

Barton House,  
Otterton, Budleigh Salterton, EX9 7HU  
Heritage Statement

August 2021



## Barton House, Otterton, Budleigh Salterton, EX9 7HU

### Heritage Assessment

**Client** Charlotte Fitzgerald  
**Project Number** A2147  
**Prepared By** Nick Bishop

Rev Number	Description	Undertaken	Date
1.0	DRAFT	NS	14/05/2021
2.0	FINAL	NB	17.08.21

The material presented in this report is confidential. This report has been prepared for the exclusive use of the named client and shall not be distributed or made available to any other company or person without the knowledge and written consent of Avalon Planning Ltd.

## Contents

<b><u>INTRODUCTION</u></b> .....	4
<u>Project Background</u> .....	4
<u>Site Location and Description</u> .....	5
<b><u>HISTORY AND PHASING</u></b> .....	6
<u>History and Phasing of the Application Site</u> .....	6
<b><u>STATUTORY AND PLANNING POLICY CONSIDERATIONS</u></b> .....	14
<u>National Planning Policy</u> .....	14
<u>Local Planning Policy</u> .....	15
<u>Assessment Methodology</u> .....	16
<b><u>SIGNIFICANCE</u></b> .....	17
<b><u>ASSESSMENT OF IMPACT</u></b> .....	18
<u>Details of Proposed Development</u> .....	18
<b><u>CONCLUSION</u></b> .....	21
<b><u>REFERENCES</u></b> .....	22

## INTRODUCTION

### Project Background

- 1.1 This Heritage Statement has been prepared by Avalon Planning & Heritage on behalf of Charlotte Fitzgerald to accompany Planning and Listed Building Consent applications for minor internal alterations and the installation of a domestic oil tank and a greenhouse within the grounds at Barton House. It meets the requirements of a Design and Access Statement, for the purpose of the application validation requirements. The property is in Otterton, just over a mile north-east of Budleigh Salterton. Barton House is Grade II listed and sits within Otterton Conservation Area.
- 1.2 In accordance with the requirement at paragraph 189 of the National Planning Policy Framework (NPPF) this statement describes the significance of the heritage assets affected by the proposals and provides an assessment of their impacts on that significance. The assessment methodology is in accordance with Historic England's *Statements of Heritage Significance, Advice Note 12* (2019) *Conservation Principles* (2008) and the *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (2017).
- 1.3 The statement is structured as follows:
  - Section 2 sets out the history and phasing of the site
  - Section 3 summarises the statutory and policy requirements
  - Section 4 describes the significance of the site
  - Section 5 provides an assessment of impact of the development on the listed building and Otterton Conservation Area

## Site Location and Description

- 1.4 Barton House, is a grade II listed, detached, former farmhouse situated on Church Hill in Otterton. Otterton lies between Budleigh Salterton and Sidmouth on the east side of the River Otter and is largely surrounded by agricultural fields.
- 1.5 According to the National Heritage List Barton House was constructed in the early 16<sup>th</sup> century as a barn, but was later converted to use as a farmhouse, and then remodelled around 1850. It is double depth, two storeys and has a walled garden sloping down from the west side of the house. St Michael's parish church lies opposite to the east, separated from Barton House by Church Hill road, from which Barton House may be accessed. The river Otter runs north to south on the west side of Barton house with gardens and trees in between.



Figure 1.1 [left] Google Satellite Image with application site outlined in red



Figure 1.2 [right] Ordnance Survey Map of the area (Bing Maps)

## HISTORY AND PHASING

### History and Phasing of the Application Site

- 2.1 Desk-based research has been carried out to gather together the history of Barton House. Alongside archive material, a key source is research carried out by local historian Gerald Millington, published on the Otterton Parish Council website in 2018. This information has itself been assembled from referenced archival material. Information has also been sought from the planning register, historical Ordnance Survey mapping and an information pamphlet produced by the Otter Valley Association.
- 2.2 The Manor of Otterton is believed to be of Saxon origin. It is recorded by the Domesday Survey of 1086 to have belonged to the Abbot of Mont-Saint-Michael. Until the 20<sup>th</sup> century the main industry of Otterton was farming, and there was also a thriving wool industry and a port which provided access to the sea.
- 2.3 Barton Farmhouse was built in the early 16<sup>th</sup> century, the listing description noting that it was probably built as a monastic barn belonging to Otterton Priory. The Priory had been endowed on Syon Abbey, part of the monastic house of the Order of the Most Holy Order (Bridgettine Monastery), in 1414. The barn was converted to a farmhouse, probably after the dissolution of the monasteries in 1539. Barton House was originally built with stone rubble; the end walls having survive, and the huge bases of the original timber roof trusses remain in-situ, showing that the barn originally had a five-bay structure. The barn and house would originally have had a thatched roof but this was later replaced in slate.
- 2.4 When Henry VIII dissolved the monasteries in 1539, Richard Duke Hayes Barton bought Otterton Manor along with the Manor of East Budleigh according to *History of Parliament Trust* publications. A letters patent, held by Devon Heritage Centre, issued by King Henry VIII in 1540 states: 'Richard Duke and Elizabeth his wife, granting in fee, for £1727.14.2 the manors of Otterton...[etc.]'. It is believed that Otterton became their chief residence outside of London.

- 2.5 It has been suggested that Barton House could have been used by the family as a residence in Otterton whilst Richard Duke built the Manor House behind the church in Otterton (formerly a 12<sup>th</sup> century priory before it fell into ruin after the reformation, and now Otterton C of E Primary School).
- 2.6 In 1776, an advertisement for 70 acres of land at Barton Farm for letting was published in the *Exeter Flying Post* but the farm was then put up for auction in 1777. *The Exeter Flying Post* advertises the Manor of Otterton Auction and lists 'Otterton House, offices, outbuildings, yards...together with the rich and fertile Barton or Farm of Otterton.' A similar advertisement in *The General Evening Post* describes the inclusion of: 'an elegant mansion house on the west end of [...] Otterton' along with pigeon-house, out-houses, several walled gardens with fruit trees, several orchards, planted with cider fruit, a park with about 150 deer, carp ponds, large saltwater ponds and several hundred acres of arable, meadow and pasture ground, rabbits, a lime kiln and lime stone for the 'purposes of manuring the farm and repairing the buildings' It also acclaims the farm for being 'esteemed to be one of the most healthy farms in the county of Devon'.
- 2.7 Otterton Parish Council History records that Barton House (or farm during this time) was managed and occupied by the Tilman family. They suggest that Thomas Tilman was the manager of the farm, having been granted a twenty-one-year lease in 1781.
- 2.8 In 1785 the estate was eventually sold to Denyse Rolle Esq. as publicised in newspapers such as the *Public Advertiser*. In the early 19<sup>th</sup> century, Otterton Barton (the farm) was split into two farms: South farm and Barton Farm. Charles Tilman, son of Thomas, moved to South Farm. Barton Farm was recorded to have been rented by Mrs Mary Bastin and her three sons. In 1814, the farm was advertised again following the death of Mrs Bastin. It was described by newspapers as 'an exceeding good house and other conveniences, 10 acres of orchard, 34 of rich meadow and 235 more or less of arable and pastureland'.
- 2.9 By the Tithe Map of 1844, Otterton (Barton) Farm, still within ownership of the Rolle family, was being occupied and presumably managed by William Burrow. Burrow is listed on the Tithe apportionment as occupying the homestead and courtledge (now Barton House), two gardens, a nursery, a walled garden, a pond, five coppices, ten acres of orchard, twelve of pasture and over 220 acres of arable land.

- 2.10 The rough layout homestead courtledge (lot 1235 on the Tithe apportionment shown below). The farmhouse was approached from the south via a farmyard, and there was a secondary courtyard to the north.

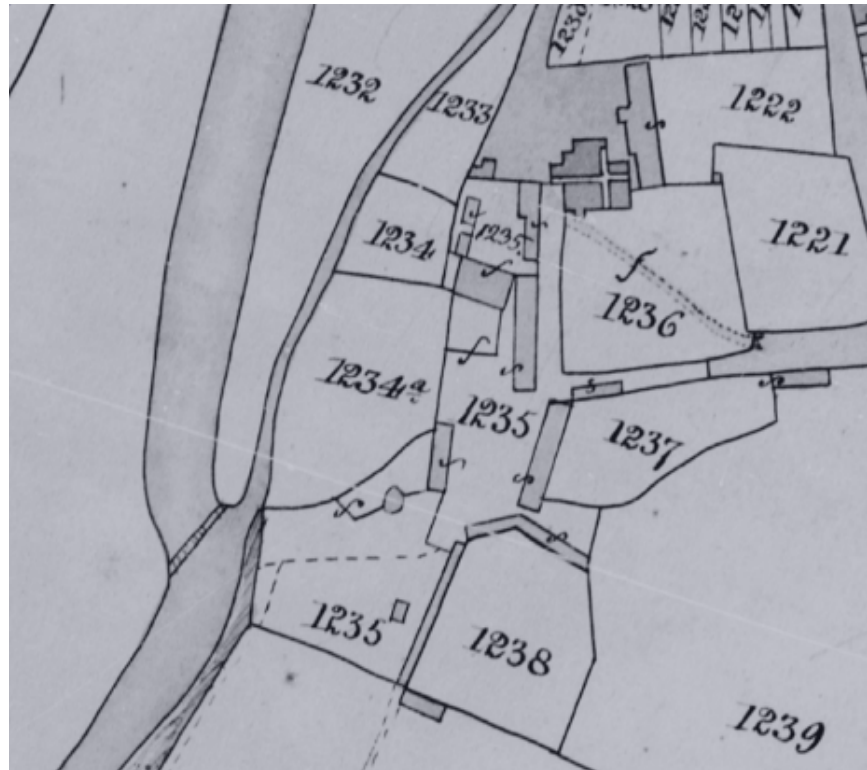


Figure 2.1 [Above]: Barton Farm on the Tithe Map of the Parish of Otterton, 1844.

- 2.11 The Rolle family would have been responsible for the mid-19<sup>th</sup> century alterations to the house mentioned in the listing description. Pevsner in *The Buildings of England: Devon*, writes that Rolle began a redevelopment campaign in the mid-19<sup>th</sup> century across the estate.



- 2.12 The listing description states that refurbishment was mainly internal, including the addition of a king post truss roof with joinery details which date to the 1850s. The List Entry also notes that during these refurbishments, the walls were raised around two metres and the first floor was extended with rendered brick.
- 2.13 The census records of 1861 show that the farm was occupied and managed by the Harding family in the latter part of the 19<sup>th</sup> century. It lists Charles Harding as head of the house, 'farmer of 300 acres, employing seven men and two boys'. Aside from his wife, he also lives with two sons, two daughters, a sailor, and a servant. Barton farmhouse is listed as 'Barton Farm Private House'.
- 2.14 In 1871 Charles' son Richard Harding took over the farm, which stayed in the Harding family until the early 1900s. The historical Ordnance Survey maps below (fig 2.2 and 2.3) show the development of the farm since the mid-1840s. The extension to the north elevation is shown extending into an 'L' shape perpendicular north of the house. A southern range was added to the southern farmyard by 1889.



Figure 2.2 [Left]: OS map of Otterton, 1889

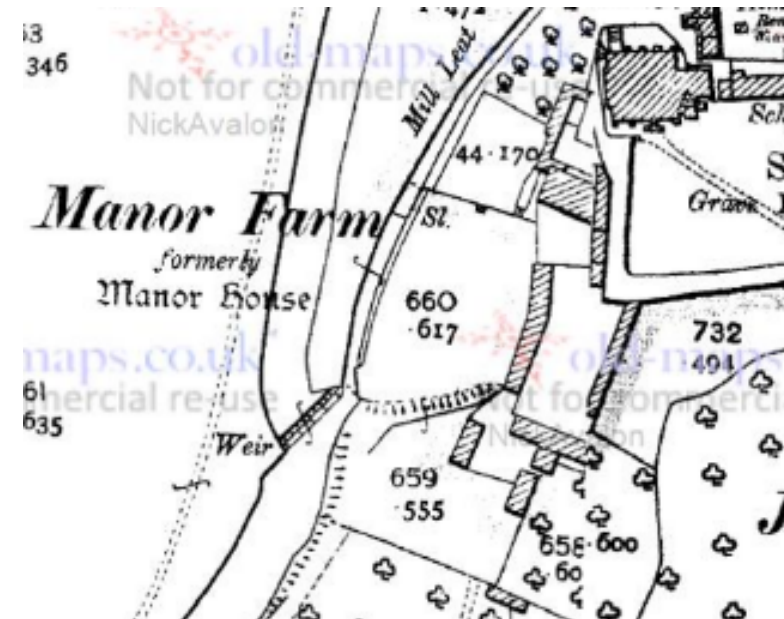


Figure 2.3 [Right]: OS map of Otterton, 1905

- 2.15 Lord John Rolle's nephew, Mark Trefusis, then inherited ownership of the manor around the late 19<sup>th</sup> century, consequently adopting the name 'Rolle' upon his inheritance. The farmstead is much unchanged at this time as can be seen by the map above (fig. 2.3). Trefusis died in 1907 with the land then becoming part of the Clinton Estate.
- 2.16 Sydenham Carter took over occupancy and management in the early 20<sup>th</sup> century. The census record of 1911 shows Carter as the farmer of Barton Farm at this time. Three out of eight of his children worked with him on the farm. The Census records that the farmhouse had eleven rooms.

**CENSUS OF ENGLAND AND WALES, 1911.**

Number of Schedules **90**  
(To be filled up by the Enumerator after completion.)

*Before writing on this Schedule please read the Examples and the Instructions given on the other side of the paper, as well as the headings of the Columns. The entries should be written in full.*

*The contents of the Schedules will be treated as confidential. Strict care will be taken that no information is disclosed with regard to individual persons. The returns are not to be used for proof of age, as in connection with Old Age Pensions, or for any other purpose than the preparation of Statistical Tables.*

NAME AND SURNAME	RELATIONSHIP to Head of Family.	AGE last Birthday and SEX.	PARTICULARS as to MARRIAGE						PROFESSION or OCCUPATION of Person aged ten years and upwards.				BIRTHPLACE of every person.	NATIONALITY of every Person born in a Foreign Country.	DEFICIENCY.
			Single.	Married.	Widow.	Divorced.	Other.	Other.	Personal Occupation.	Industry or Service with which worker is connected.	Whether Employed or Working as Free Man.	Whether Working Home.			
1. <i>Edmund Barton</i>	<i>Head</i>	<i>73</i>	<i>Married</i>	<i>37</i>	<i>9</i>	<i>8</i>	<i>7</i>	<i>Farming</i>	<i>100</i>		<i>Employer</i>	<i>Town, Hartford</i>			
2. <i>Susan Emma Barton</i>	<i>Wife</i>	<i>59</i>	<i>do</i>	<i>37</i>	<i>9</i>	<i>5</i>	<i>1</i>	<i>Working on the Farm</i>	<i>110</i>		<i>0</i>	<i>do do</i>			
3. <i>Edmund Barton</i>	<i>Son</i>	<i>33</i>	<i>Single</i>					<i>do do</i>				<i>do do</i>			
4. <i>Charles Barton</i>	<i>Son</i>	<i>30</i>	<i>Single</i>					<i>do do</i>				<i>do do</i>			
5. <i>Frank Barton</i>	<i>Son</i>	<i>28</i>	<i>do</i>					<i>do do</i>				<i>do do</i>			
6. <i>Henry Barton</i>	<i>Son</i>	<i>26</i>	<i>do</i>					<i>Domestic Service</i>	<i>94</i>	<i>701</i>		<i>do do</i>			
7. <i>Beatrice Barton</i>	<i>Daughter</i>	<i>24</i>	<i>do</i>					<i>Working on the Farm</i>				<i>do do</i>			
8. <i>James Barton</i>	<i>Son</i>	<i>22</i>	<i>do</i>					<i>Working on the Farm</i>				<i>do do</i>			
9. <i>Elizabeth Barton</i>	<i>Daughter</i>	<i>20</i>	<i>do</i>					<i>do do</i>				<i>do do</i>			
10. <i>William Barton</i>	<i>Son</i>	<i>18</i>	<i>do</i>					<i>Working on the Farm</i>				<i>do do</i>			

(To be filled up by the Enumerator.)

Male	Female	Total
7	3	10

Write below the Number of Rooms in this Dwelling (Kitchens, Transoms, or Apartments). Count the Kitchen as a room but do not count cellars, landing, lobby, closets, bathrooms, and water-closets, offices, etc.

I declare that this Schedule is correctly filled up to the best of my knowledge and belief.

Signature *Edmund Barton*  
The Bartons, Barton  
Postal Address *Barton, Hartford*

Figure 2.4 [Above]: Census record for 'The Barton' 1911

- 2.17 Barton farmhouse remained little altered until Herbert Gibbs took on the lease in 1943. According to parish histories, Gibbs built a portable milking parlour (bale) and his sons, when they took over after his death, added barns and outbuildings to the south. These can be seen on the Ordnance Survey map of 1956 (fig. 2.5 below).

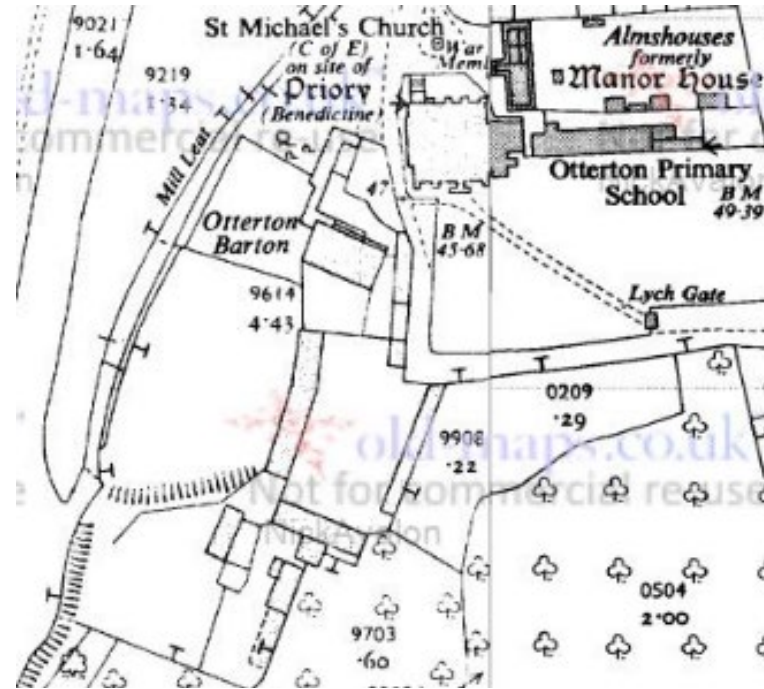
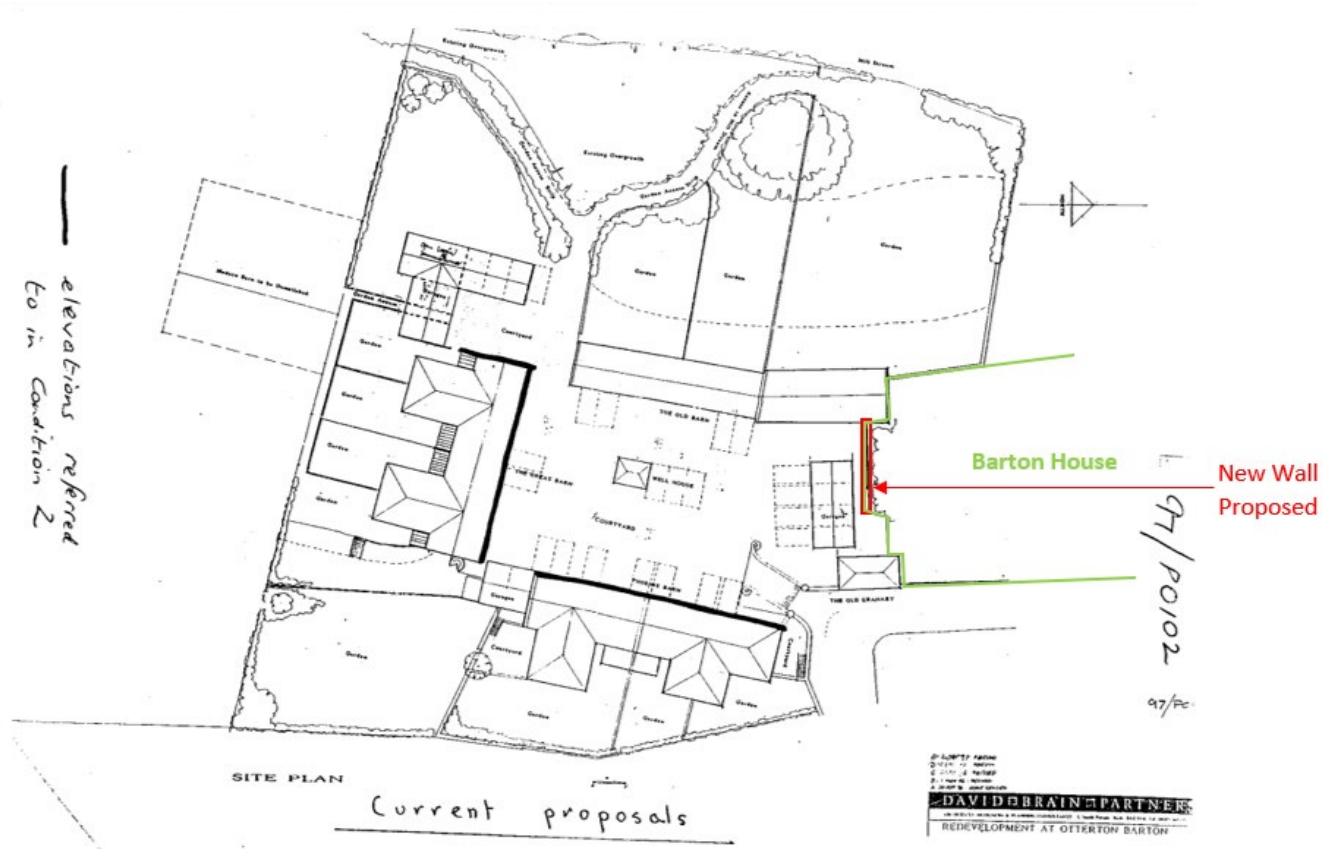


Fig 2.4 [Above]: Ordnance Survey Map of 1933

2.18 Finally, the farm was leased to Michael Harrison in 1972 as a dairy farm under the management of Richard Crowther and later Michael Hawkins, who transferred the cattle elsewhere to a new dairy unit in 1989. Barton farm was a working unit was closed in 1995 and permission was granted in 1997 for the conversion of the outbuildings and farmyard to the south into houses (ref: 7/38/97/P0102/00149/FULL). This included the insertion of a new boundary to separate Barton House from the new housing complex. A separate access was consequently created for Barton House from Church Hill. As a result of this change the connection between the farmhouse and its farmyard has been obscured. The front and rear of the house have reversed, the lawn now providing a private garden space to the rear and the north courtyard and porch now acting as the front elevation and arrival point into the site.



2.19 Following the sale of the farmhouse in 1999 the outbuildings to the north and east of the house remain in ancillary residential use. The main kitchen and breakfast room now occupy the northern lean-to and a formerly back-of-house room .

## SUMMARY OF STATUTORY AND PLANNING POLICY REQUIREMENTS

### National Planning Policy (2021)

- 3.1 Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act requires the Local Authority to have special regard to the desirability of preserving (i.e., not harming) Listed Buildings and their settings.
- 3.2 This requirement is maintained at Section 16 of the NPPF which addresses the conservation and enhancement of the historic environment. Conservation Areas are defined as 'designated heritage assets' (NPPF glossary), and paragraph 199 requires that great weight be given to their conservation. Proposals that preserve elements of setting that make a positive contribution to an asset or better reveal its significance should be treated favourably (paragraph 197) and loss of elements which contribute positively should be treated as harmful. Significance is defined in the NPPF as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.'
- 3.3 Paragraph 200 states that 'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a significantly designated heritage asset should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional'.

## Local Planning Policy

- 3.4 **The Local Plan for East Devon (2013-2031)** reiterates conservation and design requirements listed in National Policy. Policy C1 of the Saved Policies regards conservation areas specifically, stating that 'development within or affecting a Conservation Area must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.'

### **East Devon Area of Outstanding Natural Beauty (AONB)**

Otterton lies within the East Devon AONB. The management plan for East Devon AONB consists of the Partnership plan and the delivery plan. The Partnership plan is the five-year management strategy. Strategic aim one identifies the need to conserve and enhance the natural beauty of the AONB through the management of the historic environment. Policy L1 and L2 promote the support for developments which maintain and improve the historic environment. Policies P1 and P2 support developments which are high quality, sustainable, respect the historic character of the AONB.

### **Otterton Neighbourhood Plan**

- 3.5 The Otterton Neighbourhood Plan has been successful in referendum as of 6<sup>th</sup> May 2021 and is estimated to be adopted by June. Policy ONP2 reflects the Local Plan policy by saying that *Development within or adjacent to the Conservation Area must preserve the local distinctiveness of Otterton and, where possible, enhance the historic or architectural character and appearance of the site and Conservation Area, and must not detract from its setting.*

### **Otterton Conservation Area Appraisal**

- 3.6 The Conservation Area Appraisal, whilst published in 1999, reflects policies from the neighbourhood and local plans and the AONB that the quality of Otterton's historic environment should be conserved and enhanced.

### Assessment Methodology

- 3.7 The assessment methodology within this Heritage Statement draws on two documents by Historic England in particular. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008) provides a values-based framework for describing significance which broadly aligns with the terms used in the NPPF but includes aesthetic value – the ways in which people draw sensory and intellectual stimulation from a place. The *Good Practice Advice in Planning Note 3: The setting of Heritage Assets* (2017) is the recognised methodology for the assessment of settings impacts. The Note recommends a sequential assessment in which the contribution made by setting to significance first established, followed by an assessment of the impact on significance because of changes to setting.



## SIGNIFICANCE

- 4.1 Otterton Conservation Area was originally designated in 1972 and was extended in 1993 to cover most of the village of Otterton. Otterton is characterised by historic cottages usually of thatch and cob but also of render, slate roofs, and some sandstone. Barton House is an example of the local vernacular, and together with its outbuildings, contributes positively.
- 4.2 Barton House has evidential value as a listed building for its historic construction. It is built of stone rubble, 19<sup>th</sup> century brick and painted render. Its evolution from barn to farmhouse is unusual and illustrates wider post-reformation trends in land use. The building retains its 19<sup>th</sup> century form, but with modern porches to the east and north.
- 4.3 The internal floorplan shows a clear social hierarchy, with the kitchen and ancillary service rooms located at the eastern end of the building, and family rooms to the west. There was likely originally a winder stair next to the central fireplace, which would have been replaced in the 18<sup>th</sup> century by the main dogleg-stair opposite the front entrance and a separate service stair accessed directly from the kitchen. The original kitchen (now sitting room) and back kitchen retain flagstone floors and a large open fireplace. The drawing room to the west retains neo-classical detailing – cornice, dado rail and skirting, but the floor is a modern addition. The room was originally two parlours, the door to the southern of the two having been blocked up. The fire surround appears to be modern. The floor to the entrance hall is modern too and covers the original flagstone floor below.
- 4.4 Throughout the house there are doors of different ages – simple ledge-and-brace doors to the service rooms at first floor, as well as four and six-panelled doors to the main rooms, and glazed 20<sup>th</sup> century replacements. The middle room has a parquet floor and curved brick chimney piece, both likely 20<sup>th</sup> century. The timber surround behind is likely to be earlier. Most of the windows are 19<sup>th</sup> century casements with glazing bars.

## ASSESSMENT OF IMPACT

### Details of Proposed Development

- 5.1 The proposed works comprise minor internal alterations and the installation of a domestic oil tank and greenhouse.
- 5.2 The internal alterations include:
- Enlargement of ground floor W/C to form a shower room
  - New radiators throughout
  - Installation of a new oil tank to the north-east of the house
  - Installation of French drains and tanking at the northern and eastern elevation to address damp
  - Replacement of a likely 20<sup>th</sup> century fireplace
  - Removal of modern entrance hall floor
  - Secondary glazing to bedrooms one and two on the first floor
  - Replacement of inappropriate 20<sup>th</sup> century timber doors with traditional timber panelled doors
- 5.3 It is also proposed to improve the immediately surrounding landscape by replacing the unsightly concrete surfacing with gravel and planted beds.

### Heritage Impact

- 5.4 **Conversion of ground floor W/C to a shower with the stud partition to be realigned and a tile vent installed** – The proposal affects a modern porch so will not impact the significance of the building. The roof-tile vent will be discretely positioned without material impact on the character of the listed building.
- 5.5 **New Radiators** – The replacement of modern radiators will not affect the special interest of the building.

- 5.6 **Installation of a new oil tank in the barn** – The new oil tank will be located to the north of the house and screened from the listed building and wider conservation area. It will therefore have a neutral impact on the Conservation Area and the courtyard setting of the listed building.
- 5.7 **French drains and tanking** – The northeast corner of the house currently suffers from damp, an issue which is likely to damage the building over the long-term. French drains and tanking will resolve this issue, thereby enhancing the listed building.
- 5.8 **A new greenhouse** – This greenhouse will be constructed in a typical Victorian glasshouse design, of an appropriate scale and in keeping with the domestic setting of the farmhouse.
- 5.9 **Replacement of 1930s Fireplace**– The proposal is to remove the existing, unattractive, unoriginal 1930s fireplace where evidence of an earlier fireplace is believed to exist. The area will be investigated. Photographical and detailed written evidence will be submitted to inform a sympathetic design for the replacement fireplace or to inform the repairs of the original feature. This is considered a significant enhancement to the property as it will reveal features and material original to the house.
- 5.10 **Replacement of modern entrance hall floor** – This development comprises the removal of modern, unsympathetic flooring to expose, and where possible repair, the existing original flagstones. This is considered an enhancement to the listed property as it will reveal original material.
- 5.11 **Replacement of existing modern doors** – Modern doors identified on the accompanying drawings and schedules will be replaced with modern timber doors. This is considered as having a beneficial impact on the listed building as the replacements will be of a sympathetic design to the historic significance of Barton Farmhouse.
- 5.12 **Installation of secondary glazing** – The secondary glazing will improve the thermal performance of the building while preserving the original windows.

- 5.13 **External changes including the replacement of concrete with gravel** – The concrete external to the building will be replaced with gravel which is a more sympathetic material to the heritage asset therefore enhancing the setting of the listed building.
- 5.14 Overall, the proposed will either have a neutral or beneficial effect on the significance of the grade II listed farmhouse. These proposals are therefore compliant to the NPPF's requirements at section 16 regarding the conservation and enhancement of the historic environment.
- 5.15 The proposals are sensitive to the historic environment and seek to preserve the setting of the listed building and the character and appearance of the conservation area, responding to Policy ONP2 in the Otterton Neighbourhood Plan and Policy L1 and L2 of the East Devon AONB.

## CONCLUSION

- 6.1 Avalon Planning & Heritage has been instructed to produce a heritage statement to assess the impacts of the proposed works at the Barton House, Otterton.
- 6.2 Barton House is a grade II listed farmhouse of 16<sup>th</sup> century origin, with later alterations. It holds historical, architectural, and evidential value through its historic construction, floorplan and fittings.
- 6.3 The works comprise internal and external alterations which seek to reveal original materials, address damp issues and replace inappropriate modern elements. Proposals also include the installation of a greenhouse and oil tank, both of which will be sensitively positioned in relation to the listed building and screened from the wider conservation area.
- 6.4 The assessment of impact has concluded that the works respond to the national and local policy requirements to conserve and enhance heritage assets and protect the character and appearance of the conservation area. The proposals will result in a neutral impact on the significance of the property, in compliance with the Statutory requirements.

## REFERENCES

- Exeter Flying Post, *Advertisements and Notices*, (Exeter: 1778).
- General Evening Post, *Advertisements and Notices*, (London: 1777).
- General Evening Post, *News*, (London, 1779).
- Historic England (2006) *Historic Farmsteads: Preliminary Character Statement – South West Region Part 1*. Available at: <https://historicengland.org.uk/images-books/publications/historic-farmsteads-preliminary-character-statement-south-west/historic-farmsteads-south-west-part1/> [Accessed 10.08.2021].
- Historic England (2014) *National Farm Building Types*. Available at: <https://historicengland.org.uk/images-books/publications/national-farm-building-types/national-building-types-2014/> [Accessed 10.08.2021].
- History of Parliament Online (2021) *Duke Richard*. Available at: <https://www.historyofparliamentonline.org/volume/1509-1558/member/duke-richard-1515-72> [Accessed 10.08.2021].
- Letters Patent, issued by King Henry VII, Devon Heritage Centre
- Old Maps (2021) *Old Maps*. Available at <https://www.old-maps.co.uk> [Accessed 21.04.21].
- Open Domesday (2021) *Land of Mont-Saint-Michael*. Available at: <https://opendomesday.org/place/SY0885/otterton/> [Accessed 10.08.21].
- Otter Valley Association (2014) *Discover History in the Lower Otter Valley* [Online]. Available at: <http://www.ova.org.uk/sites/default/files/common/Discover%20History.pdf> [Accessed 10.08.2021].
- Otter Valley Association (2021) *Otterton*. Available at: <https://www.ova.org.uk/local-area/otterton> [Accessed 10.08.2021].
- Pevsner, N., Cherry, B. (1989) *Buildings of England: Devon*. (Pevsner Architectural Guides: United Kingdom).
- South West Heritage Trust (2021) *Devon Heritage Archives*. Available at: <https://swheritage.org.uk/devon-archives/> [Accessed 10.08.2021].
- The Genealogist (2021) *Tithe Map of Otterton, (1848)*. Available at [https://www.thegenealogist.co.uk/subscription/#loadwindow\\_-2021387720](https://www.thegenealogist.co.uk/subscription/#loadwindow_-2021387720) [Accessed 21.04.21].

- The Public Advertiser, *News*, (London, 1785).
- University of Exeter, *A Brief History of Syon Abbey*, (Exeter: 2021) Available at: <http://specialcollectionsarchive.exeter.ac.uk/exhibits/show/syon-abbey/syon-abbey-history> [Accessed 10/08/21].