. A number of buildings of this period also occur adjacent to the southern boundary of the Site, alongside the churchyard. Willhays (Grade II Listed, HER No MDV88901; **Figure 2 No 5**), is a detached cottage of the 17th century on Pond Hill. Next to it is 1 Church Path and 5 Pond Hill (Grade II Listed, HER No. MDV88906; **Figure 2 No 6**), which was two 17th century cottages, now joined, with some later additions. On the opposite corner of Pond Hill, and forming the southern-most tip of the Site, is Church Gate Cottage/6, Pond Lane (Grade II Listed, HER No. MDV88902; **Figure 2 No 8**), which is probably a 17th century building with later extension. This adjoins the barn (HER No. MDV88907; **Figure 2 No 9**), which is also within the Site and forms part of the southern boundary. This is Grade II Listed and is 17th century with some later alterations. In Higher Town the village hall fronts the High Street and is a former coaching inn (HER No. MDV106797; **Figure 2 No 23**). It has 17th century origins, and was converted into a memorial hall after the First World War. Three chest tombs in the churchyard also date to the post-medieval period. Two are Grade II Listed, and are positioned on the south side of the church. One example (HER No. MDV88919; **Figure 2 No 11**) dates from the late 17th to early 18th century and one (HER No. MDV88915; **Figure 2 No 12**) from the early 18th century. A further non-listed example (HER No. MDV73965) to the north of the church dates to the late 17th to early 18th century.
- 4.9 The Grand Western Canal (HER No. MDV1497; **Figure 2 No 46**) was constructed through the north part of Halberton Parish in the early 19th century and opened in 1814. It went out of use in 1924. The canal follows the contours of the hills to the north of the Site, above Higher Town. The Greenway Bridge (Grade II Listed, HER No. MDV49969; **Figure 2 No 1**) carries the road north out of Halberton, over the canal, and is constructed of conglomerate stone. The whole of the Canal is designated as a Conservation Area, although only a small portion of the canal is within the search area. Orchard banks occur c. 500m to the south-east of the Site at Bycott Farm (HER No. MDV108898; **Figure 2 No 28**), and c. 200m to the south-west to the north of Lower Town (HER No. MDV108897; **Figure 2 No 33**). These landscape features are shown on 1890 OS maps and are probably post-medieval.
- 4.10 The Grade II Listed Methodist Church (HER No MDV78662; **Figure 2 No 3**) fronts onto High Street, c. 110m to the east of the Site. It is rectangular in plan with a Flemish gable and was, according to the date stone, constructed in 1814. Halberton Primary School, Formerly Halberton First National School (Grade II Listed, HER No MDV88917; **Figure 2 No 13**) lies to the south of the church c. 60m from the southern boundary of the Site. It was opened in 1844 and is still in use as a school. The Vicarage (Grade II Listed, HER No. MDV88920; **Figure 2 No 14**) (now referred to as the Old Rectory, following construction of a new vicarage) lies c. 30m from the south-western boundary of the Site. It was constructed in 1847. The Bible Christian Chapel (HER No. MDV1530; **Figure 2 No 25**) is situated c. 500m to the east of the Site, fronting High Street. It opened in 1860, closed in 1933, and is now part of Eastgate House.
- 4.11 A milestone (HER No MDV35281; **Figure 2 No 37**) was installed on the junction of the Tiverton road and Lower Town in 1819, c. 10m from the western corner of the Site. Churchyard railings (HER No. MDV73966 & HER No MDV88903; **Figure 2 No 40 & No 7**) were installed around the southern boundary of the Church in 1856, comprising chamfered stone plinths and capped piers with wrought iron infill balustrading. A lamp (HER No MDV108210; **Figure 2 No 47**) was installed by the pond (c. 50m from the south-eastern corner of the Site) in 1887 in celebration of Queen Victoria's Diamond Jubilee. A post-medieval commemorative stone (HER No. MDV108216; **Figure**

2 No 38), now too weathered to read, is located on the south side of the Tiverton road on the north-west edge of the southern portion of the Site, adjacent to the bus stop.

4.12 The Pond (HER No. MDV108231; **Figure 2 No 22**) rises from a natural spring and appears to have been a long-standing feature within the village. Its left hand bank is adjacent to the south-eastern boundary of the Site, and is screened by mature deciduous trees. A stream (HER No MDV108878; **Figure 2 No 27**) runs from the southern end of the pond towards the south, whilst a leat (HER No MDV108877) carries overflow from the southern end of the pond in a parallel course on the east side of the stream. On the north side of High Street, c. 300m from the Site to the east, are some elevated gardens (HER No MDV108230; **Figure 2 No 24**) with a substantial boundary wall. These are undated. A number of undated stone boundary walls have also been noted in the area around the Church and in the Lower Town (HER Nos MDV108218, MDV108215, MDV108212, MDV108211, & MDV108209; **Figure 2 Nos 31, 35, 45, & 48**). A small patch of cobbles outside No 1, Church Path, (HER No MDV108213; **Figure 2 No 44**), c. 10m to the south of the southern boundary of the Site are also undated but of traditional construction.

4.13 There have been a limited number of archaeological events or interventions noted. In 2007 a watching brief was undertaken of service trenches at St Andrew's Church (HER No EDV4304; **Figure 2 No 49**) which produced no findings. The milestone on Tiverton Road was included in a milestone survey (HER No EDV4334; **Figure 2 No 50**) and a desk-based assessment undertaken of land at Hartnoll Farm c. 250m to the west of the Site (HER No EDV4301; **Figure 2 No 51**).

Historic Map Regression

4.14 The Site appears on early 19th century maps of Halberton as well as Ordnance Survey maps. These resources are listed in **Appendix 2**.

4.15 The earliest map available is an 1814 parish map of Halberton held at the Bristol Record Office (**a** on **Figure 4**). This map shows the north-eastern side of this portion of the Site as straddling parts of two field; the northern parcel shows trees representing an orchard. The southern part of the Site comprises four whole or part parcels of land bordering the road and also shown as orchards. To the south are a number of buildings, with an 'L' shaped structure in the centre, the approximately north-south range of which is analogous to a stone built barn currently on the Site. There is another smaller building shown to the east of this, which is positioned in the area currently occupied by a courtyard arrangement of sheds; there is a building shown in the current location of Halberton Court, partly coinciding with its current footprint, and another in the location of the Grade II Listed Church Barn. Two further buildings are shown on the south-eastern edge of the Site, one fronting Pond Lane, the other to its east at right angles to Pond Lane, in line with the building occupying the current location of Halberton Court. The area around the southern boundary between the Site and the churchyard does not have any buildings. The Pond on the eastern boundary and the Church and churchyard on the southern boundary of the Site are recognisable in a very similar form as that seen currently.

4.16 The 1840 Halberton Tithe Map shows the area of the Site. The north-western portion and the area of the southern portion which fronts the Tiverton road is again shown as comprising fields (**b** on **Figure 4**). The boundaries appear unchanged, but are not identified as orchard on the map. For the north-western portion, the Tithe Apportionment (**Appendix 3**) names parcel 1375 as 'Pine Apple' which was listed as arable land, whilst parcel 1376, 'Orchard', was, unsurprisingly, orchard. On the south side of the Tiverton road, the western extent of the Site was parcel 1435 'Spur Orchard' which was also orchard, whilst the adjacent parcels of 1434 and 1432 along the road are both described as 'House, garden, Barton's Green and orchard' and occupied by buildings and waste land. The more southerly area of the south portion shows buildings in largely the same location and configuration as the 1814 parish map, although there is a small structure shown to the east of Halberton Court and the building fronting Pond Hill appears to have disappeared. Parcels 1433, 1429, and 1430 all have the same description, and all of these were owned by Abraham Hayward and occupied by John Webber. All of this land was included in the listing of the Halberton Court land holding. The southern-most part of the Site, with Church Barn and 6 Pond Hill, is shown as parcel 1443, and described as the poor house and garden, being the glebe of Revd Sydney Smith and occupied by the vicar, Revd John Evans.

Parcels 1436 and 1437 were listed as the Vicarage house and lawns. The area to the south of the Church (1442, 1445, now occupied by the school) was open land, being described as arable and orchard.

- 4.17 On the 1889 1st edition Ordnance Survey (OS) map (c on **Figure 4**) the north-western portion of the Site remains very similar to the previous maps comprising parts of two fields, the northernmost parcel being shown as orchard. The area of the southern part of the Site fronting the Tiverton road is again shown as orchards, but an entrance trackway can be seen in the location where the entrance and trackway is currently situated. The small land parcels along the north-eastern boundary of the southern part of the site (adjacent to the Pond) are shown with conventions designating wetland. There is some change to the configuration of the buildings shown. The 'L' shaped approximately north-south oriented barn no longer shows the return at the northern end, and this area was now occupied by a square courtyard arrangement of buildings in the location where a series of sheds can be seen on the Site today. Additions have also been made along the western elevation of the long barn, with additional sheds along the southern boundary of the Site where it meets the churchyard, in the location of some extant sheds. Halberton Court itself remains in largely the same configuration as previously, although the small building to the east had disappeared, and an additional structure was added on the west side by the boundary between the Church Barn and the long barn in the centre of the Site. Church Barn and 6 Pond Hill are now shown as two separate structures, and the building between Halberton Court and Pond Hill was still shown. On the 1905 OS map (d on **Figure 4**), the layout was almost unchanged, with the exception that the structure on the boundary between Church Barn and long barn was only shown as footings, and other structures adjacent to Halberton Court had also apparently become disused. The 1969 OS map (e on **Figure 4**) shows a very similar layout. A series of three small buildings are shown in the area by the Tiverton road on the southern portion of the Site, alongside a cattle grid. An additional long rectangular building is shown to the east of Halberton Court as well as two small structures by the building connecting to Pond Hill, one adjacent to it and fronting Pond Hill, the other free standing and positioned to the east.

Air Photograph Analysis

- 4.18 The Site appears on an aerial photograph from 1947 (**Plate 1**). This shows the north-western part of the Site as pasture and orchard, in keeping with the 1905 map. The southern portion of the Site shows orchard and trees in the north-western area along the Tiverton road, and buildings in the locations shown on the 1905 map. The historic areas of Higher Town to the north-east and Lower Town, part of which is visible to the south-east also appear undeveloped.



Plate 1. 1947 aerial photograph (Devon HER Arch/DM/HER/MD/CDV28513b)

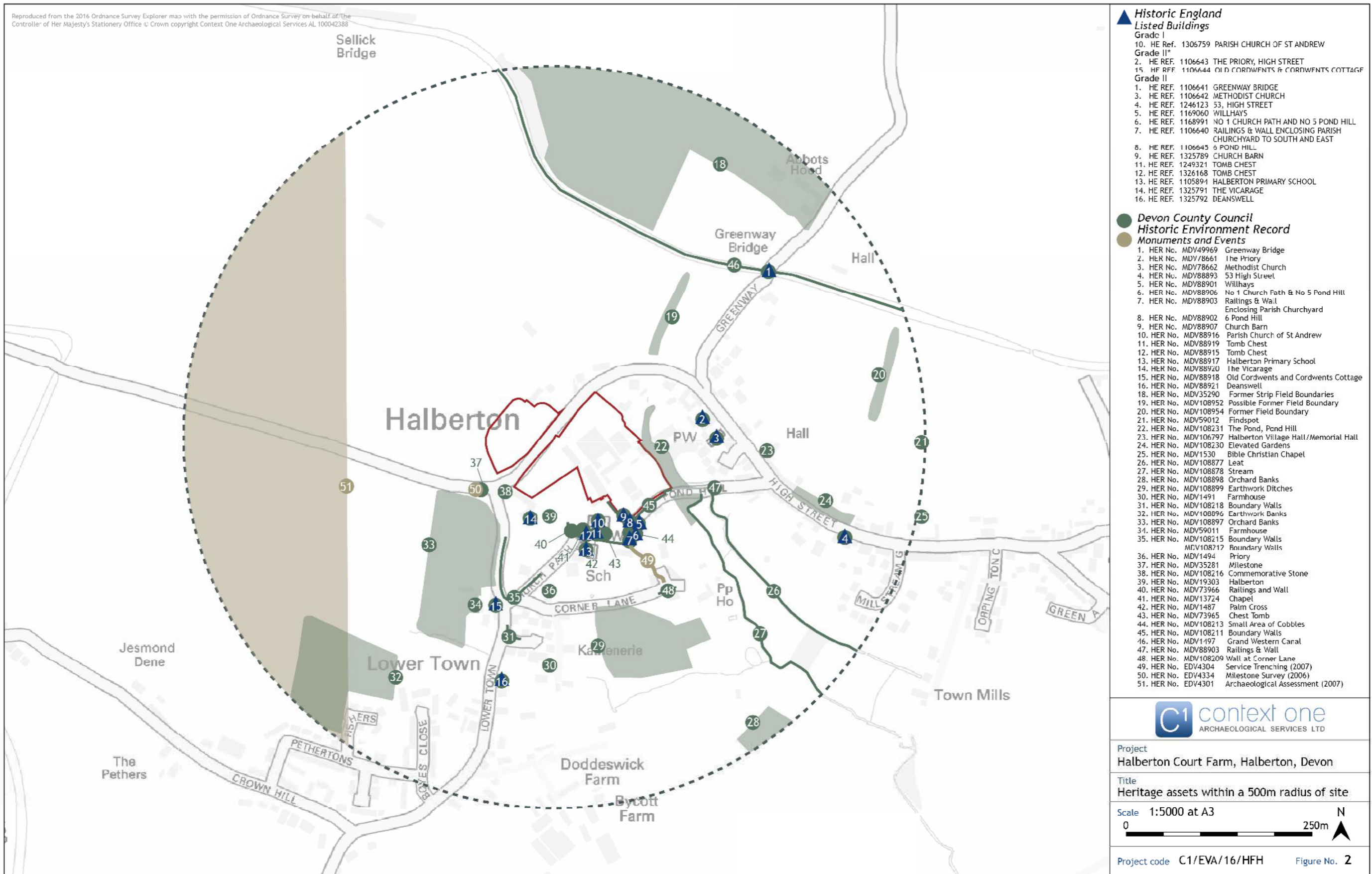


Figure 2. Site location showing relevant heritage assets within a 500m radius

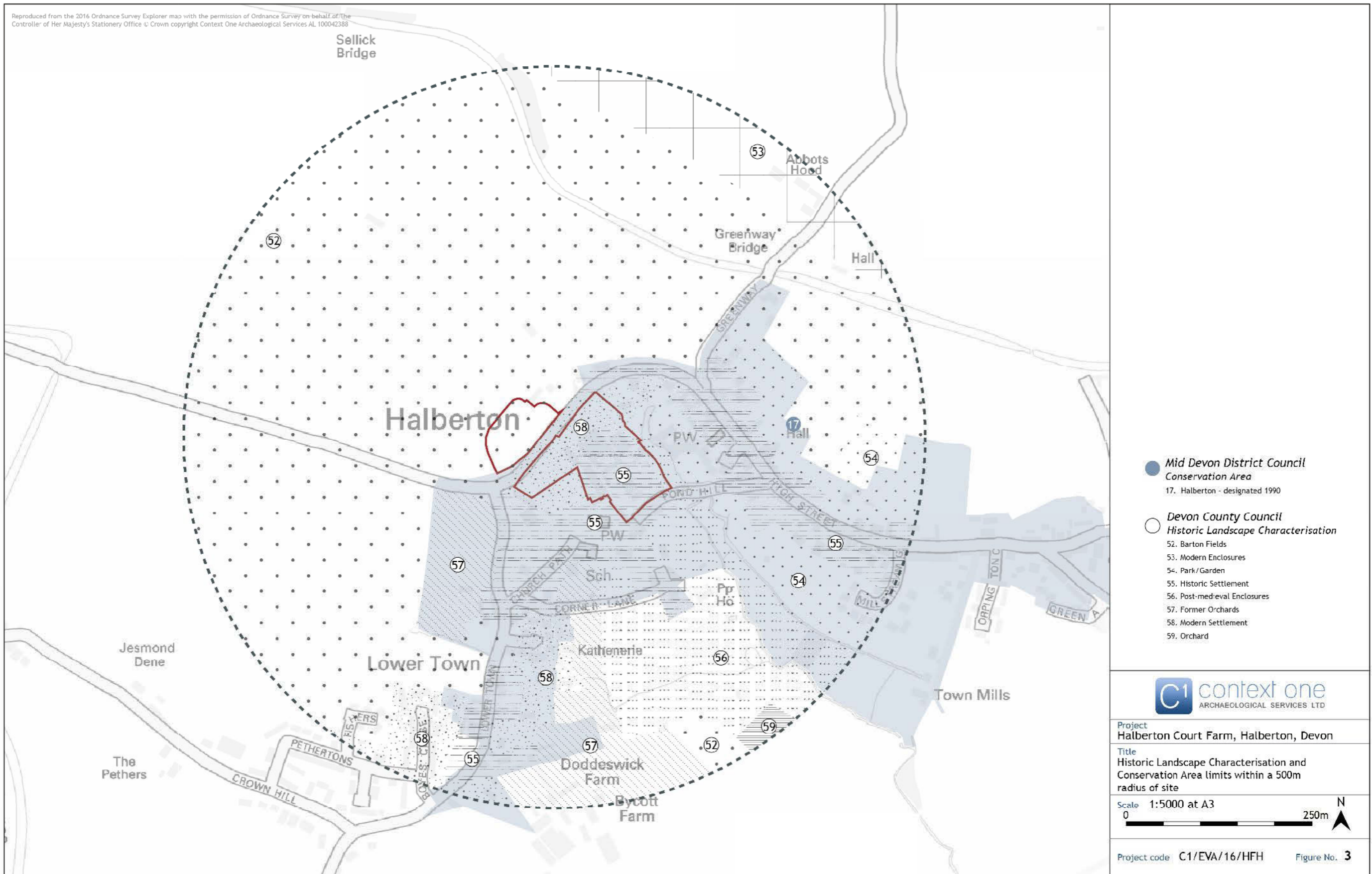


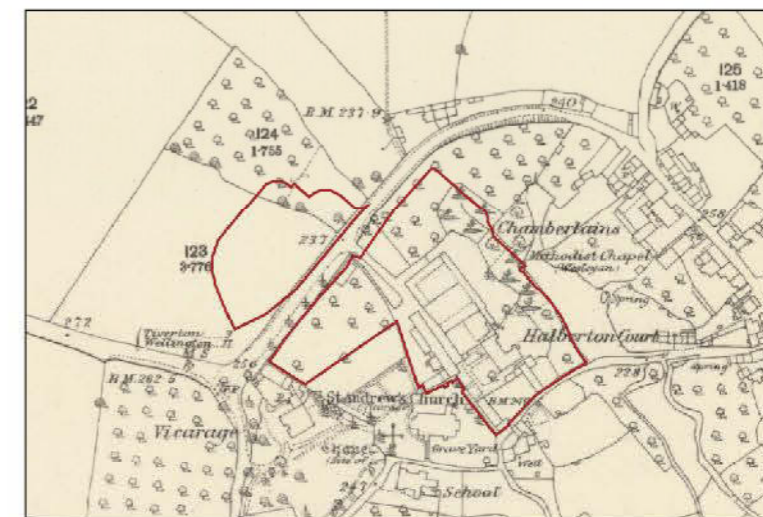
Figure 3. Site location showing Landscape characterisation within a 500m radius



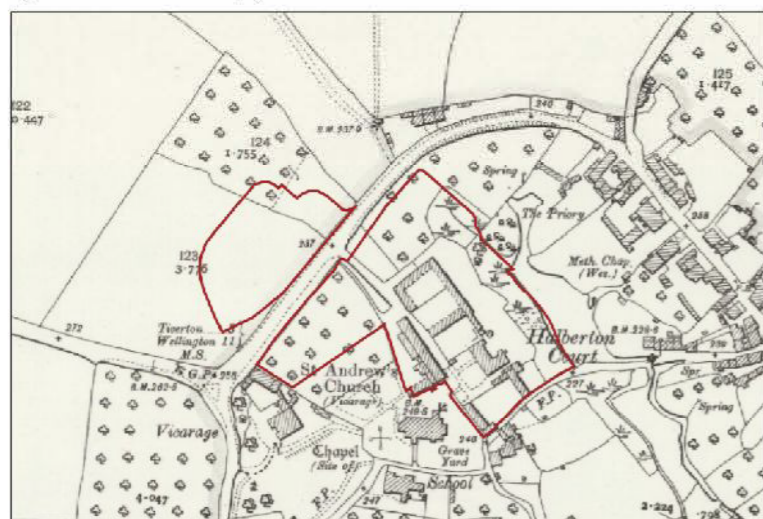
a) Detail from Parish Map, 1814



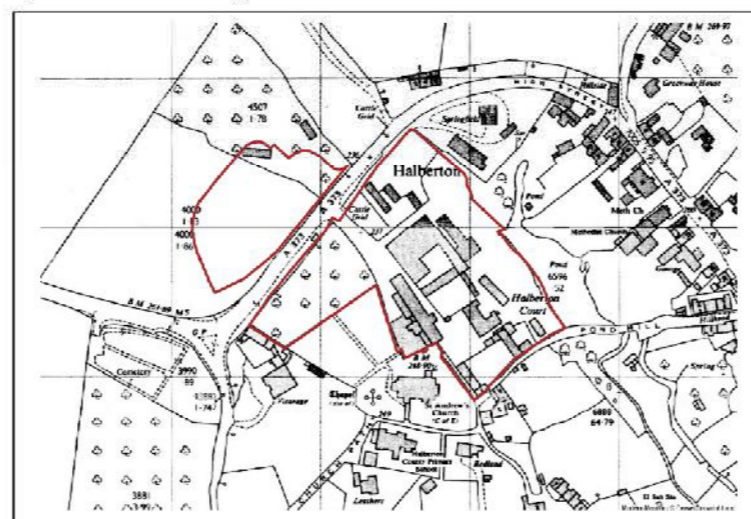
b) Detail from Tithe Map, 1838



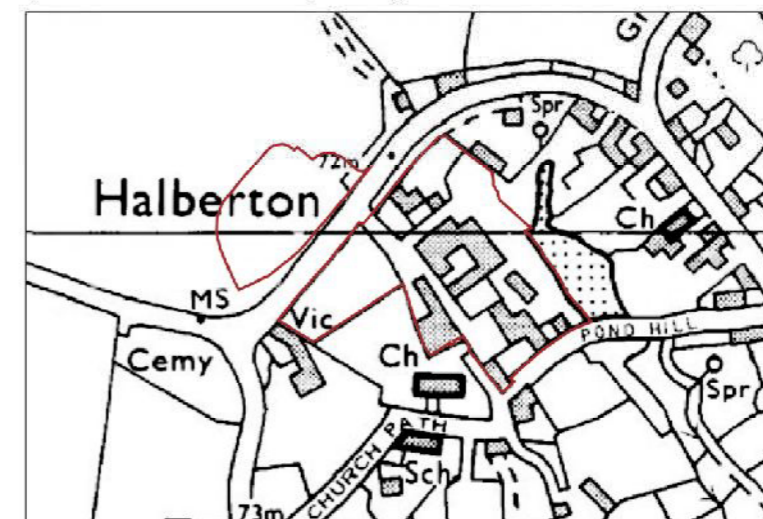
c) Detail from Ordnance Survey 25" Map, 1889



d) Detail from Ordnance Survey 25" Map, 1905



e) Detail from Ordnance Survey 25" Map, 1969



f) Detail from Ordnance Survey 1:10,000 Map, 1993

Project
Halberton Court Farm, Halberton, Devon

Title
Historic map regression

Scale 1:5000 at A3

0 250m N

Project code C1/EVA/16/HFH Figure No. 4

Figure 4. Historic map regression

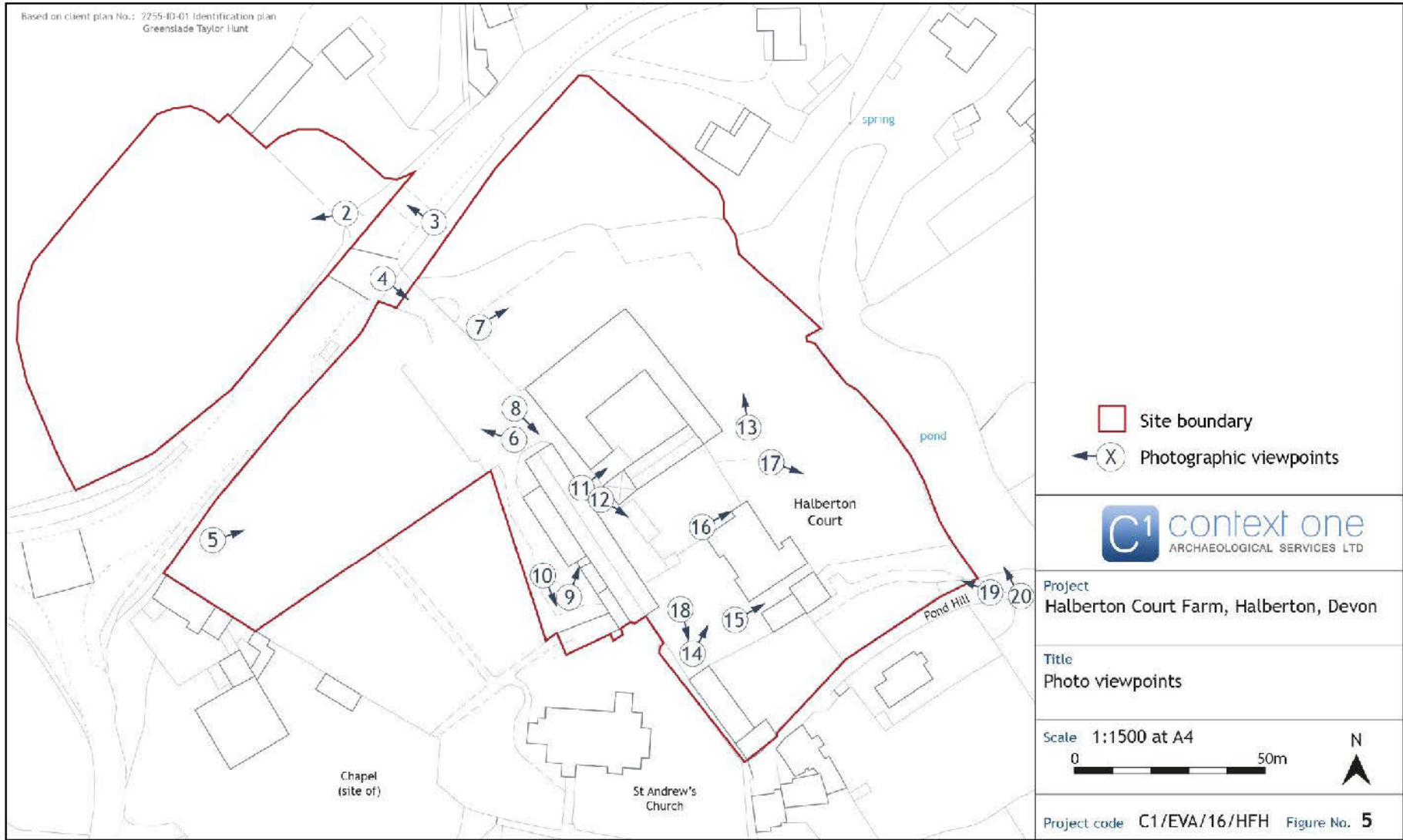


Figure 5. Detailed Site setting showing walkover survey photo viewpoints

Halberton Court Farm, Halberton, Devon

5. Walkover Survey

- 5.1 A walkover survey of the Site was carried out on 5 July 2016, with an additional walkover for the Settings Assessment on 21 July 2016. The weather conditions were sunny and dry with good light. The viewpoints of the digital photographs taken during the walkover survey are shown on **Figure 5**. A further site meeting took place on 16 November 2017 with Ms Clare Alers-Hankey (Greenslade Taylor Hunt) and Ms Catherine Marlow (Conservation Officer) to discuss setting.
- 5.2 The north-western portion of the Site, is currently occupied by a number of polytunnels associated with a pick-your-own business. (**Plate 2**). The boundaries of the Site are hedging along the southern portion which adjoins the road. Immediately to the east is a farm shop, café and floristry business, all of timber construction, with customer parking fronting the road (**Plate 3**). There is currently no hard boundary between these areas. To the north, the Site borders open fields. This part of the Site slopes gently from north-west to the south.
- 5.3 The southern portion of the Site is currently in use as a working farm, with areas of hard standing, metalled tracks and buildings. The Site is entered mid-way along the northern boundary by a north-west to south-east aligned metalled trackway (**Plate 4**). The north-western portion of this area is currently in use as asparagus beds, and slopes from west to east (**Plate 5**). The northern and western boundaries comprise hedges and mature trees, whilst the southern boundary is a brick wall bounding the northern extent of the churchyard. A modern open-sided barn forms the eastern extent of this area, aligned broadly north-south and fronting the western edge of the metalled trackway into the Site from the Tiverton road (**Plate 6**). The area to the east of the entrance track, adjoining the Tiverton road, is currently disused, but shows evidence of metalled areas and tracks which provide access to the eastern part of the Site (**Plate 7**). It is understood that there were formerly chicken sheds and slurry pits in this area. A sewer and other services enter the Site from the main road through the north-eastern corner.
- 5.4 A long north-north-west to south-south-east aligned barn (**Plate 8**) lies along the western side of the trackway in the centre of the southern portion of the Site. This is predominantly constructed in red conglomerate, which is clearly visible, particularly on the western side. It has been altered, with lean-to additions in particular along the western elevation (**Plate 9**), but is clearly a historic building. On the west side of the barn the hard standing extends to the south-western boundary of the Site, enabling access to a further shed which is constructed along the southern boundary with the churchyard (**Plate 10**). There is a marked difference in levels between the hard standing and sheds and the ground level of the churchyard, which is elevated above the Site to the south and west.
- 5.5 The central area of the Site, to the east of the long sandstone barn, on the same alignment on the opposite side of the entrance track, is occupied by a group of barns/sheds in a square/rectangular courtyard arrangement (**Plate 11**). This is also at least partly of red sandstone construction with the addition of modern materials. Single storey stables and sheds opening onto the central track are attached to the south-western corner (**Plate 12**). There is a further modern open-sided Dutch barn (**Plate 13**) on a similar alignment on the eastern side of the 'courtyard'. The entire area around these buildings is under concrete hardstanding. This area is apparently crossed by the main sewer. There is also a silage clamp, and pond, and there is a tradition of a tunnel in this area.
- 5.6 The southern portion of this area is occupied by Halberton Court itself (**Plate 14**), a stone constructed detached house with decorative brick stringer courses, and lawns to the front. A single-storey detached garage stands to the south (**Plate 15**). There is an area of garden on the north-east side of Halberton Court, between it and the central group of farm buildings (**Plate 16**). To the east, to the rear of the house, is open grassland (**Plate 17**). The entire eastern boundary of the Site is screened by very large deciduous trees which stand along the edge of the village pond. The southern-most tip of the Site is occupied by Church Barn (**Plate 18**, referred to above), situated lengthways along Church Path, opposite the churchyard, and the adjoining 6 Pond Hill on the corner of Church Path and Pond Hill. There is a high stone wall (**Plate 19**) which forms the boundary along the south-eastern side of the Site down to the Pond (**Plate 20**).



Plate 2. The north-western portion of the Site (from SW) showing the polytunnels



Plate 3. The farm shop and associated structure to the east of the north-western portion of the Site (from S)



Plate 4. The entrance track to the south-eastern portion of the Site (from N)



Plate 5. The north-western area of the southern portion of the Site (from NW) showing the asparagus beds and the buildings in the centre of the Site to the east



Plate 6. The modern barn on the western side of the entrance track to the southern portion of the Site (from S)



Plate 7. The north-eastern part of the southern portion of the Site (from SW)



Plate 8. The historic barn on the southern portion of the Site, looking along its length (from NW), with the 'courtyard' barns to the east



Plate 9. The historic barn on the southern portion of the Site (from SSW), showing the gabled barn entrance and additional sheds along the western wall



Plate 10. The south-western corner of the southern portion of the Site (from N), showing sheds along the boundary with the churchyard, with the church in the background to the south



Plate 11. Part of the 'courtyard' arrangement of buildings in the central area of the southern portion of the Site (from W)



Plate 12. The south-western corner of the 'courtyard' with associated stables and sheds to the south (from NW)



Plate 13. The modern Dutch barn and yard on the eastern side of the southern portion of the Site (from S)



Plate 14. Halberton Court (from SW), showing stables along the central track to the north



Plate 15. Hard standing and detached garage to the south of Halberton Court (from NW)



Plate 16. The garden on the north western side of Halberton Court (from NW)



Plate 17. The south-eastern part of the Site (from N), showing the mature trees on the Site boundary, beyond which is the Pond



Plate 18. The southern corner of the Site (from N), showing Church Barn in the centre of the frame and the rear of No 6 Pond Hill adjoining to the left, with the Church of St Andrew to the south-west



Plate 19. The south-eastern corner of the Site, showing the boundary wall (Figure 2 No 45), with Halberton Court in the background (from SE)

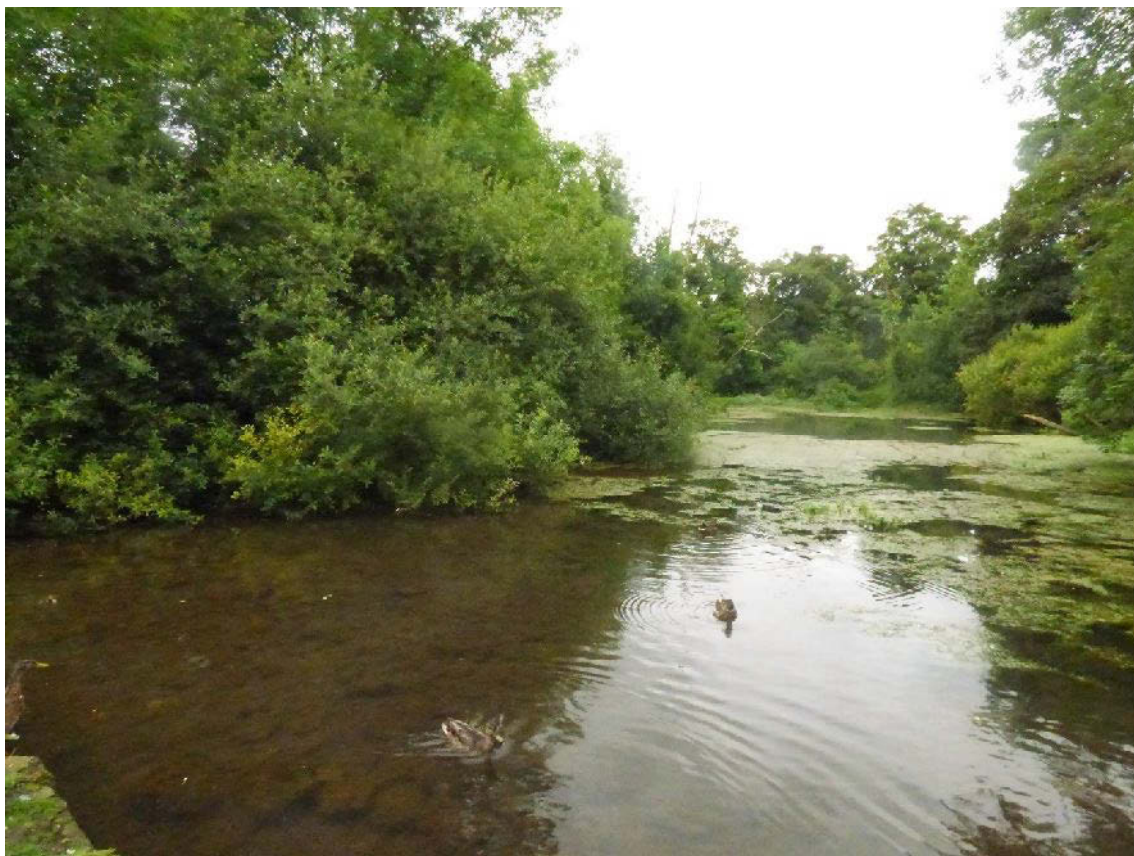


Plate 20. The Pond (Figure 2 No 22) (from 5) showing the mature deciduous trees and hedging along the eastern boundary of the Site (from NW)

6. Settings Assessment

- 6.1 Government policy recognises the need for local planning authorities to require a description of the significance of any heritage assets affected by a proposed development, including any contribution made by the setting of the asset. NPPF describes the setting of a heritage asset as *'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve'*. Setting itself is not a heritage asset or designation in its own right, but its importance lies in the elements it contributes to the significance of the heritage asset to which it relates. NPPF also makes clear that *'Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'*.
- 6.2 Historic England guidance accepts that, *'many places are within the setting of a heritage asset and are subject to some degree of change over time'*. It further recognises that *'protection of the setting of heritage assets need not prevent change'* (Historic England 2015, 2). Accepting that changes to the setting of heritage assets is normal, the issue is whether changes are neutral, harmful or beneficial to the significance of the heritage asset (*ibid.*). Preservation does not mean lack of change, but a principle of 'no harm' in relation to Listed Buildings and Conservation Areas. Consequently, development within the setting of a heritage asset, changing that setting, cannot be presumed to be inherently harmful. Harm arises when change adversely alters an element, or elements, of the setting of an asset which contributes to its significance (*ibid.*). This necessarily will differ between assets of the same type or grade, the location of the asset, and the nature of its setting (*ibid.*, 6).
- Methodology*
- 6.3 The methodology used here follows guidance issued by Historic England (2011 and 2015), which supports the implementation of government policy as outlined in NPPF (paras. 128, 129, 132 &

137) by suggesting appropriate methodologies and data sources. It utilises a qualitative and descriptive approach to considering the setting of heritage assets.

- 6.4 The initial approach is to identify the heritage assets likely to be affected by change and consider their settings (step 1). This is followed by assessment of the degree to which setting makes a contribution to the significance of the heritage asset (step 2). Setting includes both visual relationships, but also any historical associations and/or functional relationships. Once this is established, where appropriate, assessment is made of the effect of the proposed change on the significance identified and whether this is beneficial or harmful (step 3).

Significance

- 6.5 NPPF defines the significance of a heritage asset as being its value to the present and to future generations because of its heritage interest. The heritage significance of Listed Buildings is referred to in the Planning (Listed Buildings and Conservation Areas) Act 1990 as those buildings with '*special architectural and historic interest*', whilst for Conservation Areas it relates to their '*character and appearance*'. Four areas of value for heritage assets (or 'place') are defined in *Conservation Principles* (English Heritage, 2008), and are followed in this report:

- **Evidential** value (potential to provide evidence about past human activity) - primarily related to historic fabric or physical remains;
- **Historical** value (connection of past people, events and aspects of life to the present, through a place) - often association to notable people or events;
- **Aesthetic** value (qualities generated by the design of a structure, building or landscape) - relates to physical form, how it sits within its setting and may be a result of deliberate design or the fortuitous outcome of a sequence of events or processes;
- **Communal** value (the meanings of a place for people who relate to it) - relates to collective identity or memory, and may be symbolic or commemorative.

The overall significance of each heritage asset will generally derive from one or more of these values. The setting of a heritage asset is likely to contribute to, or can detract from these values, and thereby affect the asset's significance. The contribution of setting to the significance of heritage assets has been assessed by taking into account the physical surroundings and associations and experience of the assets (Historic England 2015, 4).

- 6.6 Whilst all heritage assets differ in significance, this report follows the approach derived from the Framework whereby those regarded as being of the **highest significance** are Scheduled Monuments; protected wreck sites; battlefields; Grade I and II* Listed buildings; Grade I and II* Registered Parks and Gardens; and World Heritage Sites. Other designated heritage assets (Grade II Listed buildings; and Grade II Registered Parks and Gardens) are regarded as being of **less than the highest significance**. Non-designated heritage assets, carry a **lesser significance**.

Impact or Harm

- 6.7 In defining the impact or harm, the setting of an asset cannot be harmed as it has no designation in and of itself. Any change must therefore be assessed within the context of impact on the significance of the heritage asset itself. Impact on the significance of each asset is therefore considered in terms of whether it will be subject to:
- Substantial harm** - where there is an adverse impact on a key element of its architectural or historic interest;
- Less than substantial harm** - where there is an adverse impact on other elements of an asset's significance;
- No harm** - where the attributes of the heritage asset have not been adversely impacted. It should be recognised that some changes will be beneficial to the setting of an asset.

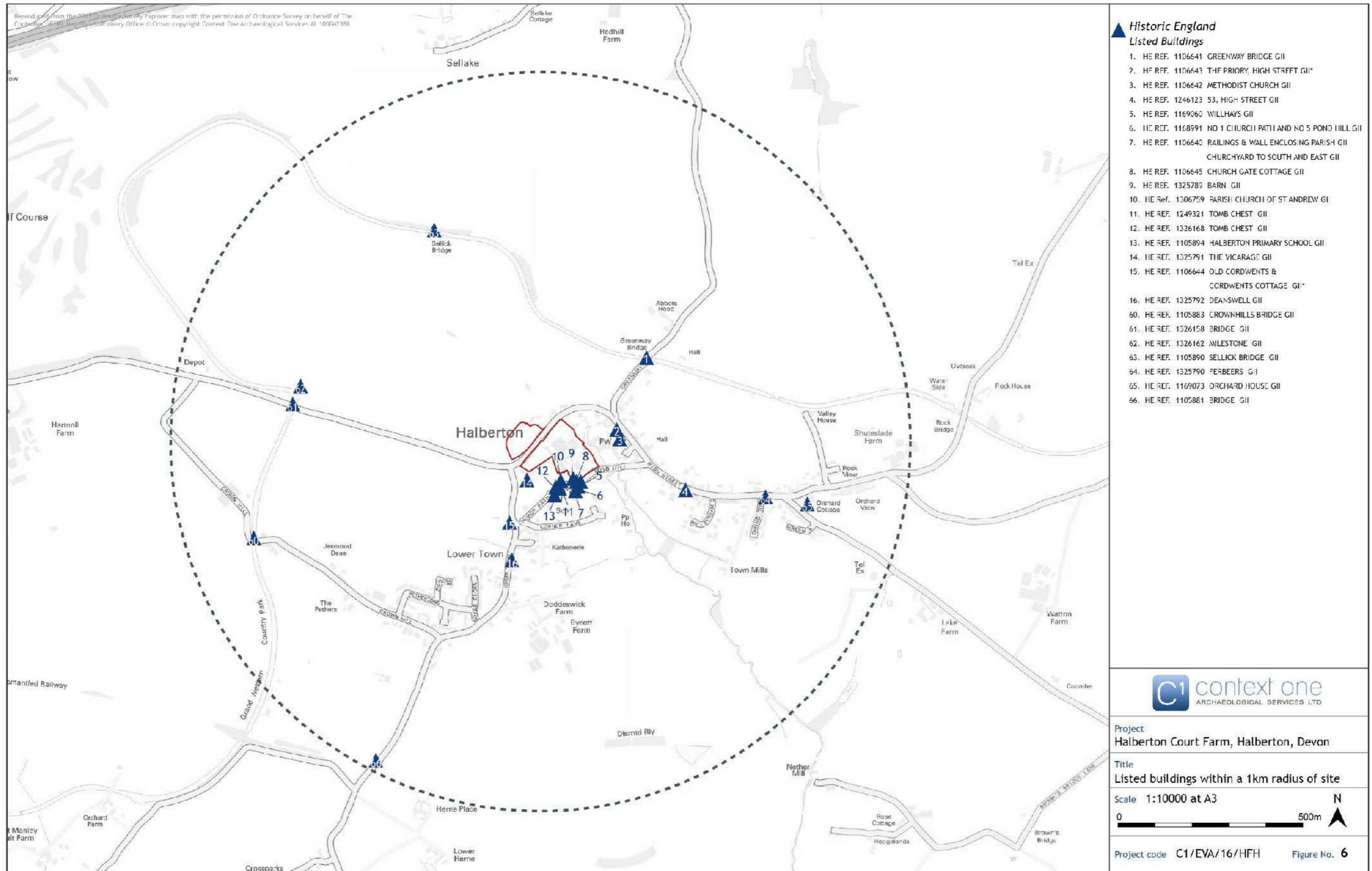


Figure 5. Listed buildings within a 1km radius of Site

Selection of heritage assets for consideration

- 6.8 Preliminary consideration utilised the findings of the desk-based assessment in Section 4 above, current OS mapping and the HER to identify a range of assets which might be impacted by development on the Site. The main consideration was given to designated heritage assets of the highest significance (Grade I and Grade II* Listed buildings in this case), and those of less than the highest significance (Grade II Listed buildings in this instance). Non-designated assets are referred to where they relate to these designated assets, and in particular, where they contribute to the setting and/or significance of the asset.
- 6.9 A wider study area of covering a 1km radius of the Site was used to identify designated heritage assets which may be potentially sensitive to any changes in their setting. The assessment took into account the distance between the asset and the Site, the apparent nature of the terrain and any potential historic connections to the Site. The designated assets considered are shown in **Figure 6**. The full details of each individual heritage asset are given in **Appendix 4**.
- 6.10 The majority of designated heritage assets within the study area have been discussed above, as most fall within the 500m study area used for the desk-based assessment. An additional seven assets were more distant from the Site, falling within the 1km study area. From the preliminary assessment it appeared that the three bridges over the Great Western Canal (**Figure 6, Nos 60**, c. 750m to the WSW, **No 61**, c. 700m to the west & **No 63**, c. 600m to the NW), the bridge over the disused Tiverton branch of the Bristol and Exeter Railway (**Figure 6, No 66** c. 1km to the WSW), the milestone by the Great Western Canal (**Figure 6 No 62** c. 700m to the west), and two buildings at the eastern end of Higher Town, Ferbeers and Orchard House (**Figure 6 Nos 64**, c. 700m to the east & **No 65**, c. 800m to the east) were unlikely to be inter-visible with the Site. This was checked during the visit and it was found that they were not only distant from the Site, but that they had no inter-visibility and were screened by the topography, intervening buildings and vegetation.
- 6.11 The bridges over the Great Western Canal derive their significance from their relationship with the canal itself and their immediate surroundings. The bridge over the disused railway likewise derives its significance from its relationship to the railway infrastructure and immediate landscape. The milestone has significance in its relationship to the road system. Ferbeers, a Grade II Listed house dating from the 17th century, and Orchard House, a Grade II Listed house which may have late 16th century origins, both derive their significance from their own fabric which holds their architectural and historic interest, and from their spatial relationships with buildings along High Street. As Grade II Listed structures, these designated assets are all of **less than the highest significance**, but none of them has any historic association with the Site. The Site is not therefore regarded as affecting the significance of any of these assets. No impact is anticipated on the setting of these heritage assets from development on the Site, and it is therefore regarded that there will be **no harm**.

Assets selected for more detailed consideration

- 6.12 Other designated assets were regarded after preliminary assessment as being potentially susceptible to impact on their significance, due to changes in their setting. This was based on their proximity to the Site or likely inter-visibility or other relationships with it. These assets have been dealt with in groups depending on location and relationships.

Church of St Andrew and associated heritage assets

- 6.13 The Church of St Andrew (**Figure 6 No 10; Plate 21**) is Grade I Listed and therefore a heritage asset of the **highest significance**. It is located in a central position in the village between Higher and Lower town. It is surrounded by an irregular churchyard on all sides, and bordered by a number of designated and non-designated heritage assets. The church derives its primary significance from the evidential and aesthetic value of its physical fabric and from its historic and continuing role within the community of Halberton. The fabric of the church provides historic, evidential and aesthetic significance, whilst its use provides communal value. The surrounding churchyard, with two Grade II Listed chest tombs (**Figure 6 No 11 & 12; Plate 22**) and Grade II Listed wall and

wrought iron railings (**Figure 6 No 7; Plate 30**) which encircle the southern side of the churchyard comprise and contribute to the significance of the setting and are all of **less than the highest significance**; the church contributes to the context and setting of these other listed assets. A number of additional non-designated assets, referred to in Section 4 above, also contribute to the setting and significance of the church. The Grade II Listed vicarage (**Figure 6 No 14; Plate 23**) is of **less than the highest significance**, its location near the church forming part of the context of its construction and use. Halberton Primary school, a Grade II Listed 19th century school (**Figure 6 No 13; Plate 24**), is of **less than the highest significance**. It is situated immediately to the south of the church, with its original front door facing the church, which also demonstrates a historic and functional relationship within the community. Consideration of these elements as a group enable an understanding of the development of the religious activity within Halberton and changing historic and functional relationships associated with the church.

- 6.14 The location of the church and associated structures within the settlement of Halberton means that it derives significance from its situation as a medieval building within the historic core of the settlement. A number of late medieval/early post-medieval buildings are positioned nearby, whilst the Grade II* Listed Priory (**Figure 6 No 2**) (of the **highest significance**) which fronts High Street c. 150m to the north-east, and location of potential priory buildings c. 100m to the south-west of the church, indicate the central position of the church in the medieval settlement. The historic relationship between the Church and the Priory enhances the significance of both buildings. The layout of the medieval and post-medieval settlement of Halberton allows understanding of both the function and history of the church and enhances its significance. The co-location of the church and its associated assets adjacent to the farm which comprises the Site underlines the function of the church as serving an agricultural community, but this only lends a minor element to its significance.
- 6.15 The views between the church, other designated assets within the churchyard, and the vicarage and village school are important as they allow the function and relationships of each of the elements to be understood. In addition, views between the church and the Priory enable an understanding of the relationships, as do inter-visibility between the church and a number of other designated structures within the settlement. Views of the church, and from the church to all parts of the settlement, have significance in demonstrating its centrality, not merely due to its location between Higher Town and Lower Town, but as a religious focus for the community.
- 6.16 The church stands on a low rise above the stream which lies to the east, and is on a higher point than the rest of Lower Town, which borders it on the west, south and east sides, and the Site which borders it to the north. The church with its impressive tower therefore is a dominant aspect of the views from many angles around the village. The historic access to the church is likely to have been from its south side. From this aspect the church is the dominant view and the Site is out of sight behind it, situated on lower ground (**Plates 25 & 26**). The church can be mainly appreciated from Church Path and Pond Hill, and from within its own churchyard. The former aspects mean that the Site is largely screened by the building, whilst appreciation of the church from the north is unimpeded from within the churchyard, and more distantly, from the Tiverton Road and beyond, the elevation of the church above the Site ensures a clear view of the tower.
- 6.17 Views from the churchyard, are to the Vicarage and other residential gardens to the west; Halberton School to the south; the settlement along High Street and Higher Town more distantly to the east; and over the Site and more distantly agricultural land to the North. The Site is a prominent component of the immediate foreground view from the north and east sides of the church, with some buildings bordering the churchyard (**Plates 27 & 28**) and the middle ground view being of a variety of buildings of heterogeneous construction. Given that some of the buildings concerned are of some age, there is a degree to which they contribute to the setting of the church and demonstrate its relationship with the development of this agricultural community. However, the historic elements of buildings on the Site are not currently easy to discern due to the addition of modern elements and materials. Currently any historic relationship to the development of the core of the settlement cannot be easily understood by the casual observer.



Plate 21. Grade 1 Listed Church of St Andrew (from SE)



Plate 22. Grade II Listed chest tomb (No 11) (from SW) on the south side of the Church of St Andrew



Plate 23. Grade II Listed Vicarage (Figure 5 No 14) (from W)



Plate 24. The entrance from Church Path to Grade II Listed Halberton School (No 13) (from N)



Plate 25. View from the west end of the Grade I Listed Church of St Andrew (No 10) (from S)



Plate 26. View from the churchyard immediately north of the west end (from W)



Plate 27. View over the north-east corner of the churchyard (from W)



Plate 28. View over the south-western boundary of the Site from the north wall of the Church of St Andrew (Figure 5 No 10) (from S) with the barn along the boundary and glimpses of other farm building roofs beyond



Plate 29. The eastern end of the churchyard (from S) and Grade II Listed Church Barn (Figure 5 No 9)

Impact of the proposed development on the significance of the heritage assets

- 6.18 The proposed development of the Site would not subject the fabric of the Church and its associated designated heritage assets to harm. Neither would there be any harm to the settlement layout or the spatial relationships between this group of heritage assets, from which they derive their significance. The development would not affect the views between these heritage assets or between the Church and the Priory. The area around the church is generally tranquil, as it is situated away from through routes for traffic, with a rural village ambience. There is some occasional interruption to this tranquillity from the use of the farm and its yards, from more distant traffic, and pedestrians at times when children are being dropped off and picked up from school. The provision of residential dwellings on the Site however fits with the residential village nature of other development amongst the surrounding settlement within view of the Church and its associated heritage assets. Residential clustering in this area, with the church at the heart of the community, has a historical basis and the proposed development would therefore be set within an existing scheme and continue this tradition.
- 6.19 Residential development of part of the Site would replace a number of modern agricultural buildings which have come into existence through an *ad hoc* process. These currently include expanses of modern materials which are less than sympathetic to the historical ambience of the area around the church. This currently includes the sheds which border the churchyard wall immediately north of the church which meet the boundary at ground level, and are therefore a prominent element in the vistas from this side of the building. There is therefore an opportunity for the enhancement of the immediate setting of the church from this aspect. Sympathetic restoration of the historic barn in the centre of the Site, with maintenance of its current roof line would provide further enhancement of views from various points in the area of the churchyard immediately north and east of the church itself, and screen ground level views of the proposed new buildings to the north. The replacement of the large modern Dutch barn in the north-eastern part of the Site with less massive residential structures in more traditional materials, would enhance the views facing east from the north-western part of the churchyard, to the rear of the Vicarage. By removing the large modern industrial structure, and replacing it with a series of residential buildings, the foreground views would blend with the village backdrop.

- 6.20 Views towards the Church could only be affected by the proposed development when observed from the north. Given the current ground levels and the height of the historic buildings to be retained, depending on the scale, prominence and positioning of new buildings, development on the Site should not create any greater interruption of the view from this direction than is currently the case. Removing unsympathetic structures and materials already present on the Site would provide potential for an aesthetic enhancement of the views both towards the church from the north. In addition, in locating housing in the heart of the village greater opportunity for the enjoyment of close views of the church and other nearby structures is created, and their significance confirmed.
- 6.21 The proposals include provision for parking in the north-western corner of the Site, to the north of the northern boundary of the churchyard extension. It is intended that this will provide parking both for residents' visitors, the church congregation, and families whose children attend Halberton School. An opening will be made in the northern churchyard wall and this access joined to an existing path which runs north-south through the churchyard. This will make a small but material change to the wall and path, but this is regarded as a minor alteration with minimal impact to the setting. This provision will lead to a considerable increase in foot traffic through the churchyard, which is likely to impact on its generally tranquil ambience. However, this will be generally limited to weekdays and certain times within those days relating to school drop off and pick up times, and the timing of church services. The gap in the wall is sensitively sited to provide a vista through the church yard towards the church, along the course of a pre-existing path (now grassed over). As such, by reinstating the path it is argued that there is increased opportunity for more people to appreciate the church and its associated monuments on a more regular basis, whilst potentially enabling greater accessibility to the church itself and supporting its current use and historic function as a community asset.
- 6.22 Taking into account the above factors, it is concluded that whilst there will be changes to the immediate setting of the church, and the heritage assets within the churchyard, with some minor potential effects to tranquillity and changes to views, these are balanced and arguably outweighed by the opportunity to replace unsympathetic structures, reinforce the village setting of the church, and support its significance through opportunities for enjoyment and use within the community. It is therefore suggested that the proposed development should produce **no harm** to the setting of the Church and its associated assets, although the final design, position and prominence of new buildings should be taken into account. The development proposals have the potential to provide some aesthetic improvements to views from, and of, the church from some aspects via removal of some more temporary agricultural structures and replacement with more sympathetic materials. These changes are potentially beneficial to this groups of heritage assets and may also enable greater accessibility and appreciation of them.
- Buildings on and along the southern Site Boundary*
- 6.23 Grade II Listed Church Barn and No 6 Pond Hill (**Figure 6 No 8; Plate 29, 30 & 31**), of **less than the highest significance**, are now one dwelling and are situated within the boundary of the Site, forming its southern corner, with Church Barn fronting onto Church Path and 6 Pond Hill opening onto Pond Hill, the lane which connects the church with the village pond and High Street. Their immediate position is adjacent to St Andrew's Church, the churchyard boundary of which is immediately to the west. No 1 & No 5 Church Path (**Figure 6 No 6; Plate 30**), Grade II Listed and of **less than the highest significance**, is now one building and situated immediately to the south of 6 Pond Hill. It also fronts onto the churchyard to the west. Willihays, (**Figure 6 No 5; Plate 32**) also Grade II Listed and of **less than the highest significance**, is situated on the south side of Pond Hill, opposite 6 Pond Hill. These buildings, one originating as a historic agricultural building, and the others dwelling houses, form a closely chronologically and physically related group of historic structures at the core of the historic settlement, and are therefore dealt with together. They derive their significance primarily from their fabric which provides evidential value, but also from their historic relationships with the core of the settlement; their aesthetic value which contributes to both the character and appearance of the area; their appreciation as the historic core; and the setting of the church and associated assets.



Plate 30. Grade II Listed railings (Figure 5 No 7) on the south side of the Church in the foreground (from SW)



Plate 31. Grade II Listed No 6 Pond Hill/Church Barn (Figure 5 Nos 8 & 9) (from S)



Plate 32. Grade II Listed Willihays (Figure 5 No 5) (from E)



Plate 33. The view from Willihays toward the Site (from S). The wall is undesignated heritage asset (Figure 2 No 45)

- 6.24 The location of this group of buildings also derives significance from their location within the historic layout of Halberton and particularly with the church and associated assets. They retain a

quiet, rural village setting, and the views between these assets are of importance as they support the understanding of the individual buildings. Views from these assets are dominated by the church and churchyard, except for Willihays which is screened from this view and predominantly faces east.

Impact of the proposed development on the significance of the heritage assets

- 6.25 The two Listed buildings (Church Barn and No 6 Pond Hill) within the Site boundary will not be physically changed by the proposed development. Willihays and other associated non-designated heritage assets on Pond Hill have no inter-visibility with the area of proposed development on the Site, being screened by other buildings (e.g. **Plate 33**), and it is suggested that there is no impact on their significance as derived from the setting. No 1 & 5 Church Path has more distant glimpsed views over the part of the Site adjoining the churchyard. There may be changes to the tranquillity of the setting of these assets from residential occupation of the adjacent historic barn, and new residences to the north, but it is anticipated that this is likely to be balanced by the reduction of noise associated with agricultural use of the Site. The historic elements of structures in this area are intended to be retained, so subject to the final design of the re-purposing of the historic barn and new residences, it is felt that any impact on the setting will be neutral, and therefore **no harm** is anticipated to the significance of the assets. Views from Church Barn and No 6 Pond Hill to the north are towards the centre of the Site, and border the area intended to be developed. However, Halberton Court, the historic barn and stables/courtyard will be retained and repurposed as part of the proposed development, and there is potential to enhance the aesthetic appearance of the area, as described above in respect to the church. It is therefore suggested that there will be **no harm** to the significance of the Church Barn and No 6 Pond Hill, and that their setting may indeed be enhanced.

Listed buildings in Lower Town and associated heritage assets

- 6.26 Old Cordwents, a Grade II* Listed house with 15th or 16th century origins, is an asset of the **highest significance** (**Figure 6 No 15; Plate 34**). It is located adjacent to the frequently used road through Lower Town, in an area which has been subject to subsequent residential development, so has buildings in relatively close proximity. Views from Old Cordwents are primarily over the road and buildings in Lower Town (**Plate 35**) or to the rear over adjacent historic buildings and fields, and it has no inter-visibility with the Site. The significance of Old Cordwents lies in the evidential and aesthetic value of the fabric of the building, which supplies important information on the construction of this late medieval cross-passage house whilst contributing to the character and appearance of Lower Town. The setting and significance of Old Cordwents is supplemented by the proximity of the non-designated probably late medieval cross-passage Cordwents Farm to the rear of Old Cordwents (**Figure 2 No 34**), the undated non-designated wall on the opposite side of the road (**Figure 2 No 35; Plate 35**), proximity to the non-designated location of the former priory to the east (**Figure 2 No 36; Plate 36**), and the more distant series of orchard banks in the field to the north-west (**Figure 2 No 33**). These relationships contribute to the significance of Old Cordwents by underlining its historical position within the later medieval settlement and as part of the long standing agricultural landscape.
- 6.27 Deanswell is a 16th or 17th century, probable cross-passage house (**Figure 6 No 16; Plate 37**) and being Grade II Listed is of **less than highest significance**. It is located adjacent to the road through Lower Town, in an area which has been subject to subsequent residential development, and therefore now has nearby residential dwellings. Its primary views are onto the adjacent road, and over its own gardens, to the south and north, and it is well screened by trees. It has no inter-visibility with the Site, being screened by residential development and topography. The significance of Deanswell is largely due to the evidential and aesthetic value of the building fabric. It is supplemented by distant views over field to the west where there are non-designated earthworks (**Figure 2 No 32**) of medieval or post-medieval date and appear to reflect historic land division. This enhances the historical agricultural situation of Deanswell.

Impact of the proposed development on the significance of the heritage assets

- 6.28 Neither of the designated assets has a historic relationship to the Site or any inter-visibility with it. However, Old Cordwents is located opposite the corner of the Lower Town road, which is the main access route into this part of Halberton, and the route to Halberton School and the current

entrance to the church. The last part of this is a narrow pedestrian lane but there are evidently access issues in this area for vehicles, with limited parking opportunities in the narrow lanes creating some congestion. The provision of parking to the north of the church facilitating pedestrian access to the church and school may well alleviate these issues, both improving the aesthetic situation by reducing on street parking, and also reducing traffic noise and facilitating pedestrian enjoyment of the heritage assets by decreasing the need for vehicular access through the back lanes. It is therefore judged that there will be **no harm** caused by development on the Site to the significance of either of these assets, with the potential for some enhancement of setting, particularly to Old Cordwents.



Plate 34. Grade II* Listed Old Cordwents, Lower Town (Figure 5 No 15) (from NE)



Plate 35. The view from Old Cordwents towards the Site (from SW). The wall is non-designated asset (Figure 2 No 35)



Plate 36. The location of the Priory (non-designated asset, Figure 2 No 36) facing towards the Site (from SW)



Plate 37. Grade II Listed Deanswell (Figure 5 No 16) (from S) facing towards the Site, which is not visible

Buildings in Higher Town and associated Heritage assets

- 6.29 Three designated heritage assets are located along the High Street in Higher Town. All of these assets are affected by the traffic on the main road through Halberton, which provides traffic noise and a degree of physical separation between the parts of the village on either side of the road. No 53 High Street (Figure 6 No 4; Plates 38 & 39) is a Grade II Listed house, and therefore of **less than highest significance**. No 53 High Street derives its significance from the evidential and aesthetic value of the fabric of the building. The views from No 53 are primarily over High Street onto which it fronts, across to properties and gardens on the other side of the road. To the rear, the land drops away, but the area is covered by residential dwellings. There is therefore no inter-visibility with the Site. This is also the case for the non-designated village hall and former coaching inn (Figure 2 No 23; Plate 40).
- 6.30 The Methodist Church (Figure 6 No 3; Plate 42) also fronts onto the High Street. It is Grade II Listed and of **less than the highest significance**. Its significance is derived from the evidential and aesthetic value of the building fabric, and the historical and communal value of the use of the building as a long-standing part of the religious life of the community. The Methodist Church is oriented facing High Street, from which the entrance is set back with a small garden to the front. The primary windows are in this side of the building, and although it is elevated in relation to the Site, there is no inter-visibility as the Site is screened by the large trees around the Pond.
- 6.31 The Priory (Figure 6 No 2; Plate 43) also fronts the High Street. It is Grade II* Listed, and therefore an asset of the **highest significance**. Its significance is derived from the evidential and aesthetic nature of the building fabric, and the historic role of the building in the Priory which contributed significantly to the early development of the settlement of Halberton. The Priory faces onto High Street and its primary views are over the road to residential properties opposite. To its rear, there is some foreground screening of the Site due to other buildings and the trees around the Pond area (Plate 44). However, the current large modern Dutch barn roof is visible, and interrupts the view to the church facing west.



Plate 38. No 53 High Street (Figure 5 No 4; from E), fronting the main road of the High Street



Plate 39. No 53 High Street (from SE) facing towards the Site, which is not visible



Plate 40. The Village Hall, formerly a coaching inn (Figure 2 No 23 (from W) fronting onto High Street



Glimpsed view of
the top of St
Andrew's church

Plate 41. The view from beside the north corner of the Village Hall (from E)

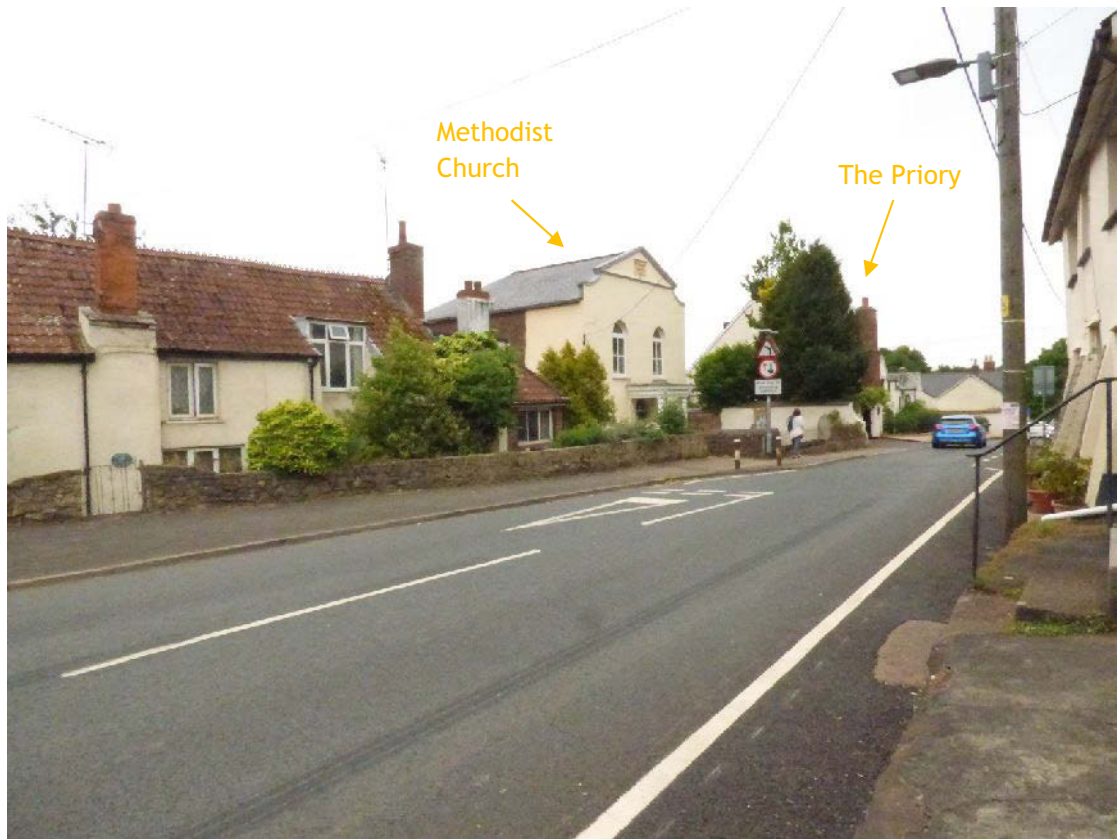


Plate 42. The Methodist Chapel (Figure 5 No 3; from SE) fronting the High Street, facing towards the Site



Plate 43. The Priory (Figure 5 No 2; from E) fronting High Street, and looking towards the Site

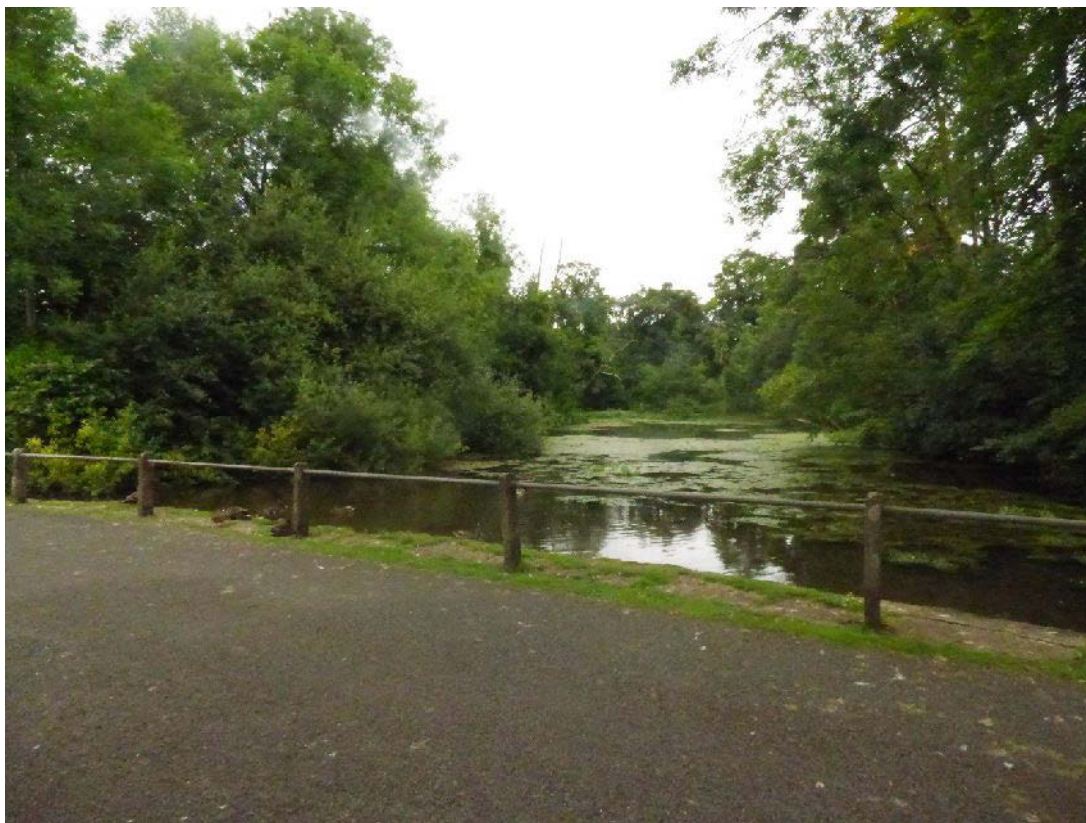


Plate 44. The Pond (Figure 2 No 22; from S) with mature deciduous trees on the south-eastern boundary of the Site

Impact of the proposed development on the significance of the heritage assets

- 6.32 None of the designated assets has a historic relationship to the Site or any inter-visibility with it (e.g. Plate 41), except the Priory. The replacement of the modern Dutch barn with more dispersed residences of less massive scale would provide an opportunity to provide a foreground view comprising a more traditional village-type layout, utilising appropriate materials more in keeping with the historic barn in the centre of the Site, and providing a more aesthetically pleasing vista toward the church. The residential use of the area may create some additional noise from traffic domestic activity, and the potential for increased recreational use of the open area to the west of the Pond, but this is balanced by the reduction of disruption from the current agricultural use, and the vegetation lining the Pond and boundary is likely to provide a noise buffer for the low level types of sounds to be expected. It is therefore judged that there will be **no harm** caused by development on the Site to the significance of either of these assets.

Greenway Bridge and the Grand Western Canal

- 6.33 The non-designated Grand Western Canal (Figure 2, No 46; Plate 46), is also a Conservation Area in its own right. This Conservation Area includes the entire length of the Canal, but as it passes through Halberton and to the north and west of the Site, its boundary conforms closely to the canal itself and the paths and associated features on either Side. Greenway Bridge (Figure 6 No 1; Plates 45 & 46) is a Grade II Listed structure, and therefore of **less than highest significance**. It is associated with, and bridges over, the Grand Western Canal. In both cases significance is derived from the evidential value of the fabric, and relationships with the immediate surroundings. The Greenway Bridge is inter-visible with the Site to the north-west, where the current polytunnels can be clearly seen in the middle distance; further bridges and the loop in the canal to the west of the Site have no inter-visibility with it.

Impact of the proposed development on the significance of the heritage assets

- 6.34 There is no historical link between Greenway Bridge with Grand Western Canal and the Site, but the views from the well utilised towpath on the western side of the canal are open and extensive to the west and south-west towards the Site. From the Greenway Bridge there are already visible structures in the middle ground of the view (Plates 45 & 46) back to the position of the proposed

development. The views from further along the canal to the north are increasingly distant (Plates 47 & 48) and the re-purposing of some buildings and construction of others is within the outline of the settlement from these views, tucked in below the skyline. As the roof lines proposed are lower they will not block the sightlines between the canal and the church, which will remain the most prominent feature visible from these distances, and the buildings will blend with the backdrop of the current village. It is therefore suggested that it is unlikely that the proposed changes on the Site would cause any detriment to the significance of the assets, and therefore it is considered that there will be **no harm**.



Plate 45. The Greenway Bridge (Figure 5 No 1; from E)



Plate 46. Greenway Bridge (Figure 2 No 46; from SE) and the Great Western Canal



Plate 47. View from the Great Western Canal (Figure 2 No 43) from NNW (Clark 2017 Plate PV3)



Plate 48. View from the Great Western Canal (Figure 2 No 43) from N (from Clark 2017 Plate PV4)

- The Halberton Conservation Area*
- 6.35 The Conservation Area was designated in 1990 and covers both the Higher Town and Lower Town parts of Halberton. The northern boundary of the Conservation Area runs along the Tiverton road. The southern portion of the Site, currently the farm, is therefore entirely encompassed within the Conservation Area, whilst the north-eastern area fronts onto its northern boundary along the road (Figure 3). The 1990 Planning (Listed Buildings and Conservation Areas) Act states that ‘with respect to any buildings or other land in a conservation area’, the Local Planning Authorities should pay special attention to ‘*the desirability of preserving or enhancing the character or appearance of that area*’ (Part II, Section 72).
- 6.36 The Conservation Area encompasses eighteen Listed buildings. These are all within a 500m radius of the Site and have been discussed in detail above. However, the character and appearance of the Conservation Area is derived in many respects from these designated and other non-designated heritage assets, its broader rural setting, and the close arrangement of buildings along the main road to Tiverton. Whilst the settlement has earlier medieval origins, the heritage value of the Conservation Area is best represented by these late medieval and post-medieval buildings, with features such as burgage plots preserved in the layout of the settlement. The character of Halberton has been affected by the busy traffic on the main road through Higher Town, which contrasts with the quieter largely pedestrian area around the church and the generally agricultural nature of the settlement (Mid Devon District Council, 2006a). The rural nature of the village is emphasised by links to the open countryside via footpaths, open green spaces within the village, as well as mature trees, particularly around the Pond, and glimpses of more distant countryside (Mid Devon District Council, 2006a). Pre-1914 former agricultural buildings within the conservation area are protected from demolition (Mid Devon District Council, 2006b), and the Conservation Area Management Plan also encourages possible refurbishment of them for re-use. It is worth noting that the Conservation Area Appraisal includes Halberton Court as an ‘important unlisted building’ (Mid Devon District Council, 2006; plan 7).
- 6.37 The Halberton Conservation Area Management Plan also states:

‘Scale, massing, proportions and height of new buildings will be expected to reflect those of the existing built environment of the immediate context or of the wider conservation area context. Layouts, boundary treatments and landscaping schemes will also be expected to make clear visual reference to those traditionally found in the village.

Appropriate external materials and finishes will be required on all new development within or affecting the setting of the Halberton Conservation Area. Traditional

materials typical of the conservation area will be encouraged to complement the existing buildings. Where modern materials are proposed these should harmonise with the colours and textures of the built heritage.'

- 6.38 With respect to the potential impact of the proposed development on the Conservation Area, it is the intention that the key buildings within the Site will be retained and re-purposed. There will be some infilling on the northern boundary of the Conservation Area with new residential dwellings, leading to a partial loss of a relatively open area. However, this will extend residences into this area in similar density to adjacent parts of the village, emphasising the area around the church and associated and adjoining heritage assets at the historic heart of the community. The removal of modern agricultural buildings including the large steel frame Dutch barn, a mass which is out of proportion to neighbouring and historic structures, has potential for enhancement of the character and appearance of this part of the Conservation Area. This is also the case with respect to the re-purposing of the barn and courtyard structures on the Site, removing incongruous modern materials. With respect to the traffic within the Conservation Area, additional housing will inevitably increase the number of journeys by vehicle, but as the Site is on the western edge of the village, it may be that access will often be from the Tiverton direction, and there may not be a noticeable increase in traffic noise contributed to the area along the road through Higher Town. Any local additional traffic noise is likely to be more than balanced by the provision of parking in the north-west corner of the Site, screened from view from the road and church, leading to a reduction of traffic entering Lower Town to access Halberton School and the church. In summary, the replacement of structures of unsympathetic construction and mass, and reduction of traffic entering the heart of the village are likely to enhance the character and appearance of the Conservation Area.

7. Observation of Test Pits

Methodology

- 7.1 A series of test pits were excavated by Ruddleston Geotechnical using a JCB 4CXeco equipped with a 0.60m wide bucket (**Figure 7**), generally measuring c. 1.5m long. A number of pits were selected to be observed by COAS based on their location on the Site in relation to existing buildings and structures seen on the historic mapping. The excavation of these test pits was observed and a photographic record taken.

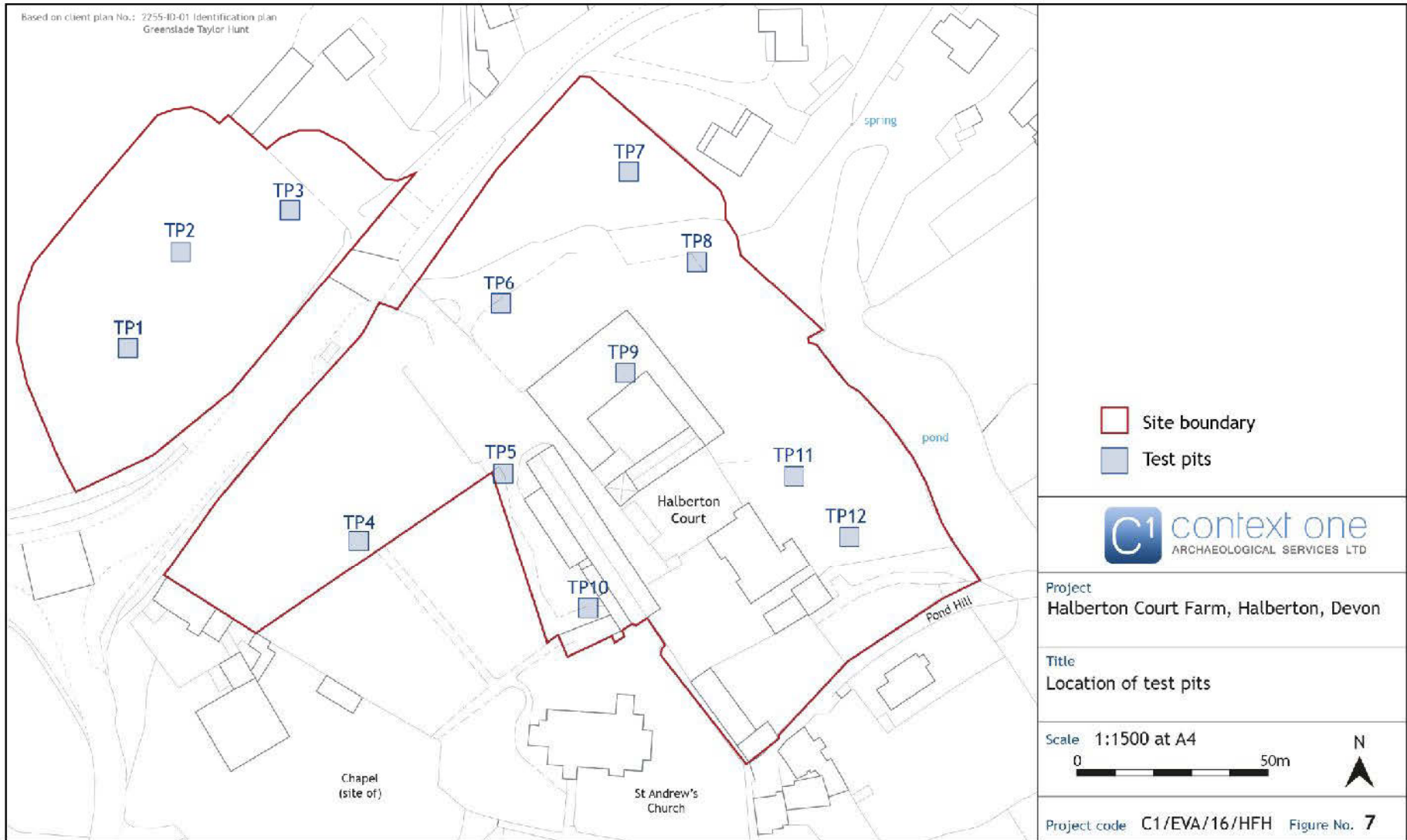


Figure 7. Location of test pits

Results

- 7.2 Eight test pits were observed, and the results are included in **Table 1**. Soils were generally dark red-brown slightly sandy clay silts. Various areas revealed evidence of previous disturbance and demolition rubble but no archaeological features or deposits were observed in the test pits.

Table 1: Observations of test pits

Test Pit No	Observations
1	Test pit for soak away, 3m in depth. Red sandy silty soil to a depth of c. 1m. No archaeological features or deposits observed.
2	Red sandy silt clay topsoil over more compacted similar to a depth of c. 1m. No archaeological features or deposits observed.
4	Close to churchyard but no archaeological features or deposits observed. Deep red-brown sandy silt topsoil (c. 0.40m) over more compacted reddish brown sandy clay silt. No indication of human remains.
5	c.0.30m red sandy silt topsoil over thin layer of rubble, and reddish sandy silt deposits with frequent moderated sub-angular stones. No archaeological features or deposits observed.
8	Red sandy silt matrix filled throughout the c. 1.5m profile with modern demolition material. No archaeological features or deposits observed.
9	Positioned within barn, hardstanding over rubble layer c. 0.40m thick onto red silty clay. Very wet. No archaeological features or deposits observed.
10	Modern rubble in topsoil over red-brown silty clay with some small-medium sub-angular gravels. Lyme kilns may have previously occupied this location (Mr Stevens <i>pers.comm.</i>), but no archaeological features or deposits were observed.
11	Mortar and rubble in topsoil to depth of c. 0.30m over red-brown silty clay. Very close to pond. No archaeological features or deposits observed.
12	Rubble layer in reddish brown clay silt, to depth of c.060m but no archaeological features or deposits observed.

8. Discussion

- 8.1 The desk-based assessment has demonstrated that the Site encompasses two designated heritage assets on its southern boundary. Two Grade II Listed buildings form the southernmost tip of the plot but are not included in the proposed development. There are a number of other designated heritage assets situated within 500m of the centre of the Site, with a total of 31 non-designated assets. Only one non-designated asset, a flint axe find spot at the edge of the 500m research area, is related to anything earlier than the earlier medieval period. The majority of designated and non-designated assets are medieval or post-medieval buildings and structures. Several designated assets, including the parish church and associated structures, are located immediately adjacent to the southern boundary of the Site. There are a couple of post-medieval non-designated assets on the road running between the two portions of the Site, but they are outside the boundary and not immediately impacted. The southern portion of the Site is entirely within the Halberton Conservation Area, whilst the northern portion fronts onto it on its south side.
- 8.2 The village of Halberton has its origins in the Saxon period, and it may be expected that the area close to the church has formed a focus of settlement since that time. However, it has been ascertained by examination of the southern portion of the Site that there is no evidence of remains of this period, given the subsequent development. Nevertheless, there is an historic barn and associated buildings currently in use which have some heritage interest, but which have not previously been recorded as heritage assets. The barn is located in the exact position of a long building which appears on an estate map of 1814. This map, as well as the subsequent Tithe map of 1840 and later Ordnance Survey maps also show a building in the location of Halberton Court (replaced by the late 19th century). Map regression analysis reveals an additional building on the earliest maps extending eastwards from the northern end of the long barn, now in the location of

the current courtyard of buildings. Changes in ground level and the construction of subsequent agricultural buildings make it highly unlikely that any remains survive below ground level. There has been considerable alteration and addition to the long barn and changes around Halberton Court. Not only has this effected the historic fabric of the buildings, but given the extent of current trackways and hard standing across the Site, any unknown earlier structures are likely to have been damaged or disturbed. The northern portion of the Site, appears to have been consistently farmed, at least since 1814. As such there is no indication of a likelihood of the presence of archaeological features or deposits, but conversely the area has not been disturbed by later construction.

- 8.3 A number of test pits were excavated by machine for geotechnical purposes and were observed by an archaeologist. These all contained deep deposits of reddish brown slightly clay silts. Whilst deposits of modern rubble were noted in a number of test pits, which attest to previous ground disturbance and levelling, no archaeological features or deposits were observed. However, it must be noted that the locations of the pits were not selected for archaeological purposes, nor given their size or number could they be regarded as a representative sample. The creation of a new entrance to the churchyard from the proposed car park in the north-west part of the Site may impact historic fabric. This would be mitigated by archaeological monitoring and recording during construction works.
- 8.4 The proposed development will affect the buildings in the core of the Site, with removal of modern structures and proposed conversion of the historic barn and Halberton Court. Whilst the historic barn has not been previously recognised, the architectural style combined with the map evidence indicates an origin at least prior to 1814, and given the location in the core of the village adjacent to the church, it is of interest in the development of Halberton. The farm buildings were subject to historic building recording subsequent to the first draft of this report (Green 2016).
- 8.5 The Settings Assessment has shown that whilst there are a considerable number of designated assets within a 1km research area, the setting and significance of the large majority of those assets are entirely unaffected by the proposed changes on the Site. None of the assets between 500m and 1km have any historic associations with the Site, and no inter-visibility. The Grade II* and Grade II Listed buildings in the Lower Town area to the south-west of the Site, and along the High Street up the hill to the north-east, similarly have no historical associations with the Site and have no inter-visibility, being screened by the topography, other buildings and large trees. They would however benefit from the potential for reduction of vehicle traffic in this area and promotion of pedestrian access from the new car park. There is some inter-visibility between the northern part of the Site and the Greenway Bridge, but it is considered unlikely that the proposed changes would harm the significance of the Bridge, as any buildings on the Site would replace the current view of polytunnels.
- 8.6 The area in which the settings of assets is most sensitive is at the southern tip of the Site, which encompasses two Grade II Listed buildings (Church Barn and No 6 Pond Hill). It adjoins the churchyard of St Andrew's church, which is elevated over the Site, and is closely adjacent to a number of other listed buildings and structures, associated with the church and original village core. The assets on the south side of the church, including the school, two table tombs within the churchyard, and the western extent of the listed railings, are entirely screened from the Site by the church building itself. They have no direct historical relationship with the Site and their significance will not be harmed by any changes. The Grade II Listed Vicarage to the west of the Site is also screened from the Site by large mature trees. The other listed buildings which are adjacent to the site on the south side of Pond Hill, have a historical relationship to Church Barn and No 6 Pond Hill, by virtue of being components of the historic settlement centre, but are screened from the rest of the Site by the topography and by Church Barn and No 6 Pond Hill being interposed between them.
- 8.7 It is not considered that the effect on the significance of Church Barn and No 6 Pond Hill from changes to their setting will result in harm, and indeed most likely provides an opportunity of offering some enhancement to their setting. This is also the case with the church of St Andrew itself. Whilst provision of new parking to the north would lead to increased foot traffic through

the churchyard, potentially altering the tranquillity of the setting, no harm is anticipated to the significance of the church. There is however an opportunity for enhancement of views from the churchyard over the Site from the west, and especially immediately along the boundary between the churchyard and the Site where there are existing buildings. Sympathetic renovation of the historic barn on the Site would restore a historic outlook from the church and churchyard. Reduction of vehicle traffic into Lower Town would have considerable benefit to a number of heritage assets and the Conservation Area as a whole, whilst increased pedestrian access would enable greater opportunities for the appreciation of the church and surrounding assets and confirm their role in the community and contribution to the Conservation Area. Distant views of the church would only be affected from the north. The views from the Great Western Canal are so distant that the Site blends with the general outline of the village, whilst it is anticipated that closer views toward the church from the Tiverton road are likely to gain beneficial enhancement from aesthetic improvements to the area. There is also potential for the assets to become more accessible allowing greater appreciation.

9. Conclusion and Recommendation

- 9.1 In conclusion, the Site contains two designated heritage assets, the Grade II Listed Church Barn and No 6 Pond Hill, but these are not included in the development scheme. Furthermore, there are important Grade I and Grade II Listed buildings immediately adjacent to the Site, and further Grade II and two Grade II* Listed buildings within the environs. Most of these assets will not be impacted by the proposals, with the undulating topography enveloping most of the new builds in the base and lower slopes of the valley. With the ground rising up towards the historic farm complex and St Andrew's Church above, the primacy of the historic *foci* of this part of the Conservation Area is preserved. Indeed, there is potential for beneficial enhancement to the setting of these assets through views across the Site and towards St Andrew's Church, and the character of the Conservation Area. The NPPF indicates (para. 137) that:

'Local planning authorities should look for opportunities for new development within conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.'

St Andrew's Church and churchyard directly overlook the Site and as such are more susceptible to harm. However, on the proviso that the design is sensitive to the monument, including the conversion of the historic barn directly below the churchyard and nearby historic agricultural buildings, on balance any harm should be outweighed by the benefits of repurposing dilapidated buildings and removing modern eyesores. It is also important to note that the proposals will open-up vistas towards the church and, with the introduction of a car park and access through the church yard wall, improve accessibility to the monument.

- 9.2 Post-medieval agricultural buildings are also present on the Site, whilst the late 19th century Halberton Court itself is noted in the Conservation Area Management Plan as being an unlisted building of significance. It was advised in the first reiteration of this report that historic building recording work of the agricultural buildings should be carried out prior to refurbishment, and this was carried out in 2016. Examination of historic maps indicates that a historic barn was present in 1814, as was a building on the footprint of Halberton Court. The proximity of the Site to the core of the original settlement suggests that activity in this location may date back to the medieval period. Additionally, there was a building indicated on the 1814 map in the courtyard area, although all remains were most probably removed by subsequent terracing and the construction of late 19th century agricultural buildings.
- 9.3 Whilst it is likely that there has been considerable movement of soils and likely intrusion into deposits, the first draft of this report suggested that remains of other earlier structures may have been present on the Site. Also, whilst the portion of the Site to the north of the Tiverton road does not appear to have had any previous use other than agriculture, and there are very few pre-medieval finds in the area, it was suggested that this area might be undisturbed and archaeological features and deposits might be preserved. Subsequently, a small number of geotechnical test pits

were observed but did not produce any evidence of observable archaeological features or deposits. However, to the south of the Tiverton road they have provided a very useful indicator of the level and extent of disturbance.

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Appendix 1. Heritage Assets within c. 500m of the Site (No. as indicated on Figure 3)

Ref. No	HER No.	Monument Name	Summary	NGR
Monuments				
Bronze Age - 2200 BC to 701 BC (Between)				
21	MDV59012	Findspot in the Parish of Halberton	An Early Bronze Age flint axe ST0113 is in Exeter (Royal Albert Memorial) museum, acc. No 38/1936	ST 01 13
Medieval to Post-medieval (701 AD to 1750 AD (Between))				
30	MDV1491	Farmhouse in the Parish of Halberton	Cordwents Farm, Lower Town. Full description given. Principal medieval features: screens on each side of the cross passage. Late 15th century early 16th century suggested by shape of the doorways to these screens. Built of cob and thatch, with a 3 room and cross passage plan. The roof trusses are jointed crucks. The hall and lower room floor probably inserted later.	ST 005 127
39	MDV19303	Halberton	Halberton was Halbretona in Domesday. If was forfeited subjects land held by the King. Before the conquest it was held by Brictric or Bristric. Early descents of the manor given. Part of Halberton is included in Tiverton Hundred.	ST 005 129
10	MDV88916	Parish Church of St Andrew	Largely C15 although the chancel probably incorporates earlier fabric, and the font is Norman; 2-storey vestry C16; the church was extensively restored and partially rebuilt in 1847-8 by John Hayward; chancel restored, 1887. GI	ST 005 128
15	MDV88918	Old Cordwents and Cordwents Cottage	Pair of cottages. C15 or early C16 with later alterations. GI*	ST 004 127
16	MDV88921	Deanswell	Detached cottage. C16 or C17, perhaps earlier, with later alterations and additions. GI	ST 004 126
18	MDV35290	Former Strip Field Boundaries to the northwest of Greenway Bridge, Halberton	Possible former field boundaries of potential medieval date are visible as cropmark ditches, cropmark bank and earthwork ditch on aerial photographs of 1946 onwards, to the northwest of Greenway Bridge. The linear northeast to southwest aligned features closely respect the historic field patterns based on medieval strip enclosures and depicted on the parish tithe map of approximately 1838-48, although the former field boundaries appear to have passed out of use by this time. Other cropmarks of former field boundaries were also visible on aerial photographs, although since they are depicted on historical mapping were not transcribed as part of this survey. The former cropmarks are intermittently visible on aerial photographs after 1946, with the northern most field boundary also visible as a slight earthwork ditch on Lidar images of between 2005 and 2010.	ST 006 134
36	MDV1494	Priory in the Parish of Halberton	Priory house. The college was maintained under letters patent granted by Henry II, in 1154. A small assembly of Augustinian monks lived there, locally known as the "Friday circle" from the strictness with which they kept the Friday fast. Dedicated to St. Jude. Monks disbanded by common consent in 1539. Building then converted into a dwelling house. Oakwork and door good examples of 16th century work. Two panes of coloured glass, presumably from a chapel, are preserved in a lattice window, and the three small lights of a chapel. Two bee-boles reported by builder in sandstone + cob wall.	ST 005 128
41	MDV13724	St Andrew's Parish Church, Chapel	There was 'formerly' a chapel in the churchyard of St Andrew's parish church at Halberton in which was a chantry endowed with lands.	ST 005 128
42	MDV1487	St Andrew's Parish Church, Palm Cross	'Palm Cross' in the churchyard at Halberton. "from some old churchwardens accounts it appears that the palm cross was taken down in 1577, and an elm tree planted in its place". It was the churchyard cross, no trace of which now exists.	ST 005 128
19	MDV108952	Possible Former Field Boundary at Halberton	A possible former field boundary of potential medieval date is visible as an earthwork ditch on digital images derived from Lidar data captured between 2005 and 2010, at Halberton. The slight linear earthwork ditch is northeast to southwest aligned and generally respects the historic field patterns depicted on the parish tithe map of approximately 1838-48, although the field boundary appears to have passed out of use by this time. The earthwork ditch was not clearly visible on aerial photographs or digital images made available to the survey.	ST 006 131
20	MDV108954	Former Field Boundary to the southeast of	A former field boundary of potential medieval date is visible as an earthwork ditch on aerial photographs of 1966 onwards, to the southeast of Greenway Bridge, Halberton. The linear northeast to southwest aligned earthwork closely respects the historic field	ST 009 130

		Greenway Bridge, Halberton	patterns depicted on the parish tithe map of approximately 1838-48 and may form part of a medieval strip field boundary which passed out of use by this time. The earthwork ditch remains visible on digital images derived from Lidar data captured between 2005 and 2010.	
32	MDV108896	Earthwork Banks at Lower Town - Strip Field	Earthwork banks of potential medieval or post-medieval to modern date are visible on aerial photographs of 1966 onwards, at Lower Town, Halberton. The broad and low parallel earthworks measure up to 23m in width and are northeast to southwest aligned. The earthworks may represent the remains of a series of medieval strip fields, being closely comparable to those depicted on the tithe map to the immediate southwest, or may equally represent an area of 18th-19th century improvement ridge and furrow to help facilitate agricultural improvement and drainage. The earthwork banks remain visible on digital images derived from Lidar data captured between 2005 and 2010.	ST 002 126
34	MDV59011	Farmhouse in the Parish of Halberton	Cordwents farm. Stands parallel to the street on a level site within the village and is built of cob and thatched, with a 3-room and cross-passage plan. The principal medieval features are the screens on each side of the cross-passage. The shape of the doorways in these screens suggests a late 15c-early 16c date (see tda).17c (see doe, 1959) (nmr, citing tda and doe).	ST 004 127
29	MDV108899	Earthwork Ditches at Halberton	Former field boundaries of potential medieval date onwards are visible as a series of earthwork ditches on aerial photographs of 1946 onwards, at Halberton. The linear and curvilinear earthworks are broadly north to south and east to west aligned and closely respect the historic field patterns depicted on the parish tithe map of approximately 1838-48. The former boundary which defines the southern extent of the earthworks is clearly defined on the parish tithe map, whilst that to the west appears to be of modern date and is first depicted on the First Edition Ordnance Survey map of between the 1880's-90's. The remaining boundaries appear, however, to have passed out of use by the time of historical mapping. The former field boundaries remain visible on digital images derived from Lidar data captured between 2005 and 2010.	ST 006 127
Post-medieval 1540 AD to 1800 AD				
4	MDV88893	53, High Street	House. C17 or earlier; remodelled circa 1830s. GII	ST 008 128
5	MDV88901	Willhays	Willhays - GV II Detached cottage. Early C17. GII	ST 006 128
6	MDV88906	No 1 Church Path & No 5 Pond Hill	GV II 2 dwellings. C17 with later alterations. GII	ST 006 128
8	MDV88902	Church Gate Cottage/ 6 Pond Hill	Cottage adjacent to the barn facing on to Church Path (q.v.) Probably C17 with later extension. GII	ST 006 128
9	MDV88907	Barn 23 metres south west of Halberton Court and adjoining No. 6 Pond Hill	C17 with later alterations. GII	ST 006 129
11	MDV88919	Tomb Chest 15 metres south of the Parish Church	Tomb chest. Late C17 or C18. GII	ST 005 128
12	MDV88915	Tomb chest 12 metres south of the Parish Church	Tomb chest. Early C18. GII	ST 005 128
43	MDV73965	St Andrew's Parish Church, Chest Tomb	Tomb chest 15 metres south of St Andrew's parish church in Halberton immediately east of the path to the church. Tomb chest. Late 17th century or 18th century. Stone moulded slab on freestone base. Inscription indecipherable	ST 005 128
Post-medieval to Modern - 1540 AD to 2013 AD (Between)				
28	MDV108898	Orchard Banks to the east of Bycott Farm	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs of 1996 onwards, to the east of Bycott Farm, Halberton. The site of the orchard is symbolised on the First Edition Ordnance Survey map of between the 1880's-90's. The site of the orchard remains largely covered with fruit trees up until aerial photographs of 1996 when they appear to have been thinned out, exposing traces of a series of linear earthwork banks. The earthworks, which are more clearly visible on Lidar images of between 2005 and 2010, are northeast to southwest aligned and cover an area of approximately 0.37 hectares of fairly level land, within a small irregular shaped plot.	ST 008 125
33	MDV108897	Orchard Banks to the north of	Orchard banks of probable post-medieval to modern date are visible as a series of linear earthwork banks on aerial photographs	ST 003 128

		Lower Town, Halberton	of 1989 onwards, to the north of Lower Town, Halberton. The site of the orchard is first symbolised on the First Edition Ordnance Survey map of between the 1880's-90's and the site remains largely covered with orchard trees on aerial photographs up until 1984, although the earthwork banks, upon which the fruit trees were established, are not visible. The orchard banks are, however, visible on aerial photographs of 1989. They comprise a series of linear north to south aligned earthwork banks which occupy an area of approximately 0.56 hectares of southeast facing slope, within a single plot depicted on the First Edition Ordnance Survey map. The orchard banks remain visible as a series of earthwork banks on digital images derived from Lidar data captured between 2005 and 2010.	
2	MDV78661	The Priory, Halberton	Large detached house, formerly a priory. Mainly plastered cob under a modern slate roof. The earliest surviving work appears to be 16th century. GII*	ST 007 130
23	MDV106797	Halberton Village Hall, Inn	Former 17th century inn, converted into a memorial hall after World War I. Now a memorial to the men and women of Halberton who served in both world wars.	ST 007 129
46	MDV1497	Grand Western Canal, Tiverton to Somerset Border	It was originally decided in 1792 that a canal should be built between Topsham and Taunton, with branches leading to Tiverton, Cullompton and Exeter. Various difficulties delayed its construction, and a decision was made in 1812 to abandon completion of the whole canal, although in 1814, the stretch between Holcombe Rogus and Tiverton was opened. Subsequent plans to extend the canal were marred by financial difficulties, but it was eventually completed in 1838. Competition from the railways caused the ultimate failure of the canal although it continued to carry stone until 1924. Full history of the canal in Hadfield (Hadfield 1967). In the 19th century, stone was conveyed from the quarries at Burllescombe to the limekilns at Tiverton. Other sources by Hadfield are cited.	ST 022 143
25	MDV1530	Bible Christian Chapel, Halberton	Chapel, halberton. Opened 1860, closed 1933. Amalgamated with ex-wesleyan chapel. Now eastgate house.	ST 010 129
1	MDV49969	Greenway Bridge	Greenway bridge. Carries minor road over the grand western canal; the canal was established under an act of 1796, and the Halberton section completed in 1814. All ashlar conglomerate. Single elliptical arch with string course; round headed coping to parapet; roadway with kerb-blocks (doe). GII	ST 007 132
3	MDV78662	Methodist Church, Halberton	Methodist chapel of rectangular plan with a Flemish gable front bearing a datestone, 1814, in the pediment. GII	ST 007 130
37	MDV35281	Milestone, Halberton	Milestone located at west end of Halberton village, opposite turn to Lower Town, on grass verge on north side of road. In poor condition. No inscription, possibly defaced or removed circa 1940. Should read 'Tiverton 3 Wellington 11'. Black base, chunks out of edges. Has Ordnance Survey benchmark. Dated circa 1819.	ST 004 129
40	MDV73966	St Andrew's Parish Church, Railings and Wall	Railings and wall enclosing St Andrew's parish churchyard to the south and east. Churchyard railings of 1856. Chamfered stone plinth, stone piers at intervals with triangular headed caps; stretches of wrought iron railing between piers each made up of uprights and 3 rails, with bosses at the intersections; 1 pair of shaped struts per sections.	ST 005 128
47	MDV108210	Jubilee Lamp at Pond Hill, Halberton	Halberton commemorated Queen Victoria's Golden Jubilee by planting a tree (now gone) with a plaque and her Diamond Jubilee with the Jubilee Lamp at Pond Hill.	ST 007 129
Modern				
7	MDV88903	Railings & Wall Enclosing Parish Churchyard to South & East	Railings and wall enclosing parish churchyard to south and east GV II Churchyard railings. 1856. GII	ST 006 128
13	MDV88917	Halberton Primary School	Primary school, formerly the Halberton First National School. 1844. GII	ST 005 128
14	MDV88920	The Vicarage	Vicarage with a wing in separate occupation. 1847. By John Hayward. GII	ST 004 128
Undated				
22	MDV108231	The Pond, Pond Hill	The green contains mature and semi-mature trees and is an attractive feature in the town, it is off Pond Hill opposite the Pond. The green contains a bench, picnic table and bin. The town leat runs from the pond and continues towards the Mill. A natural stream course also runs out of the pond south east along the valley floor. The pond is a distinctive feature in Halberton. It is located to the north of Pond Hill, and is fed by a warm natural spring, which widens into the small pond. Pond Hill dams the pond, and a	ST 006 129

			natural stream and Mill Leat both flow out of the pond to the south.	
24	MDV108230	Elevated Gardens, Northern Side of Higher Town, Halberton	There are some stone walls along High Street with raised gardens behind. The raised gardens provide valuable open green space in the centre of Halberton Village.	ST 008 129
26	MDV108877	Leat, Halberton	The green contains mature and semi-mature trees and is an attractive feature in the town, it is off Pond Hill opposite the Pond. The green contains a bench, picnic table and bin. The town leat runs from the pond and continues towards the Mill. A natural stream course also runs out of the pond south east along the valley floor. The pond is a distinctive feature in Halberton. It is located to the north of Pond Hill, and is fed by a warm natural spring, which widens into the small pond. Pond Hill dams the pond, and a natural stream and Mill Leat both flow out of the pond to the south.	ST 008 127
27	MDV108878	Stream, Halberton	The green contains mature and semi-mature trees and is an attractive feature in the town, it is off Pond Hill opposite the Pond. The green contains a bench, picnic table and bin. The town leat runs from the pond and continues towards the Mill. A natural stream course also runs out of the pond south east along the valley floor. The pond is a distinctive feature in Halberton. It is located to the north of Pond Hill, and is fed by a warm natural spring, which widens into the small pond. Pond Hill dams the pond, and a natural stream and Mill Leat both flow out of the pond to the south.	ST 009 125
31	MDV108218	Boundary Walls at Lower Close, Halberton	The low stone wall at the entrance to Lower Close defines and encloses the private and public boundaries. The stone wall is low, and has unfortunately been topped with unsightly wooden fencing.	ST 004 127
35	MDV108215	Boundary Walls along Lower Town, Halberton	There are a number of stone walls along Lower Town in Halberton which define open space and enclose private space.	ST 004 128
35	MDV108212	Boundary Walls along Church Path, Halberton	There are a number of stone walls along Lower Town in Halberton which define open space and enclose private space.	ST 004 128
38	MDV108216	Commemorative Stone to the South Side of the Bus Stop, Halberton	The stone is located near the bus stop on the south side of the road at the west end of the village. The inscription is too weathered to read, but is of historical importance. The stone could potentially be cleaned to allow the inscription to be read once again.	ST 004 129
44	MDV108213	Small Area of Cobbles to Front of 1 Church Path	Traditional cobbles are located to the front of 1 Church Path.	ST 006 128
45	MDV108211	Boundary Walls along Pond Hill, Halberton	There are a number of tall stone walls along Pond Hill. Parts of these walls are listed under the curtilage of listed buildings.	ST 006 129
48	MDV108209	Wall at Corner Lane, Halberton	The stone wall at the front of 1 Corner Lane is used to define the public and private space. It is within the Halberton Conservation Area and is an aesthetically pleasing part of the village.	ST 006 128
Events				
49	EDV4304	Service Trenching around St Andrew's Parish Church	Watching brief undertaken in 2007 during service trenching in the lanes around St Andrew's parish church in Halberton. Exeter Archaeology 2007.	ST 0062 1284
50	EDV4334	Milestone Survey, Tiverton to Wellington	Survey of milestones and finger posts along the B3391 from Tiverton to Wellington. Milestone Society 2006.	ST 0276 1407
51	EDV4301	Archaeological Assessment of Land at Hartnoll Farm	Assessment of the potential archaeological impact of a proposed business centre at Hartnoll Farm near Tiverton. Pre (2007).	SS 9927 1296

Devon County Council Historic Landscape Characterisation (HLC)

Figure 3 Ref.	HLC Name	Description
52	Barton Fields	These relatively large, regular enclosures seem likely to have been laid out between C15th-C18th. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields. In Cornwall these are sometimes called Barton fields.
53	Modern Enclosures	These modern fields have been created out of probable medieval enclosures. The sinuous medieval boundaries survive in places.
54	Park/Garden	A park planted with ornamental trees or a garden around a house.
55	Historic Settlement	The core area of a historic settlement, based on the late C19th 1st edition (25inch) Ordnance Survey maps.
56	Post-medieval Enclosures	Enclosures of post-medieval date. Fields laid out in the C18th and C19th commonly have many surveyed dead-straight field boundaries.
57	Former Orchards	This area was once an orchard planted with fruit trees, but these have been lost in the C20th.
58	Modern Settlement	This is an area of modern settlement that was developed during the C20th.
59	Orchard	Orchards planted with fruit trees.

Appendix 2. Historic maps and documents

Map date	Type	Reference	Comments
1814	'A reduced plan of the parish of Halberton in the county of Devon'.	DC/E/12/Bristol Record Office	See Text
1840	Tithe Map Halberton	TM Halberton	Tithe map
1840	Apportionment Halberton	TA Halberton Devon Heritage Centre	Tithe apportionment
1890	6'' Ordnance Survey map	Devon Heritage Centre	See text
1905	2 nd Edition Ordnance Survey map	Devon Heritage Centre	See text
1969	Ordnance Survey Map	On line resources	See text
1947	RAF aerial photograph	Devon Heritage Environment Record Devon HER Arch/DM/HER/MD/CDV28513b)	See Text

Appendix 3. Tithe Apportionments Halberton 1840

Apportionment no.	Landowners	Occupiers	Names & Description of Lands & Premises	State of Cultivation
1375	Abraham Hayward	John Webber	Pine Apple (part Halberton Court)	Arable
1376	Abraham Hayward	John Webber	Orchard (part Halberton Court)	Orchard
1377	Abraham Hayward	John Webber	Strayed Park (part Halberton Court)	Arable
1429	Abraham Hayward	John Webber	House, garden, Barton's Green and orchard (part Halberton Court)	Buildings and waste
1430	Abraham Hayward	John Webber	House, garden, Barton's Green and orchard (part Halberton Court)	Buildings and waste
1431	Abraham Hayward	John Webber	House, garden, Barton's Green and orchard (part Halberton Court)	Buildings and waste
1432	Abraham Hayward	John Webber	House, garden, Barton's Green and orchard (part Halberton Court)	Buildings and waste
1433	Abraham Hayward	John Webber	House, garden, Barton's Green and orchard (part Halberton Court)	Buildings and waste
1434	Abraham Hayward	John Webber	House, garden, Barton's Green and orchard (part Halberton Court)	Buildings and waste
1435	Abraham Hayward	John Webber	Spur Orchard (part Halberton Court)	Orchard
1436	Rev Sydney Smith (Glebe)	Revd John Evans	The Vicarage house and lawns	Buildings

1437	Rev Sydney Smith (Glebe)	Revd John Evans	The Vicarage house and lawns	Buildings
1443	Rev Sydney Smith (Glebe)	Revd John Evans	Poor House and Garden	Buildings
1444	Rev Sydney Smith (Glebe)	Revd John Evans	Church and churchyard	Buildings
1391	Rev Sydney Smith (Glebe)	Revd John Evans	Methodist Chapel	Buildings
1441	Mary Finnimore under Church Of Bristol	Herself	House garden orchard and plot	Buildings
1442	Mary Finnimore under Church Of Bristol	Herself	Perhayes	Arable
1445	Mary Finnimore under Church Of Bristol	William Finnimore	Dinhams Orchard	Orchard
1446	Mary Finnimore under Church Of Bristol	William Finnimore	House garden and barn	Buildings
1449	Abraham Hayward	John Webber	Cottage and Garden (part Halberton Court)	Cottage

Appendix 4. Historic England - Listed buildings (No. as shown in Figure 5)

Ref. No.	HE No.	Summary	NGR
Grade I			
10	1306759	<p>Parish Church of St Andrew ST 01 SW 2/ 5.4.66 GV I Parish church. Largely C15 although the chancel probably incorporates earlier fabric, and the font is Norman; 2-storey vestry C16; the church was extensively restored and partially rebuilt in 1847-8 by John Hayward; chancel restored, 1887. Coursed rubble sandstone with Portland stone dressing; Beer stone detailing internally. West tower, nave, north and south aisles, north vestry set transeptally, chancel, sanctuary. Exterior: west tower, 2 stages, plinth, battlements with corner pinnacles; diagonal buttresses to north west and south west only; polygonal stair turret to north rises to full height of tower and is separately battlemented; Perpendicular pierced belfry openings of 3-lights (north, only of 2). Large clocks below to south, west, and east, one dated 1861. Lower stage with single-light window to south, 4-light west window, Perpendicular, with concave moulding bearing fleurons; contemporary west doorway with concave moulding. South side: 4-window bays with porch and polygonal rood screen/aisle roof access stair turret, the whole front battlemented; all south aisle windows, including west and east, Perpendicular, of 3-lights, and largely C19 (i.e. probably 1847-8), with hood moulds and head terminals. Moulded priest's doorway stands immediately east of stair turret. Porch, gable battlemented, with heraldic panel above outer entrance, looks largely C19; inner south doorway with concave moulding bearing fleurons, and ogee-headed canopied niche above; gargoyles to this side look medieval. North side: 4 window bay to north aisle; these and those to east and west, of 3- lights, Perpendicular, the west window, patched but largely original; all with hood moulds and head terminals; substantial 2-storey vestry (unbattlemented) with 2-light square-headed window to north (first floor) and east (ground floor), the latter with its stanchions and saddle bars intact. Chancel windows all C19, but that to the north replaced in the awkward cramped position of the original which suggests that the chancel considerably earlier than the aisles. 4-light east window, Perpendicular with transom. East end with gable parapet, unbattlemented. All angles unbattressed. Interior: arcades of 5 bays with no structural division between nave and chancel; the 3 easternmost bays (1 to nave, 2 to chancel) with taller piers, the break marked awkwardly with half capitals at different levels; pier sections octagonal, all on identical square bases with pyramid stops. The change in pier height might reflect a change in the medieval design, but the Gentleman's Magazine (June 1849) remarks that the whole church was new 'with the exception of the 4 walls, ... the piers and arches ... rebuilt', but presumably using some old materials. Double chamfered arches look earlier than the conventional C15 standard type; capitals simply moulded, with fleurons. Unadorned tower arch; open wagon roof to nave and chancel, of 1847-8, could retain earlier timber, with a large principal above the nave- chancel division resting on stone corbel heads. Flat plain boarded ceilings to aisles. Ogee-headed, cusped piscina to sanctuary, south wall. Furnishings and fittings Font: Norman scalloped bowl font, 3 cones to each side with intersection dart; roll moulding to neck; cylindrical shaft; circular base. C19 plinth. Pulpit: an exceptional piece; the detailing looks C14 rather than C15 (especially the nodding ogee canopies); wooden, carefully repaired but largely intact with C19 open stair. Polygonal; 5 decorated panels, all of 2 tiers depressed between angle fin muntins; upper tier with nodding ogee canopies, finials and pinnacles; lower tier with square-headed panels, each of 2-lights, the tracery with roundels and ogee forms; central rail and inner faces of fin muntins adorned with knobs of foliage; base battlemented, with more foliage below. Stone plinth. Screens: (1) rood screen: 11 bays with groined coving intact on both sides; each bay with open tracery, Perpendicular, not of the conventional Devon type, but with a heavy central mullion,</p>	<p>ST 00564 12893 South of the Site, Adjacent to boundary.</p>

		<p>wainscotting to similar design; muntins with roll moulding and big moulded bases; moulded cornice survives. According to Bligh Bond, circa 1420, carefully repaired 1866. (2) south parclose, 3 bays, of 2-lights, much cusping, cornice of heavy vine leaf trails, battlementing; Bligh Bond considers that it pre-dates the rood screen. Later in date is (3) north parclose, 3 bays of 2-lights, similar to (2) but with much more knobly cusping, and a lighter vine trail cornice, more in the normal Devon mould. Note that the main screen has short connecting links to the piers immediately east; the parclose screens extend eastwards of these piers. Another stretch (2 bays) of the rood screen was removed to beneath the tower arch in 1924. Rood loft entered through 2 studded doors which look medieval, that to the south with elaborate floriated hinge. Another medieval door to vestry. Monuments: south chancel aisle, south wall, Humphrey Were, d. 1625, much damaged, the architrave missing, but armorial bearings and inscription panel of good quality. 2 C17 tomb slates immediately west of screen, dated 1617 and 1621 respectively. North aisle, north wall, to Richard Clark, d. 1728, cartouche with cherubs and shield. South aisle, south wall, to Joan Pullin, d. 1774, slate memorial inscription set in stone architrave-with entablature. North aisle, north wall, to John and Cecilia Chave, 1807, weeping woman and urn. C19 decorative work. Traces of saltire motifs of north aisles, north wall. Fine, complex tiling scheme to sanctuary. Pierced brass candle-holder panels to each side of sanctuary, along with 2 wall lamp holders, all of circa 1847-8. Glass: 4, possibly C17, figures leaded into west window. North aisle (in III) Ascension by Lavers and Westlake, 1894. East window, not dated, with scenes from the life of Christ. References: John Stabb, <i>Some Old Devon Churches I</i>, (n.d.), 57-9, plates 46 and 47; Pevsner, <i>SD</i>, p.174; F Light Bond, "Devonshire Screens and Roodlofts", <i>Trans Devonshire Association</i>, 34; Beatrice Cresswell, <i>Deanery of Cullompton</i>, typescript in West Country Studies library.</p>	
Grade II*			
2	1106643	<p>The Priory, High Street ST 01 SW 2/197 24.10.51 - II* Large detached house; a small assembly or college of Augustinian canons was established here; it was dissolved in 1539 and the building converted into a dwelling; the earliest surviving work appears to be late C16, with later alterations. Mainly cob, plastered, with finely coursed sandstone front lateral stack; gabled end slate roof. Formerly a 3-room through-passage plan, with the lower end to the right of the passage; with rear and lower end extensions. The great front lateral stack with moulded string course and cap, and paired moulded set-offs, heats the hall; external end stack heats inner room; an external lateral rear stack with 2 set-offs heats lower end. The lower end extension is heated by an end stack, but there is evidence for the building having extended further along this axis. All stacks (except front) with brick shafts. 2-storeys throughout. Front: 4-window range; a and 4-light window to either side of the stack at first floor level, each under a hood mould and separate gable in 2 and 3-light windows to either end; all with C19 timber casements, each light under shallow arch; the 4-light window has latticed leading. Ground floor with 2-windows of 2-lights, 1 of 3, and 1 of 4, the 4-light window to hall C16 with triple roll mouldings to stopped mullions and jambs, and leaf decoration in spandrels, each light under shallow arch. The other windows are C19 but follow the pattern of the original albeit in a rather simplified form. All under hood moulds. Wide door to passage, planked and studded, with chamfered surround. 2 triangular headed 3-light dormers, C19. The lower end extension has 2-light window to each floor; a projection forward, with slated set-off, could be the remnants of another front lateral external stack. Rear: six C19 casement windows; right hand end elevation, slate hung wall, with 2-light window, C19. Interior: Inner room: intersecting beams with composite mouldings (cyma recta, ovolo and roll) forming a grid of 6 ceiling squares, with a deeply chamfered axial beam to rear; hall with elaborately moulded intersecting beams, composite mouldings carrying twisted leaf trails, reminiscent of Devon church screen work, and forming a grid of 9 ceiling squares; this motif appears on the cornice; joists with roll moulding, and butt stops; fireplace with small roll moulding to surround, the mantel shelf supported by a re-used cyma recta moulded timber. Plank and</p>	ST 00718 13031 East of the Site c. 100m from Site boundary

		<p>munтин screens survive to both sides of the through-passage; bressumers and muntins chamfered and with carpenter's mitres, the muntins with diagonal stops. Square headed door surrounds, 1 to hall, 3 to lower end; 2 original doors, with fleur-de-lis hinges, and 1 with primitive fielded panel. Passage floor flagged. 2 small service rooms lead off passage, both with 1 chamfered beam. Roof: entirely replaced by a C19 (or later) common rafter roof.</p>	
15	1106644	<p>Old Cordwents and Cordwents Cottage, Lower Town, ST 01 SW 2/199 Nos. 1 & 3 - II* Pair of cottages. C15 or early C16 with later alterations. Roughcast cob, stone footings, with some stone. Gabled-end thatched roof. Formerly a 3-room, through- passage plan house open to the roof, the higher end to the left of the passage. Front internal lateral stack, stone with brick shaft dated 1837, heats hall; external end stack (now emerging from later lean-to) heats lower end. The inner room unheated. 2 storeys. Front: irregular fenestration; all windows with C19 or C20 casements; five 2- and 3- light windows to first floor, 4 of them under eyebrow eaves, one (of 3-lights) with 8 leaded panes per light. One single light window, and four 2-lights to ground floor. 2 doors, one to the former passage (which is now divided by a party wall between nos. 1 and 3), the other inserted later. Lower end lean-to with (re-used) 3-light window with ovolo-moulded mullions and double-ovolo-moulded frame. Rear: C19 and C20 casement windows, all of 2-lights. The building continues along the same axis at the higher end in the form of a now-converted linhay with tallet, weather boarded to rear, and with one inserted window to the front. Interior: a detailed description of the interior features of this building by N W Alcock and C Hulland and a further discussion by Alcock and M Laithwaite are in print. The jointed arches, stud and panel screens (2 to the through-passage and one between hall and parlour) fireplaces and beams as described there, all remain in situ. The roof space is still inaccessible. Nos. 1 and 3 Lower Town forms a good example of a medieval house with low screens, that underwent modernisation in the form of floor and stack insertion in circa 1550. References: N W Alcock and C Hulland "Devonshire Farm Houses, part IV", Trans Devonshire Association, 104 (1972), 49-53, with plan and-sections of cross-passage screens; N W Alcock and M Laithwaite, "Medieval Houses in Devon and their Modernisation", Medieval Archaeology, 17 (1973), 111 Note: this building was a Grade III listing and known as Cordwents Farmhouse; this name now applies to a C20 dwelling which is not listed.</p>	<p>ST 00427 12780 South-west of the Site c. 150m from the Site boundary</p>
Grade II			
1	1106641	<p>Greenway Bridge ST 01 SW 2/194 - II - Bridge carrying minor road over the Grand Western Canal; the canal was established under an Act of 1796, and the Halberton section completed in 1814. All ashlar conglomerate. Single elliptical arch with string course; round headed coping to parapet; roadway with kerb-blocks.</p>	<p>ST 00794 13228 North-east of the Site c. 250m from the Site boundary</p>
3	1106642	<p>Methodist Church High Street ST 01 SW 2/196 - GV II Methodist church. 1814 (datestone), remodelled in the late C19. Coursed rubble, stuccoed to front under slate gabled-end roof. A simple rectangular plan with gallery to front end over entrance. Front: Flemish gable with datestone in pediment; 2 round-headed windows, each of 2-lights, and leaded, above porch with moulded cornice and modillions, supported by 2 Tuscan columns: panelled door with semi-circular leaded fanlight. 2 round headed window to each side and otherwise very plain. Interior not inspected.</p>	<p>ST 00724 13002 East of the Site c. 100m from Site boundary</p>
4	1246123	<p>53 High Street. House. C17 or earlier; remodelled circa 1830s. Rendered stone and cob. Slate roof with gabled ends. Axial and gable-end stacks with rendered brick shafts. Plan: Probably originally a 3-room and cross-passage plan; remodelled circa 1830s; the hall with an axial stack on the right with a straight staircase behind forming an entrance lobby at the front, the left and right-hand rooms heated from fireplaces in gable end stacks, the left room [kitchen] has a straight staircase partitioned off at the back. A detached building behind the kitchen has been connected to the main range and a passage in a lean-to added on the side when the house was remodelled</p>	<p>ST00899 12872 East-south-east of the Site c. 350m from the Site boundary</p>

		in the C19; it is of 2-room plan with a central stack with an oven. Exterior: 2 storeys. Asymmetrical 4-window north front; C19 16-pane sashes at centre and right and 3-light casements on left; doorways to left and right with pediments on shaped brackets and panelled and glazed doors, the right-hand has later C19 open porch with turned posts and gabled canopy. Rear [S], two 16-pane sashes on first floor, C20 bay and French casement on ground floor; wing on right with lean-to in the angle and C19 Gothic window in gable end. Interior retains much C19 joinery, including panelled doors, window shutters and cupboards with neo-Classical architraves, Victorian chimneypieces and staircase with stick balusters. Rear wing has axial stack with clay oven. Some earlier re-used timber, including a head beam to a partition and a lintel. Both ranges have early C19 roof structures with lapped collar trusses.	
5	1169060	Willhays, Pond Hill ST 01 SW 2/202 Willhays - GV II Detached cottage. Early C17. Roughcast cob, with stone plinth, gabled-end slate roof. 2-room plan with central entrance, original plan uncertain. 2 end stacks with brick shafts. 2 storeys. Front: 3-light casement windows to each floor, with glazing bars, C19, 1 to first floor, 2 to ground; a substantial gabled roughcast porch, tall brick arched doorway with arched fanlight, and C20 door; a tiny window is set just under the eaves to the left of the porch. C20 extension to left-hand end; 1 C20 2-light window to right-hand end. Interior: 2 ceiling cross beams, chamfered with scroll stops; chamfered lintel to fireplace. Roof: 3 trusses, crossed and pegged, purlins resting on backs of principals.	ST00620 12875 South of the Site c. 10m from the Site boundary
6	1168991	Nos 1 and 2 Church Path and No 5 Pond Hill ST 01 SW 2/187 - GV II 2 dwellings. C17 with later alterations. Cob, stone plinth, roughcast, under gabled end and hipped pantiled roofs. Original plan difficult to reconstruct: a through-passage survives in the east wing, but the remainder of the building has been much remodelled; L-shaped, with end stacks to each component; brick shafts. 2- storeys. Front: (i.e. facing the church), possibly a former parlour wing. 2-window range, all windows of 3-lights, 1 with a cyma recta moulded lintel. The north elevation breaks plane at 4 points, the gable end of the range just described, with one 2- light window to ground floor; a small projection, perhaps a stair turret, with one 2-light window to each floor; a deeper projection which contains the entrance to the through-passage and two 2-light windows, metal frames; the fourth plane, under a hip, has no windows. South elevation with 2, 4 and 8-light windows, all with C19 or C20 frames and casements. No interior inspection.	ST00610 12872 South of the Site c. 10m from the Site boundary
7	1106640	Railings and wall enclosing parish churchyard to south and east ST 01 SW 2/192 - GV II Churchyard railings. 1856. Chamfered stone plinth, stone piers at intervals with triangular headed caps; stretches of wrought iron railing between piers each made up of uprights and 3 rails, with bosses at the intersections; 1 pair of shaped struts per sections.	ST00600 12863 South of the Site c. 10m from the Site boundary
8	1106645	No. 6 (Church Gate Cottage) ST 01 SW 2/201 - GV II. Cottage adjacent to the barn facing on to Church Path (q.v.) Probably C17 with later extension. Plastered cob, with stone plinth, hipped and half-hipped thatched roof. Originally a single room plan cottage at one end of the above-mentioned barn, the cottage with a C19 1-room extension, the joint between the 2 builds clearly visible. 2 storeys. Front: 2-window range, casement windows all C19 or C20, barred, with glazed gabled-end porch with slate roof; axial stack with brick shaft, formerly the gable end stack to original cottage.	ST00606 12889 Within and forming part of the south boundary of the Site
9	1325789	Church Barn 23 metres south south-west of - Halberton Court and adjoining No.6 Pond Hill ST 01 SW 2/193 GV II Barn, formerly a dwelling. C17 with later alterations. Random rubble plinth with cob above, some plaster, under corrugated-iron roof, half-hipped to north, and adjoining No. 6 Pond Hill (q.v.) to south; some thatch survives beneath present roofing material. Original plan not known, but the structure is of 2 builds, the division marked by a distinct change in the height of the rubble plinth. Front (ie. facing away from church): one C17 4-light window with ovolo moulded mullions and	ST00601 12897 Within and forming part of the south boundary of the Site

		double-ovolo-surround; and another probably later of 3 lights with chamfered mullions and surround, to first floor; four 3, 4 and 6-light windows to ground floor, all chamfered, and a blocked door. Rear (facing church): two 3-light windows to first floor, 2 of 4 lights below, all with chamfered mullions and surrounds, those to the ground floor rather deeper and perhaps older than those above, ie perhaps C17. Right-hand end largely of brick, with C20 vehicular entrance. Interior with remains of 1 cob cross-wall; 7 principal trusses, 2 of them C19, the others - with collars, the apex pegged, crossed and halved - probably C17. The barn occupies an important position directly east of the parish present church.	
11	1249321	Tomb chest 15 metres south of - parish church, immediately east of path to church ST 01 SW 2/191 - II Tomb chest. Late C17 or C18. Stone moulded slab on freestone base. Inscription indecipherable.	ST00574 12876 South of the Site c. 30m from the Site boundary
12	1326168	Tomb chest 12 metres south of - parish church to the west of path to church ST 01 SW 2/190 - II Tomb chest. Early C18. Stone block slab on plain chest with moulded plinth. Inscription indecipherable.	ST00546 12882 South of the Site c. 40m from the Site boundary
13	1105894	Halberton Primary School Church Path , ST 01 SW 2/188 - GV II Primary school, formerly the Halberton First National School. 1844. Coursed volcanic trap rubble under gabled end slate roofs. Main range with 2 cross wings. Single storeyed. Front: asymmetrical, the 2 cross wings each with 3-light windows, transom and surrounds chamfered; 3-windows to main range, 2 between the cross wings, and one to the extension of the range to the left, 2-lights; all square-headed with latticed glazing bars almost intact. Gable walls of wings contain name and date plaque. Rear almost identical except that 1 of the wings does not project and its roof is half-hipped. Rectangular ablution and latrine block. Single-storeyed C20 kitchen extension under flat roof to 1 side. The school occupies an important site facing the south front of the parish church.	ST00548 12855 South of the Site c. 50m from the Site boundary
14	1325791	No. 2 (The Vicarage) Lower Town ST 01 SW 2/198 - GV II Vicarage with a wing in separate occupation. 1847. By John Hayward. Coursed volcanic trap. Gabled-end slate roofs. Double-depth plan consisting of 2 parallel ranges separated by central stair hall with side entrance, and at the opposite side a cross wing which continues at the rear as a service wing. The cross-wing is now separately occupied. 2 storeys. Side entrance elevation: 2 blank gable ends flank narrow depressed entrance bay; tripartite entrance ensemble (in the form of a Venetian window), semi-circular fanlight, panelled door, narrow side windows, all with architrave; 12-pane hornless sash window above. Garden front: 3 window range to main block, 1st floor all 12-pane hornless sashes, ground floor tall 15-pane sashes except one now converted into French windows; the garden end of the cross wing slightly advanced to right with tripartite hornless sash window to each floor, 4:8:4, and small 4-light sash window to attic. Axial stacks with brick shafts. Overhanging eaves throughout with console brackets. Reference (to architect) : DRO, Faculty Petitions.	ST00474 12897 West of the Site c. 25m from the Site boundary
16	1325792	No. 6 (Deanswell) Lower Town , ST 01 SW 2/200 - - II Detached cottage. C16 or C17, perhaps earlier, with later alterations and additions. Plastered cob, with stone footings, plastered, gabled-end thatched roof. Probably a 3-room, cross passage plan house, the higher end to the right of the passage, with a rear parlour wing. External front stack with one set-off and 2 string-courses, probably stone with brick shaft (all plastered) heats hall; internal end stack heats inner room, with brick shaft. 2 storeys. Front: Two 2-light casement windows to first floor, both to right of external stack; 3 of 2 lights to ground floor, only one of which has glazing bars. C20 pan-tiled, boarded porch. Left-hand end lean to extension. Interior not inspected. 2 chamfered cross beams visible, and a chamfered door	ST00433 12678 South-south-west of the Site c. 200m from the Site boundary

		surround with pointed arch, to rear, presumably to stairs. This house may contain an ancient roof.	
60	1105883	Crownhills Bridge SS 91 SE 1/153 - II Bridge carrying minor road over Grand Western Canal; the canal was established under on Act of 1796, and the Halberton section completed in 1814. All coursed conglomerate. Single elliptical arch with string course; round-headed coping to parapet. The roadway retains its kerb-blocks.	SS 99735 12737 West-south-west of the Site c. 800m from the Site boundary
61	1326158	Bridge at SS998132 SS 91 SE 1/146 - - II Bridge carrying the A373 over the Grand Western Canal; the canal was established under an Act of 1796 and the Halberton stretch completed by 1814. Conglomerate ashlar. Elliptical arch, string course, round-headed coping stone to parapet.	SS99841 13100 West-north-west of the Site c. 700m from the Site boundary
62	1326162	Milestone at SS998133 SS 91 SE 1/164 - - II Milestone on the Grand Western Canal. Circa 1814. Simple stone with the Roman numeral III marked upon it (recording the number of miles from Tiverton which marks the terminal point of the canal); there appear to be comparatively few milestones remaining on this stretch of the canal. The Grand Western Canal was established under an Act of 1796 and the Halberton section was completed in 1814.	SS99860 13149 West-north-west of the Site c. 700m from the Site boundary
63	1105890	Sellick Bridge ST 01 SW 2/175 - - II Accommodation bridge carrying track over the Grand Western Canal; the canal was established under an Act of 1796 and the Halberton section completed in 1814. Brick with conglomerate stone coping; elliptical arch, moulded brick string course, round headed coping stones to parapet, with a course of blue bricks beneath. Brick piers. English bond.	ST00220 13571 North-west of the Site c. 650m from the Site boundary
64	1325790	Ferbers High Street , ST 01 SW 2/195 GV II Detached cottage. C17 with later alterations. Coursed rubble, part plastered, under gabled end thatched roof. L-shaped plan, probably a 2-room cottage with wing added. 2-storeys. Front (to roadside); one 2-light window to first floor of main range, 2 below (1 of these C20 replacing a doorway), all with C20 leaded panes; thatched porch supported on plain poles to wing, with bay window (1:2:1 lights) to the right under a small 2-light window. Heavy brick buttress to right-hand gable end of wing. Rear: all C19 and C20 casement windows (3 to first floor, 2 to ground), and conservatory. Internal end stack to front end of wing, a second stack to rear of junction of wing with main range; brick shafts. Interior: wing fireplace, much renewed, but retaining side oven and evidence of smoking chamber; heavy chamfered beam with step stops. Roof: an intact late C17 roof, the trusses morticed, pegged and crossed at apex, with collar.	ST01120 12850 East-south-east of the Site c. 650m from the Site boundary
65	1169073	Orchard House Willand Road ST 01 SW 2/207 - - II 2 dwellings, formerly 1 farmhouse. Possibly late C16, with later alterations. Coursed rubble under gabled-end slate roof. Formerly a 3-room, cross-passage plan, with lower end rear wing. External front lateral stack heats hall, external end stacks heat other main rooms, and in internal gable end stack heats wing; all with brick shafts. 2-storeys. Front: dominant external lateral stack with moulded set-offs at foot of brick shaft, and a string course at the eaves level of a catslide roof to the left which covers a stair turret and landing that lacks any front windows but which is lit by a small 2- light end window; C19 porch, slated and glazed, with 1 2-light casement window to both floors to the right. Right-hand elevation: 2-light casement windows to each floor to left of external end stack; this stack has paired set-offs below shaft, and a single set-off at the eaves level of the rear lower end wing, the 2 features being connected by a course of edged brick, perhaps marking the site of a stair turret; clear masonry joint between main range and wing; one 2-light window to each floor of this elevation of wing. Rear: two 4-light windows to ground floor, set close together, and sharing one hood mould, now partly missing, 15 leaded panes per light and stanchions; C19 two-light window, and 1 of 4-	ST01231 12830 East-south-east of the Site c. 700m from the Site boundary

		lights, with 15 leaded panes per light, under hood mould to first floor. Wing with 1 ground floor window, boarded under hood mould to ground floor and a blocked window above with no hood mould. Interior: chamfered cross beams to inner room, and deeply chamfered axial beam to lower end; interior not entirely inspected; roof not seen.	
66	1105881	Bridge at ST 001122 ST 01 SW 2/147 - II - Bridge carrying minor road between Halberton and Ash Thomas over the now dismantled Tiverton branch line of the Bristol and Exeter Railway; the branch was opened in 1848. By I K Brunel. Limestone ashlar, with coursed rubble sandstone revetment and sandstone ashlar plinth. Wide skew arch; moulded strong course; moulded coping to parapet.	ST00065 12136 South-west of the Site c. 950m from the Site boundary