



Link Academy Trust

Morched Bishop C of E Primary School, Church St, Morched Bishop, Crediton, EX17 6PJ

Planning, Heritage & Design and Access Statement

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Contents

1. Introduction	3
Heritage Assets	3
Background	5
2. Site Location and Description of Development	7
Proposals	8
3. Relevant Planning History	9
Site Planning History	9
6. Other Material Planning Considerations	13
National Planning Policy Framework 2023 (Framework)	13
Climate Change	14
Heritage	14
Supplementary Planning Documents	19
Emerging Local Plan	19
Morchard Bishop Conservation Area Appraisal and Management Plan (2007)	19
7. Assessment	20
Principle	20
Visual Amenity and Heritage Impact	20
Significant Benefits of the Proposal	21
8. Conclusion	23
Appendix A	24
Appendix B	29
Appendix C	34
Appendix C	41
Appendix D	48
Appendix E	52
Appendix F	56
Appendix G	60
Appendix H	64
Appendix I	69

1. Introduction

- 1.1. This Planning, Heritage and Design & Access Statement (Statement) has been prepared by Bailey Partnership's Chartered Town Planning service on behalf of Link Academy Trust (the applicants) in support of full planning and listed building consent for:

“Retrospective planning application to replace the existing oil boiler system and oil take with air source heat pumps, inc. new fittings, pipings and radiators, and the erection of a fence and gate to enclose the ASHP.”

- 1.2. The following supporting documents should be read in conjunction with this statement:

- Application form
- Cover letter
- Planning, Heritage and Design and Access Statement (this statement)
- Wildlife & Geology Trigger Table
- Climate Emergency Statement
- Drawings:
 - 34235-BPC-XX-ZZ-D-B-0001 Location Plan
 - 34235-BPC-XX-ZZ-D-B-0002 Block Plan
 - 34235-BPC-XX-ZZ-D-B-0003 North Elevation
 - 34235-BPC-XX-00-D-B-0004 West Elevation
 - 34235-BPC-XX-ZZ-D-M-5901-P01 Mechanical Schematic
 - 34235-BPC-XX-ZZ-D-M-5601-P02 Heating Layout
 - 34235-BPC-XX-ZZ-D-E-6001 P01 Electrical Layout

- 1.3. This statement provides a description of the site and proposed development and an analysis of the material planning considerations raised by the proposals. It contains reference to both local and national planning policy and provides an overall assessment of the proposal.

Heritage Assets

- 1.4. The application site “Morchard Bishop Church of England Primary School, including Playground Boundary Wall to south” (list entry number: 1250451) (Appendix A) is a Grade II listed building. The 19th Century building is detailed to have snecked volcanic stone with Hamstone detail and dressings.

- 1.5. The site is also located within the Morchard Bishop Conservation Area, of which contains a number of heritage assets located in close proximity to the application

site. Consequently, the setting of these heritage assets must be considered as part of the assessment in this full planning application.

- 1.6. Despite not being part of the application, we acknowledge that the neighbouring building, to the east, is a Grade II listed building. The former two-storey schoolmasters house, “The School House” (list entry number: 1250448) (Appendix B), is detailed as thought to be a late 19th Century building with snecked volcanic stone. The School House was first listed in 1985.
- 1.7. Additionally, directly opposite the site, to the south-east is a Grade I listed building. “The Church of St Mary” (list entry number: 1263283) (Appendix C) was first listed in 1965 and recognised for its extensive landscape value and distinctive Tower visible for miles. The large medieval church was rebuilt in the mid 15th Century and its chancel conserved in the late 17th Century.
- 1.8. “Mander Chest Tomb about 25 metres north of west Tower of Church of St Mary” (list entry number 1263243) (Appendix D) is a Grade II listed building situated directly south of Church Street, opposing the School House and south-east of the application site. The Mander Chest Tomb was first listed in 1985 and commemorates James Mander of Churston Ferriers (died 1827). The listing is detailed to comprise Portland stone and white marble.
- 1.9. Moreover, also located within the premises of the graveyard is a Grade II listed building. “The Cast Iron Headstone about 12 metres north-west of west Tower of Church of St Mary” (list entry number: 1263244) (Appendix E). The headstone is commended for its architectural value, specifically its gothic design.
- 1.10. Adjacent to the Cast Iron Headstone is “Davey Chest Tomb about 10 metres north-west Tower of Church of St Mary” (list entry number: 1250377) (Appendix F), a Grade II listed building situated directly south-east of the application site. The Davey Chest Tomb was first listed in 1985 and commemorates John Davey (died in 1837). Similar to the Mander Chest Tomb, the Davey Chest Tomb comprises Portland stone and white marble.
- 1.11. Likewise, “2 Comyns Chest Tomb about 15 metres south of the south porch of Church of St Mary” (list entry number: 1250434) (Appendix G) is a Grade II listed building located south-east of the site. 2 Comyns Chest Tomb was first listed in 1985 and comprises two adjacent chest tombs commemorating both Reverend John Comyns Churchill (died 1831) and Peter Comyns (died 1770). Again, this listed building comprises Portland stone and white marble.

- 1.12. Furthermore, directly opposite the site, to the south-west, across Church Street is a Grade II listed building, “Ridge Cottage” (list entry number: 1250453) (Appendix H). The Cottage was first listed in 1985, where it was converted into a single house, prior to its original configuration of three cottages which were developed in the early 16th Century.
- 1.13. Finally, to the west of the site, is “Mellow Thatch Cottage” (list entry number: 1250457) (Appendix I) a Grade II listed building. “Mellow Thatch Cottage” was first listed in 1985.
- 1.14. The site is also located within the Morchard Bishop Conservation Area.

Background

- 1.15. To enable an understanding of the history and character of the setting of the application site, comprehensive research was carried out through information available via a variety of websites.
- 1.16. The site was developed in the early 16th Century and is situated opposite St Mary’s Church in Church Street.
- 1.17. Tomasine Tucker founded a charity in 1733 which facilitated funding for the Voluntary Aided School. As a result, the school later operated as Morchard Bishop Church of England Primary School in 1872¹.
- 1.18. In 1970 the school acquired financial support from the Church which saw the provision of new buildings comprising an additional classroom and hall. Similarly, 1998 saw an amendment of the building's entrance, accommodating an anterior reception and office².
- 1.19. The school undertook further amendments to the school in 2001, integrating a mezzanine library into the previously vacant roof space. These works resulted in the original timbers of the roof being exposed in conjunction with the slit windows and mechanisms of the school bell, which contribute to the architectural significance of the application site.
- 1.20. Furthermore, in 2004 the school saw its largest extension facilitating an additional classroom, cloakroom, Head Teacher’s office and a new toilet block. Nevertheless, the most recent development was undertaken in 2019. This comprised extending

¹ https://www.morchardbishop.thelink.academy/web/school_history/573503

² <https://www.middevon.gov.uk/media/114960/morchard-bishop-ca-2015-final-v1.pdf>

and altering the school office, reception and entrance space which in turn, has improved security within the school.

- 1.21. Even though Morchard Bishop C of E Primary school was first established in the 16th Century, it still remains a Church of England school today.

2. Site Location and Description of Development

- 2.1. The site is known as “Morchard Bishop C of E Primary School, Church St, Morchard Bishop, Crediton, EX17 6PJ” and is herein known as ‘the site’.
- 2.2. The site is bound to the north by playing fields and sports facilities. Parking facilities bound the site to the east, Church Street to the south and a dwelling to the west. Adjacent to the dwelling, directly west, sits a physiotherapy centre, across from which, directly south, sits a residential home.
- 2.3. The site is located roughly central to Devon's northern, eastern, southern and westernmost extremities. Approximately 9.8km south-east is the town of Crediton, south-east of which, approximately 13 km, is the well connected major city of Exeter.
- 2.4. The site is considered to be sustainable in terms of its location, benefitting from the 369 bus service heading south-east to Exeter, of which the final destination terminates at Wonford Hospital. Amenities within the village comprise: a post office; the London Inn pub; a convenience store; St Mary’s Church; a garage; a residential home; a physiotherapy centre; and a primary school (the site).
- 2.5. As noted in section 1 of this statement, the application site is Grade II listed building. There are also numerous other heritage assets located within the surrounding perimeter of the site.
- 2.6. The site is located within the Morchard Bishop Conservation Area.
- 2.7. There are no other “footnote 7” policies³ other than those listed above, these being the fact that the site forms part of a listed building and falls within a conservation area, as set out in the National Planning Policy Framework (the Framework) which apply to this site

³ “The policies referred to are those in this Framework (rather than those in development plans) relating to: habitats sites (and those sites listed in paragraph 181) and/or designated as Sites of Special Scientific Interest; land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote 68); and areas at risk of flooding or coastal change.” (Footnote 7, the Framework)

Proposals

- 2.8. For energy efficient and high quality design reasoning alongside government objectives and pathway towards net zero carbon by 2050, the proposal seeks to replace the existing oil fired boiler and oil tank with 4 air source heat pumps (ASHPs), as a form of renewable heating technology. The proposals look to replace all existing radiators, inserting new radiators, piping and associated works. Additionally, the proposal includes the erection of a fence and gate to enclose the ASHPs within a secure compound to ensure the safety of the children on roll at the school.
- 2.9. The proposal ensures that the building meets legislative requirements regarding carbon emissions whilst ensuring a sustainable future for Morchard Bishop C of E Primary School.

3. Relevant Planning History

Site Planning History

3.1. In this instance the most recent and relevant planning history for the site is:

- **88/01733/FULL** for “*erection of extensions to form classroom and cloakroom*” was granted conditionally on the 16th of January 1989.
- **00/02127/LBC** for “*internal alterations*” was conditionally granted on the 8th of March 2001.
- **02/00752/LBC** for “*demolition of wall and refurbishment of w.c and installation of door adjacent to classroom*” was granted conditionally on the 19th June 2002.
- **07/00898/FULL** for “*erection of extension with covered play area*” was granted conditionally on the 25th of June 2007.
- **11/01293/LBC** for “*internal and external alterations to form office area within the part of existing roof void*” was granted conditionally the 4th of November 2011.
- **13/01708/FULL** for “*erection of a pre-school building and installation of air source heat pump units*” was granted conditionally on the 11th March 2014.
- **15/01023/FULL** for “*erection of two pairs of replacement gates*” was granted conditionally on the 26th August 2015.
- **19/00759/FULL** for “*alterations to improve access and security of the school*” was granted conditionally on the 8th July 2019.

4. Statement of Significance

- 4.1. In accordance with Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (2019), a Statement of Heritage Significance is required to understand a place and its significance which is appropriate and proportionate in scope and depth to the decision to be made. The guidance specifies that to follow the Framework, an understanding of significance must stem from one or more of the interests of the heritage asset, whether archaeological, architectural, artistic or historic.
- 4.2. Paragraph 189 of the National Planning Policy Framework 2023 (Framework) states:
- "In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."* (Paragraph 189, the Framework).
- 4.3. To enable the assessment of significance and an understanding of the heritage values of the application site, comprehensive research was carried out to determine its history, fabric and character, as set out in Sections 1 and 3 of this statement. This research has been fundamental to enabling the architectural and historical values of the application site and surroundings to be identified.
- 4.4. Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (2019) requires the "setting" of the application site to be interpreted and understood. Therefore, to enable the relationship of the surroundings in which a place is experienced, both its local context and its past and present relationships to the adjacent landscape must be considered and understood. Through the extensive research carried out it is clear that the application site has intrinsic value for its special architectural and historic interest noted in both the immediate setting of the site and the site itself. Mellow Thatch Cottage, to the west of the site, is an exemplar of architectural and historic significance of Morchard Bishop as a village containing the longest continuous

terrace of Thatched cottages in Devon and possibly England⁴. Furthermore, the site itself can be amended for its architectural value, particularly, its Gothic style L-shaped configuration, buttresses, mullioned windows, original exposed timbers and overall historical value and presence within the Morchard Bishop Conservation Area. The history of Morchard Bishop C of E Primary School itself, being the place where Ernest Bevin attended in 1889, being a Minister of Labour during Churchill's wartime coalition and then Foreign Secretary in Attlee's Labour Government. A blue plaque has been placed in Copplestone, approximately 5 km south of Morchard Bishop, to commemorate his memory.

- 4.5. Consequently, when considering the significance of the application site it is clear that the main significance of Morchard Bishop C of E Primary School is derived from its architectural and historical value.

⁴ <https://www.middevon.gov.uk/media/114960/morchard-bishop-ca-2015-final-v1.pdf>

5. The Adopted Development Plan (DP)

- 5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the provisions of the Development Plan (DP) unless material considerations indicate otherwise.
- 5.2. In this instance Mid Devon District Council Local Plan (adopted July 2020) is the adopted DP and contains the planning policies relevant to the determination of this application.
- 5.3. The relevant DP policies are as follows:
 - Policy DM25 - Development affecting heritage assets
 - Policy DM2 - Renewable and low carbon energy
 - Policy S1 - Sustainable Development Priorities
 - Policy S9 - Environment
 - Policy S13 - Rural Areas
- 5.4. In this instance there is no adopted Neighbourhood Plan.
- 5.5. The above policies are dealt with in Section 6.

6. Other Material Planning Considerations

National Planning Policy Framework 2023 (Framework)

- 6.1. The Framework sets out the Government’s planning policies for England and how these are expected to be applied.
- 6.2. The Framework is an important material consideration that, on its own, is of such weight that it can justify a decision contrary to the relevant policies of the DP.
- 6.3. Paragraph 8 sets out the three dimensions to sustainable development which are “*economic, social and environmental*”.
- 6.4. Paragraph 11 of the Framework states that there is a:

“presumption in favour of sustainable development... for decision-taking this means:

c) Approving development proposals that accord with the development plan without delay

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole” (Paragraph 11, the Framework).

- 6.5. Paragraph 38 of the Framework states:

“Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

*Decision-makers at every level should seek to **approve applications for sustainable development where possible.*** (Paragraph 38, the Framework) [BP emphasis].

- 6.6. The Framework attaches great importance to the design of the built environment and considers good design to be a key aspect of sustainable development.
- 6.7. The key aim of the Framework is to build a strong, competitive economy and the Framework places considerable weight on the need of the planning system to support sustainable development.
- 6.8. The proposed development demonstrates scope of works which are limited to maintaining a compliant building and addressing important safety requirements.

Climate Change

- 6.9. Paragraph 7 of the Framework notes:

*“The purpose of the planning system is to **contribute to the achievement of sustainable development.** At a very high level, the objective of sustainable development can be summarised as **meeting the needs of the present without compromising the ability of future generations to meet their own needs.**”* (Paragraph 7, the Framework) [BP emphasis].

- 6.10. Paragraph 126 of the Framework notes:

*“The creation of high quality, beautiful and **sustainable buildings** and places is **fundamental to what the planning and development process should achieve.** Good design is a key aspect of sustainable development, creates **better places in which to live and work** and helps make development acceptable to communities...”* (Paragraph 126, the Framework) [BP emphasis].

- 6.11. Paragraph 152 of the Framework notes:

*“The planning system should **support the transition to a low carbon future** in a changing climate... and **support renewable and low carbon energy and associated infrastructure.**”* (Paragraph 152, the Framework) [BP emphasis].

Heritage

- 6.12. Paragraphs 189, 197, 199, 200, 201, 202, 203 of the Framework are relevant for the determination of an application which affects a designated heritage asset.

6.13. Paragraph 189 of the Framework notes:

“Heritage assets range from sites and buildings of local historic value... These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations” (Paragraph 189, the Framework).

6.14. Paragraph 197 states:

“In determining planning applications, local planning authorities should take account of:

- a) The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.*
- b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) **The desirability of new development making a positive contribution to local character and distinctiveness***
(Paragraph 197, the Framework) [BP emphasis].

6.15. Paragraph 199 states:

*“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** (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance”* (Paragraph 199, the Framework) [BP emphasis].

6.16. In this instance, Morchard Bishop C of E Primary School is Grade II listed and falls within Morchard Bishop Conservation Area. Setting aside whether the proposals amount to “substantial” harm, it is acknowledged that great weight should be given to the assets’ conservation (listed buildings and Conservation Area).

6.17. Accordingly, the above forms the basis of the assessment of the proposals.

6.18. Paragraph 200 states:

*“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:***

- *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- ***assets of the highest significance**, notably scheduled monuments, protected wreck sites, registered battlefields, **grade I and II* listed buildings**, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional” (Paragraph 200, the Framework) [BP emphasis].*

6.19. Paragraph 201 states:

*“Where a proposed development will lead to **substantial harm** to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve **substantial public benefits** that outweigh that harm or loss, or all of the following apply:*

- a) the nature of the heritage asset prevents all reasonable uses of the site; and*
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d) the harm or loss is outweighed by the benefit of bringing the site back into use. ...” (Paragraph 201, the Framework) [BP emphasis].*

6.20. As stated above, the site is Grade II listed and falls within the Conservation Area and any resulting harm to the significance of either the listed building or Conservation Area requires clear and convincing justification. Of those designated heritage assets listed in paragraph 200, neither the Grade II listed building or Conservation Area are considered to be of the “highest significance”.

6.21. As established above, the Conservation Area is a designated heritage asset.

6.22. The proposals seek to replace the oil fired boiler and oil tank with 4 ground source heat pumps, replacing all existing radiators and installing new radiators and piping. As well as an erection of a fence and gate to create an ASHP compound at the

rear of the school, in an unobtrusive area, enclosed by the school building on three elevations. It is evident that there will be a negligible impact to the significance of the Grade II listed building.

- 6.23. The proposal to install air source heat pumps should be viewed as a significant improvement and benefit of the proposal concerning sustainable, energy efficient and low carbon design. As such contributing towards meeting carbon emission targets, and achieving net zero by 2050.
- 6.24. Any additions to the listed building will be fitted to ensure that there is no damage to any existing features or historic fabric, and will be reversible, reflecting an appropriate conservation approach. This will ensure that there is no more than “less than substantial harm” to the heritage asset, in accordance with Historic England’s guidance note⁵. Consequently, it is clear that there will be no material change or harm to the historic fabric of the building.
- 6.25. The following are all designated heritage assets:
- Morchard Bishop Church of England Primary School
 - The School House
 - The Church of St Mary
 - Mander Chest Tomb about 25 metres north of west Tower of Church of St Mary
 - The Cast Iron Headstone about 12 metres north-west of west Tower of St Mary
 - Davey Chest Tomb about 10 metres north-west Tower of Church of St Mary
 - 2 Comyns Chest Tomb about 15 metres south of the south porch Church of St Mary
 - Ridge Cottage
 - Mellow Thatch Cottage
- 6.26. In terms of any impact on the visual amenity of the area, the minor works for the installation of air source heat pumps at the rear of the building, enclosed by fencing, is expected to have minimal, to no impact, on the overall impact on the visual amenity within the area. The air source heat pumps and associated fencing will be located to the rear of the building within a subservient elevation and therefore have less significant visual impact upon the Grade II listed building.

⁵ *Making Changes to Heritage Assets Historic England Guidance Note 2 and Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment*

6.27. With regard to the setting of Morchard Bishop Conservation Area and the other listed buildings within the vicinity, given the minor works and the location of where these are situated it is not considered that it would have any significant impact.

6.28. Accordingly, it is clear that “substantial harm” would therefore not arise as a result of the proposals and that the proposals would result in no more than “less than substantial harm”.

6.29. Paragraph 202 of the Framework states:

*“Where a development proposal will lead to **less than substantial harm** to the significance of a designated heritage asset, this harm should be weighed against the **public benefits** of the proposal including, where appropriate, securing its optimum viable use” (Paragraph 202, the Framework) [BP emphasis].*

6.30. The Planning Practice Guidance offers the following guidance on defining “public benefits”:

“Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8)” (Paragraph: 020 Reference ID: 18a-020-20190723).

6.31. In this instance the proposals would result in the following public benefits:

- The provision of a new heating and hot water system, served via four ASHPs and a new building management system, will lead to vast energy efficiency improvements, facilitate significant improvements to the heating of the school, and provide running and maintenance cost savings (achieving economic and environmental objectives);
- The upgrading of the system to a renewable technology (ASHP) fed installation, with complete renewal of the: heating and hot water components; equipment; building management system controls; and distribution pipework, will ensure the system is compliant with the latest standards, reduce health and safety risk and remove the dependence on a fossil fuel system and provide consistent heating throughout the school premises. This will assist with meeting the carbon footprint reduction targets in accordance with the Link Academy Trust’s Estate Strategy and GEMS Action Plan (achieving economic and environmental objectives);
- The proposal would perform an economic role, in the short term, through the creation of employment during the construction phase and money

would return to the local economy through the purchase of local services during construction (achieving an economic and social objective).

- 6.32. It is clear from the evidence submitted that the proposals will not result in substantial harm. Accordingly, paragraph 202 is the relevant consideration in this instance. Given that no more than less than substantial harm arises and there are public benefits that weigh in favour of approval it is clear that the planning balance is favourable.

Supplementary Planning Documents

- 6.33. Whilst not comprising part of the adopted DP Mid Devon Design Guide (adopted October 2020) outlines recommended design applications and principles for its landscape, maintowns, villages and countryside and is a relevant material consideration in the decision making process.
- 6.34. Mid Devon's Air Quality SPD (adopted April 2023) provides guidance and support for development applications regarding air quality in Mid Devon.
- 6.35. These SPDs above have been considered in the assessment in Section 6.

Emerging Local Plan

- 6.36. A new local plan is currently being prepared by Mid Devon, the 'Plan Mid Devon' is expected to be adopted in April 2027.

Morchard Bishop Conservation Area Appraisal and Management Plan (2007)

- 6.37. The application site is located within The Morchard Bishop Conservation Area. To enable a clear understanding of the special architectural and historic qualities of the building, and significance of the heritage asset, regard has been given to The Morchard Bishop Conservation Area Appraisal and Management Plan (2015) (MBCAAMP) to produce this Planning, Heritage & Design and Access Statement.

7. Assessment

- 7.1. The following assessment will consider the relevant adopted Development Plan policies, the Framework and all other material planning considerations before reaching a balanced conclusion.

Principle

- 7.2. Whilst a concise assessment against the relevant paragraphs of the Framework are set out above in Section 6 this statement offers a brief assessment against the relevant development plan policies.

- 7.3. Policy S1 of the DP deals with development proposals which ensure and support the creation of sustainable communities. Specifically:

“Meeting the challenge of climate change by supporting a low carbon future, energy efficiency and increasing the use and supply of renewable and low carbon energy...” (Policy S1, Mid Devon District Council Local Plan).

- 7.4. Policy S9 of the DP also deals with development proposals which ensure and support the distinctive quality, character and diversity of Mid Devon’s environmental assets and minimise the impact of development on climate change.

- 7.5. The proposal seeks to replace the oil boiler system with air source heat pumps, which will ensure and support sustainable, environmentally conscious design whilst optimising the buildings energy efficiency and mitigation of its carbon footprint, in turn meeting global carbon reduction objectives and UK legislation. These are all significant benefits of the proposal.

- 7.6. Accordingly, it can be agreed that in principle, the removal of the oil boiler and installation of air source heat pumps and fencing to enclose, are appropriate and acceptable in this location in accordance with Policy S1 and S9 of the DP and Framework.

Visual Amenity and Heritage Impact

- 7.7. Whilst an assessment against the relevant paragraphs of the Framework are set out above in Section 6 this statement offers a brief assessment against the relevant development plan policies.

- 7.8. Policy DM25 of the DP deals with development proposals which support and protect heritage assets and where development affecting heritage assets would be deemed acceptable. Specifically:

“...Accordingly the Council will:...

...b) Require development proposals likely to affect the significance of heritage assets, including new buildings, alterations, extensions, changes of use and demolitions, to consider their significance, character, setting (including views to or from), appearance, design, layout and local distinctiveness, and the opportunities to enhance them;

d) Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use; and... ” (Policy DM25, Mid Devon District Council Local Plan).

- 7.9. As previously mentioned in paragraphs 6.12 to 6.32 of this statement, it is clear that the proposals will lead to less than significant harm while delivering significant public benefits. The proposal can be recognised as a positive opportunity to conserve the building aligning with measures to mitigate climate change.
- 7.10. With the proposal seeking to replace the existing oil boiler system, it is evident that negligible impact will be imposed on the character and appearance of the heritage asset. The minor works and preservation of the building, in this instance, are therefore acceptable in supporting the long term sustainable future of the building within the current declared global climate emergency.
- 7.11. Overall, it is considered that the proposal is acceptable in terms of its design. It is also considered that following development, the significance and setting of the Conservation Area and nearby listed buildings would be preserved. The proposals therefore accords with Policy DM25.

Significant Benefits of the Proposal

- 7.12. The proposals are clearly supported by the adopted DP and the Framework, as discussed in detail above, and therefore should be approved in accordance with paragraph 11 and 189 of the Framework.
- 7.13. The proposals will also deliver a significant social and economic benefit through the creation of jobs during the construction phase.

- 7.14. In addition, the proposals will improve the buildings energy efficiency and overall impact on the environment, as a sustainable and future proof design.
- 7.15. Short term and long term economic and social benefits would arise from the purchase of local services and facilities during construction and operation respectively.

8. Conclusion

- 8.1. The proposals are clearly supported by the adopted DP and the Framework, as discussed in detail in Section 6 above, and therefore should be approved in accordance with paragraph 11 and 189 of the Framework.
- 1.1. Additionally, the proposals are considered to be acceptable in terms of its sustainable agenda and will not have a discernible impact upon the character and appearance of the area.
- 8.2. Furthermore, there are significant social, economic and environmental benefits resulting from the proposals (as set out at paragraphs 7.15-7.18), which carry substantial weight in its favour.
- 8.3. Accordingly, we respectfully request that the proposals should be approved without delay.

Appendix A

MORCHARD BISHOP CHURCH OF ENGLAND PRIMARY SCHOOL, INCLUDING PLAYGROUND BOUNDARY WALL TO SOUTH

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1250451**

Date first listed: **04-Nov-1985**

List Entry Name: **MORCHARD BISHOP CHURCH OF ENGLAND PRIMARY SCHOOL, INCLUDING PLAYGROUND BOUNDARY WALL TO SOUTH**

Statutory Address 1: **MORCHARD BISHOP CHURCH OF ENGLAND PRIMARY SCHOOL, INCLUDING PLAYGROUND BOUNDARY WALL TO SOUTH, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **MORCHARD BISHOP CHURCH OF ENGLAND PRIMARY SCHOOL, INCLUDING PLAYGROUND BOUNDARY WALL TO SOUTH, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77276 07564**

Details

MORCHARD BISHOP CHURCH STREET (north side) SS 7607 - 7707 - Morchard Bishop 11/140 Morchard Bishop Church of England Primary School, including playground boundary wall to south GV II

Primary School. 1872 according to the headmaster. Snecked volcanic stone with Hamstone detail and dressings; disused snecked volcanic stacks, their chimney shafts removed; red tiled roof including bands of fish-scale tiles and with alternate plain and crested ridge tiles. Gothic style. L-shaped building with long main block facing south with crosswing projecting forward from left (west) end. Main range has 2 front lateral stacks. Single storey. Balanced but not symmetrical 5-window front to main block with main door roughly central. A 2-storey porch with low diagonal buttresses and half-hipped roof surmounted by a wrought iron floriated cross, has a pair of Hamstone 2-light Decorated-style windows with plate tracery; the ground floor arch was removed circa 1960 when flat-roofed extension built in front. From either side of porch a moulded drip course is interrupted by the windows but carried round the projecting stacks and the wall batters slightly outwards near the ground. To the right of the porch is, first a square-headed 2-light mullioned window, then a similar 3-light window and beyond the stack at right end is a square-headed 9-pane window with chamfered Hamstone reveals. To left of the porch are similar 9-pane windows either side of redundant stack. The gable end of the crosswing has a large 4-light arch-headed Hamstone window with hoodmould, upper transom and Decorated-style plate tracery. The moulded drip course steps up to the window on each side. At the top of the gable is a narrow lancet ventilator to

the roofspace. The roof of the wing is carried down over a small lobby with a diagonal buttress on the corner set in the angle of the 2 wings. The outer side of the wing has a pair of 2- light mullioned Hamstone windows. The roof is high and ornamented by horizontal bands of rounded fish-scale tiles. At the right (east) end a narrow gap between the school and School House (q.v.) has a low connecting red tile roof and a Hamstone shoulded-headed arch. The low mudstone rubble boundary wall to the street includes a reused date stone set to right of blocked central gateway. It is inscribed N... (the second initial is defaced) above the date 1665 and the initials TE.

Listing NGR: SS7727607564

Legacy

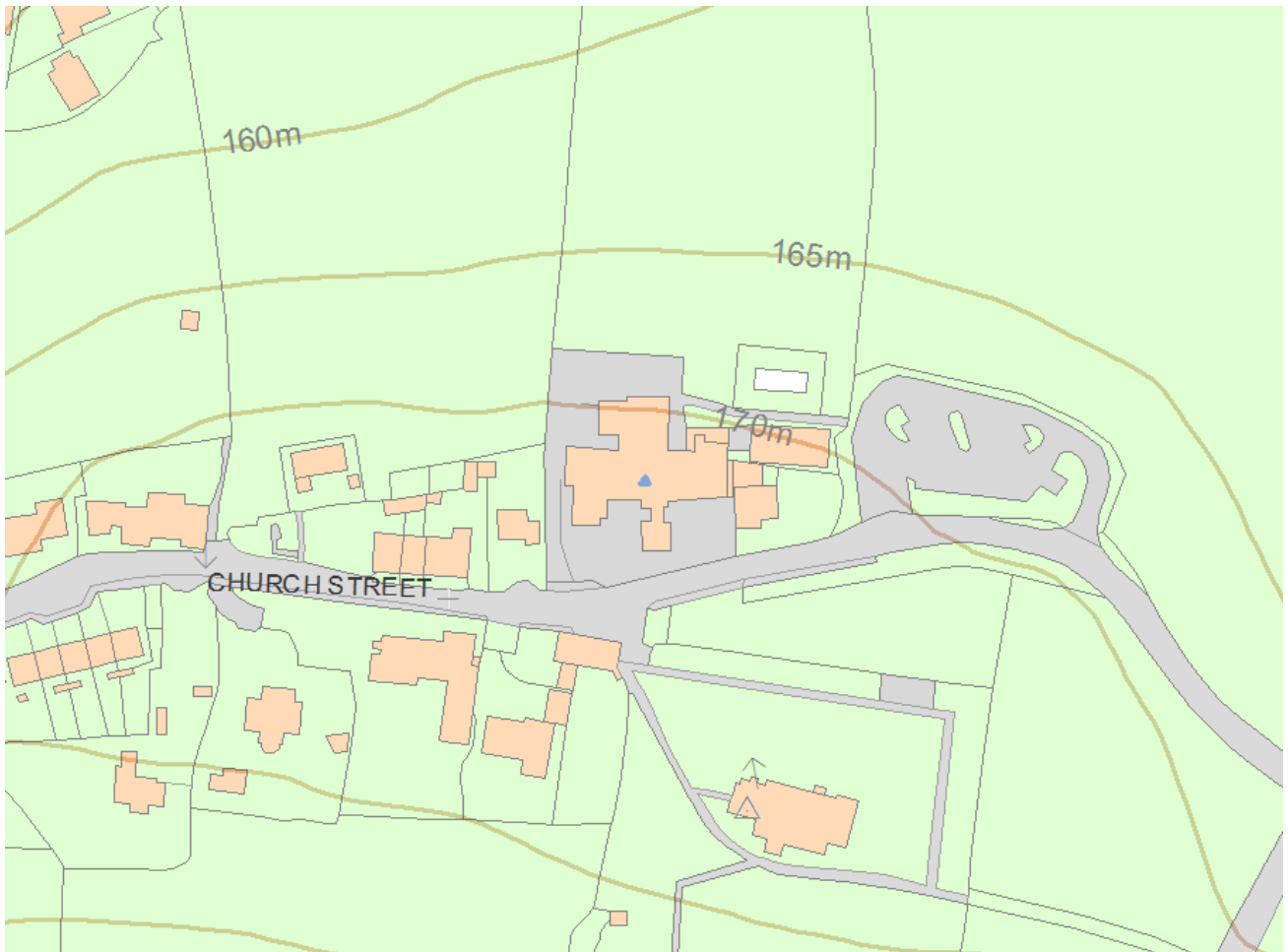
The contents of this record have been generated from a legacy data system.

Legacy System number: **432824**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Appendix B

SCHOOL HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1250448**

Date first listed: **04-Nov-1985**

List Entry Name: **SCHOOL HOUSE**

Statutory Address 1: **SCHOOL HOUSE, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SCHOOL HOUSE, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77302 07557**

Details

MORCHARD BISHOP CHURCH STREET (north side) SS 7607 - 7707 11/139 Morchard Bishop - School House GV II

House, formerly schoolmasters house. Probably 1872. Snecked volcanic stone with Hamstone dressings; snecked volcanic stone stacks with brick chimney shafts; red tile roof with horizontal bands of fish-scale tiling and alternate plain and crested ridge tiles. Gothic-style L-shaped building with main range facing south and crosswing projecting forward from left (west) end. 3-room ground plan with axial stack between rooms in crosswing and end stack projecting from gable end of main block. 2-storeys. Walls are battered out slightly near the ground and a moulded Hamstone drip course just below first floor level rises over the ground floor windows as a continuous hoodmould. All the windows have depressed 2-centred arches over small shoulders, the ground floor arches higher than the first floor arches. The single ground floor windows of main front and gable end of crosswing are square-headed 3-light timber mullion-and-upper-transom windows with arch filled with rounded fish-scale pattern tiles and relieving arch under hood mould comprising alternate blocks of Hamstone and volcanic trap. Main front has single 2-light half dormer with half-hipped roof to first floor. End of wing has another 3-light mullion-and-upper-transom window to first floor with fish-scale tile infill of low arch of volcanic stone, and a narrow arch-headed stair window with gothic-style glazing pattern. Shoulder headed door with original monopitch hood on curving struts is set in inner wall of wing. 2-windows on outer wall of wing are narrower versions of main ground floor windows and front one given a square hood. Right end stack to first floor only and rests on series of corbels, and this end has plainer arch-headed windows. End of wing is half-hipped. Original clustered chimney shafts. Interior not inspected. Attractive house built at same time and in same style as adjacent Primary School (q.v.).

Listing NGR: SS7730207557

Legacy

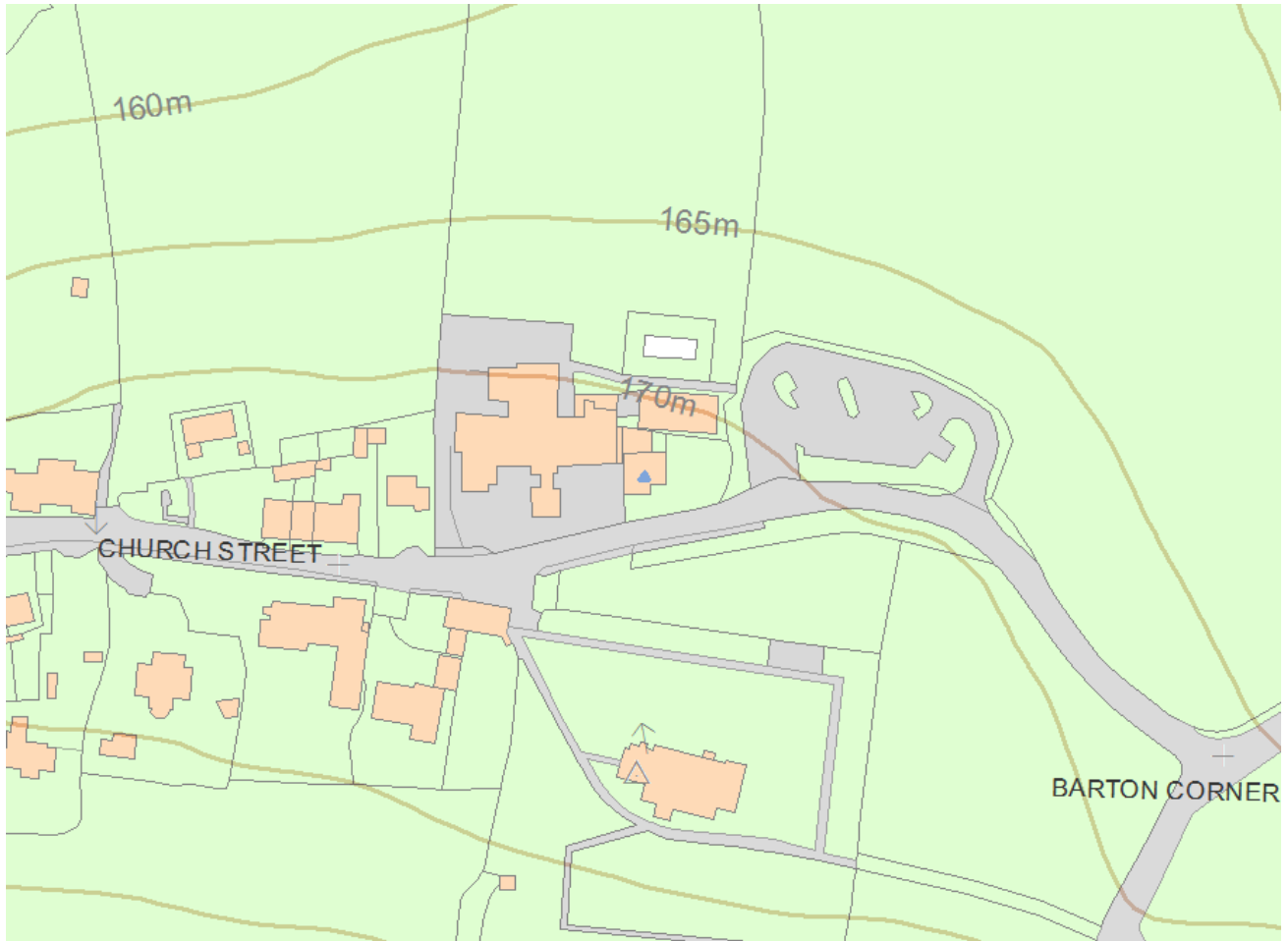
The contents of this record have been generated from a legacy data system.

Legacy System number: 432821

Legacy System: LBS

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry

Appendix C

CHURCH OF ST MARY

Official list entry

Heritage Category: **Listed Building**

Grade: I

List Entry Number: **1263283**

Date first listed: **26-Aug-1965**

List Entry Name: **CHURCH OF ST MARY**

Statutory Address 1: **CHURCH OF ST MARY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **CHURCH OF ST MARY, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77311 07485**

Details

MORCHARD BISHOP CHURCH STREET (south side) SS 7607 - 7707 Morchard Bishop 11/134 - Church of St Mary
26.8.65 GV I

Large parish church. Medieval origins; rebuilt in mid C15 (Bishop Lacey granted indulgences for church repairs in 1451); chancel refurbished in late C17, very extensive restoration of 1887-91 included rebuilding of north and south aisles, reroofing and reslating, scraping aisle piers and replacing windows. Roughly coursed ashlar, predominantly volcanic trap, some mudstone, some granite quoins and plinth; original granite and Beerstone detail, Bathstone restoration detail; slate roofs. High west tower, nave, chancel, north and south aisles, south porch. Perpendicular. Imposing 30m high west tower mostly C15 fabric. It has 2 stages, setback buttresses and an embattled parapet with granite obelisk pinnacles on the corners. Chamfered granite plinth. On north side a semi-octagonal stair turret projects and rises above tower with its own embattled parapet. It includes series of tiny Beerstone or volcanic lights, some with trefoil heads. Original granite 2-light belfry windows with round-headed arches and sunken spandrels on each side. West side of tower has C15 2-centred granite arch with moulded surround and restored hoodmoulds; 4-light Bathstone window above is restored with Decorated-style tracery; moulded granite string course is C15; small C15 arch-headed volcanic window to ringing loft (another on north side and round-headed granite window on south side); and late C19 circular clockface with brass Roman numerals below belfry window. South aisle and porch were completely rebuilt 1887-91 and feature Bathstone arch-headed windows. Decorated-style tracery and hoodmoulds with plain square labels. Embattled parapet and offset buttresses on each corner. C19 2-light window in west end. On south side C19 gable ended porch with low diagonal buttresses. Its outer 2-centred arch has reused moulded volcanic sides and C19 Bathstone head. Bathstone kneelers and coping with a fleuree cross on apex. Small Bathstone niche under gable has cinquefoil head. Small Bathstone trefoil-headed lancets in each side contain C19 stained, glass representations of St George and St Catherine. Porch roof has black ridge tiles with crests cut through with small quatrefoils. C19 3-light window to left of porch. Immediately to right a volcanic stone chimney shaft with exaggerated cap, soffit-moulded and with low crenellated top, rises from parapet. Two 3-light windows right of porch separated by buttress. Left window has Perpendicular Beerstone tracery and hoodmould with carved face labels, probably

reset original C15 work. 3-light window in east end of aisle also has C15 Perpendicular Beerstone tracery but not hoodmould. Chancel is roughcast and apparently not restored in late C19. South side includes small volcanic stone segmental-headed priests door at left end and late C17 round-headed window containing rectangular panes of leaded glass. East gable end has larger late C17 round-headed window. Late C19 vestry on north side of chancel. North aisle also rebuilt 1887-91 with embattled parapet but no buttresses. Of north-facing windows 3 have apparently C15 Perpendicular Beerstone tracery with C19 hoodmoulds. Window right of centre is entirely late C19 with Bathstone Decorated-style tracery. Late C19 2-light version in west end. Interior: porch has reused C15 unceiled wagon roof with moulded ribs and purlins and includes 2 bosses, both carved with IHS monograms; late C19 crenellated wallplate. Late C19 encaustic tile floor. Late C19 Bathstone arch to south door. Nave has high 6 bay hammer beam roof of late C19 work but may be including some older moulded timbers. Aisles have simple late C19 low pitch lean-to roofs. Plastered vault of chancel may hide medieval roof. Very high tower arch has double chamfered surround with late C19 painted text over featuring the Lamb and Flag motif. Inside tower has high late C19 ringing floor and contemporary bas relief plaster strapwork frieze featuring moulded emblems of the Trinity, different crosses and sacred monograms etc. Original granite arched doorway with hollow chamfered surround to stairs. The 4 bay arcades to north and south aisles both have 1 bay overlapping to chancel. Built of volcanic and sandstone the moulded piers (Pevsner's Type B) have capitals only to main shafts. They are largely original but were scraped and some stone renewed 1887-91. Plastered arch to lower and slightly narrower chancel, which was refurbished in late C17 with new round-headed windows, plastered ceiling, moulded plaster cornice and the walls panelled with large field plaster bolection mouldings above oak fielded panel wainscotting. East window contains C18 stained glass in Peckham style with geometric patterns and orange predominating. Fine late C17 oak reredos with flanking fluted Ionic pilasters, moulded cornice and central oval panel painted with the legend 'This do in Remembrance of me'. The mahogany altar rail on turned balusters was made by W. Stribling in 1768. Restored late C15 oak rood screen is very fine and sumptuously decorated example similar to screen at Church of St Thomas of Canterbury, Lapford (q.v.). Extending across both aisles and the chancel it has Pevsner's B Type Perpendicular tracery over wainscotting with applied tracery with ogival heads and lower quatrefoils. Above the arches the ribbed coving is enriched with Renaissance motifs and above this the cornice covered by friezes of densely carved openwork foliage. The screen was apparently removed to nearby Beech Hill House in the Commonwealth and in 1840 set in tiers as a tower screen. It required extensive restoration work in 1930 by Herbert Reed & Sons before it resumed its original position. The original work retains traces of ancient colour. North aisle includes blocked flat-arched doorway to now-demolished stair to rood loft. Nave and aisles have C19 tile floors and include some old worn gaveslabs, notably one of 1690 in north aisle in memory of Julia Wheeler with an heraldic achievement. Aisles have late C19 ceramic dado and south aisle incorporates reset C15 Beerstone aumbry with cusped cinquefoil head. Choir stalls and pews are late C19, but seem to include much earlier oakwork. Beerstone font of 1848. C20 timber pulpit and lactern. 2 C15 recumbent figures in south aisle were originally in south aisle chapel with an ogee sepulchral arch below the window. They are thought to represent Gabriel Green (died 1485) and his wife Dorothy (died 1480) of Easton Barton. He is in a civilian gown

with burgher's cap and short sword, she with a close fitting bodice, pyramid head dress and low girdle with rosary beads. Chancel includes 2 good late C17 mural monuments. On north side the William Tuckfield memorial (died 1688), comprising a black marble rectangular plaque flanked by Beerstone pilasters enriched by bas relief garlands and outside strapwork; panelled head with dentil cornice and moulded entablature surmounted by heraldic achievement in cartouche, the whole on moulded sill with strapwork below around a heater. On south side the Edward Pridham memorial (died 1687), comprising a black marble rectangular plaque with bolection-moulded frame flanked by Ionic columns which support a moulded entablature with broken pediment and central heraldic achievement in cartouche, the whole on moulded sill on scroll-shaped brackets with bifurcated swag between. Another good mural monument in tower, memorial to John (surname illegible) of Southcott (died 1704) comprising a rectangular black marble plaque set in Beerstone; flanking panels enriched with bas relief garlands between moulded entablature surmounted by an heraldic achievement in cartouche with flaring horns, the whole on moulded sill on brackets carved as skulls with folded wings and with an empty cartouche between. All these memorials have traces of ancient colour but the arms of Edward Pridham have been retouched. Tower memorial is flanked by C19 benefaction boards. C17 oak chest in north aisle with chip-carved arcaded front. The church has immense landscape value, the tower being visible for miles around. It also includes a very rare late C17 chancel. Sourcest Devon SMR, Church Guide, Devon C19 Churches Project

Listing NGR: SS7731407484

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **432688**

Legacy System: **LBS**

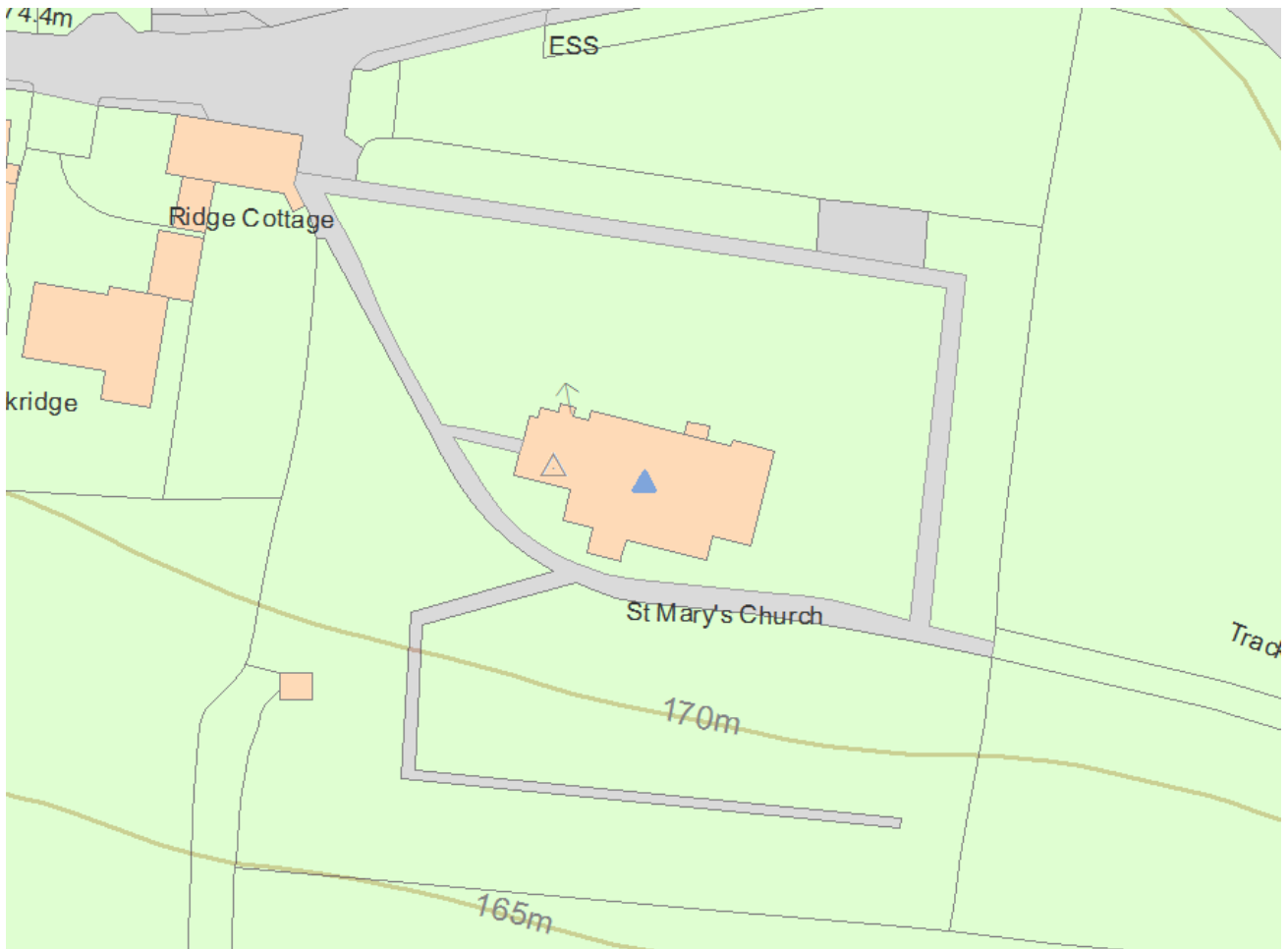
Sources

Books and journals

Church of St Mary Church Guide

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry



Appendix D

MANDER CHEST TOMB ABOUT 25 METRES NORTH OF WEST TOWER OF CHURCH OF ST MARY

Official list entry

Heritage Category: **Listed Building**

Grade: II

List Entry Number: **1263243**

Date first listed: **04-Nov-1985**

List Entry Name: **MANDER CHEST TOMB ABOUT 25 METRES NORTH OF WEST TOWER OF CHURCH OF ST MARY**

Statutory Address 1: **MANDER CHEST TOMB ABOUT 25 METRES NORTH OF WEST TOWER OF CHURCH OF ST MARY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

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Location

LOCATION

Statutory Address: **MANDER CHEST TOMB ABOUT 25 METRES NORTH OF WEST TOWER OF CHURCH OF ST MARY,
CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77303 07512**

Details

MORCHARD BISHOP CHURCH STREET (south side) SS 7607 - 7707 11/137 Morchard Bishop - Mander chest tomb about 25 metres north of west tower of GV Church of St Mary II

Chest tomb. Circa 1827. Memorial to James Mander of Churston Ferriers (died 1827). Portland stone and white marble. Rectangular in plan with moulded base and soffit- moulded flat lid. The sides contain sunken panels of white marble with hollow- chamfered surrounds. James Mander is commemorated on the north side.

Listing NGR: SS7730307512

Legacy

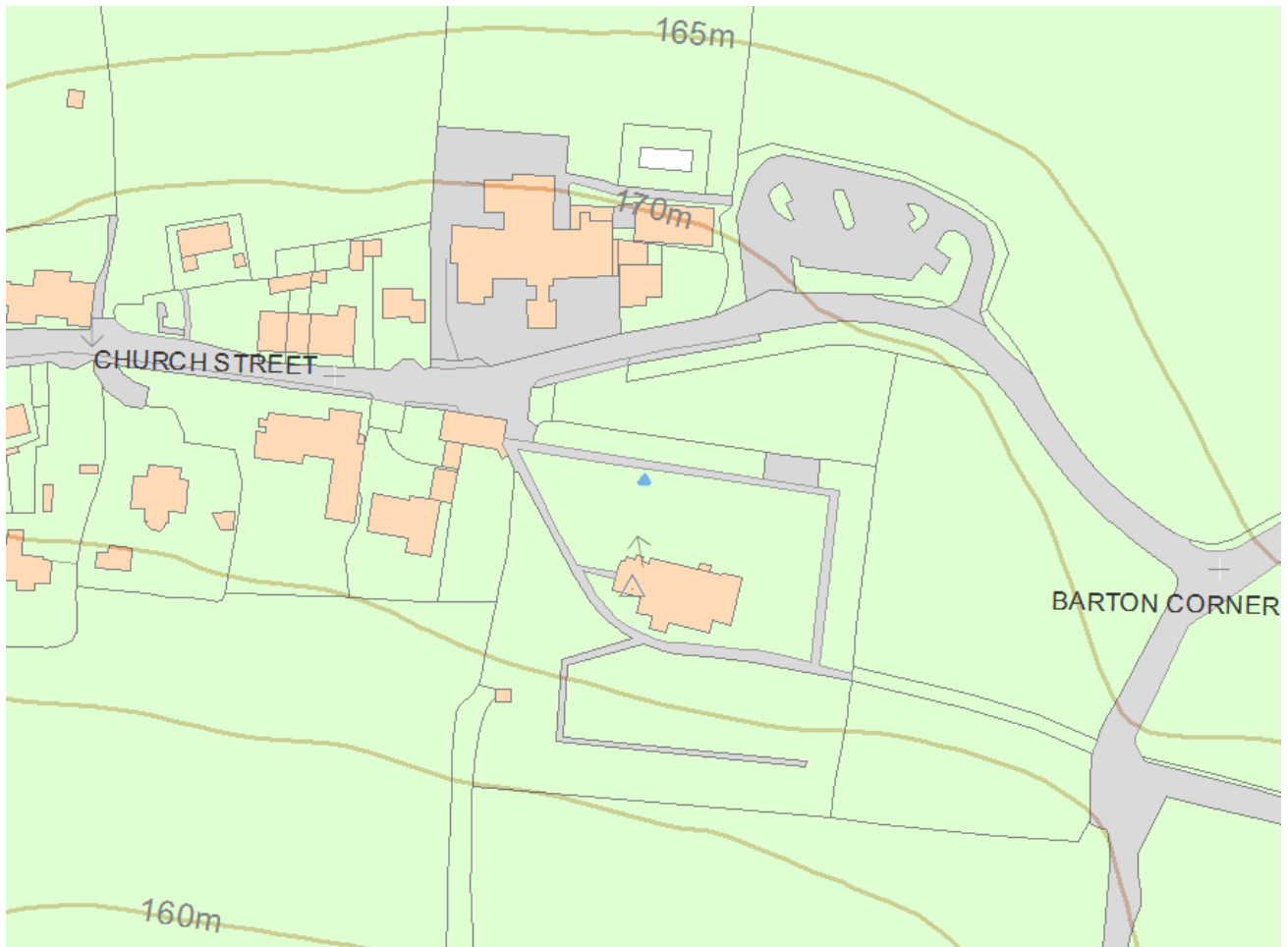
The contents of this record have been generated from a legacy data system.

Legacy System number: **432817**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Appendix E

CAST IRON HEADSTONE ABOUT 12 METRES NORTH-WEST OF WEST TOWER OF CHURCH OF ST MARY

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1263244**

Date first listed: **04-Nov-1985**

List Entry Name: **CAST IRON HEADSTONE ABOUT 12 METRES NORTH-WEST OF WEST TOWER OF CHURCH OF ST MARY**

Statutory Address 1: **CAST IRON HEADSTONE ABOUT 12 METRES NORTH-WEST OF WEST TOWER OF CHURCH OF ST MARY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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Location

Statutory Address: **CAST IRON HEADSTONE ABOUT 12 METRES NORTH-WEST OF WEST TOWER OF CHURCH OF ST MARY, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77292 07503**

Details

MORCHARD BISHOP CHURCH STREET (south side) SS 7607 - 7707 11/138 Morchard Bishop - Cast iron headstone about 12 metres north-west of west tower of Church of St Mary GV II

Headstone. Mid C19. Cast iron. Gothick. Upright headstone comprising a central Tudor arch-headed panel surmounted by a plain cross, and flanked by narrow pointed arch-headed panels. Panels are sunken and the hollow-chamfered frame includes cusps to produce trefoil heads. The main panel is inscribed 'Sacred to the memory of' but the 2 iron memorial plaques no longer exist.

Listing NGR: SS7728807514

Legacy

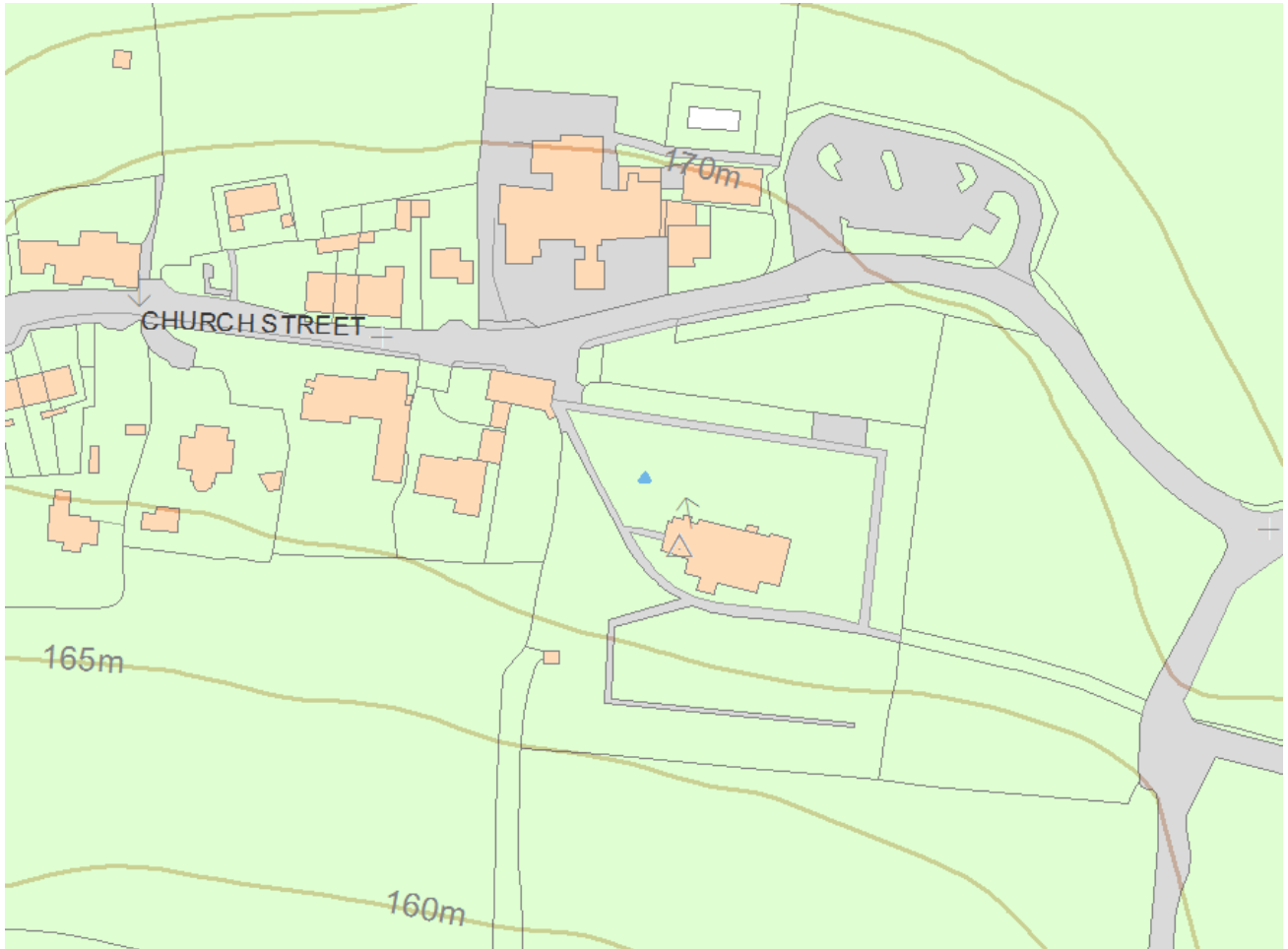
The contents of this record have been generated from a legacy data system.

Legacy System number: **432818**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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End of official list entry

Appendix F

DAVEY CHEST TOMB ABOUT 10 METRES NORTH-WEST TOWER OF CHURCH OF ST MARY

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1250377**

Date first listed: **04-Nov-1985**

List Entry Name: **DAVEY CHEST TOMB ABOUT 10 METRES NORTH-WEST TOWER OF CHURCH OF ST MARY**

Statutory Address 1: **DAVEY CHEST TOMB ABOUT 10 METRES NORTH-WEST TOWER OF CHURCH OF ST MARY,
CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

LOCATION

Statutory Address: **DAVEY CHEST TOMB ABOUT 10 METRES NORTH-WEST TOWER OF CHURCH OF ST MARY,
CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77294 07500**

Details

MORCHARD BISHOP CHURCH STREET (south side) SS 7607 - 7707 Morchard Bishop 11/135 - Davey chest tomb about 10 metres north-west tower of Church of St Mary GV II

Chest tomb. Circa 1837. Memorial to John Davey (died 1837). Portland stone and white marble. Rectangular in plan with moulded base and soffit-moulded flat lid. The sides contain sunken panels of white marble with hollow-chamfered surrounds. John Davey is commemorated on the south side and other members of his family are remembered on the east and northern sides.

Listing NGR: SS7729407497

Legacy

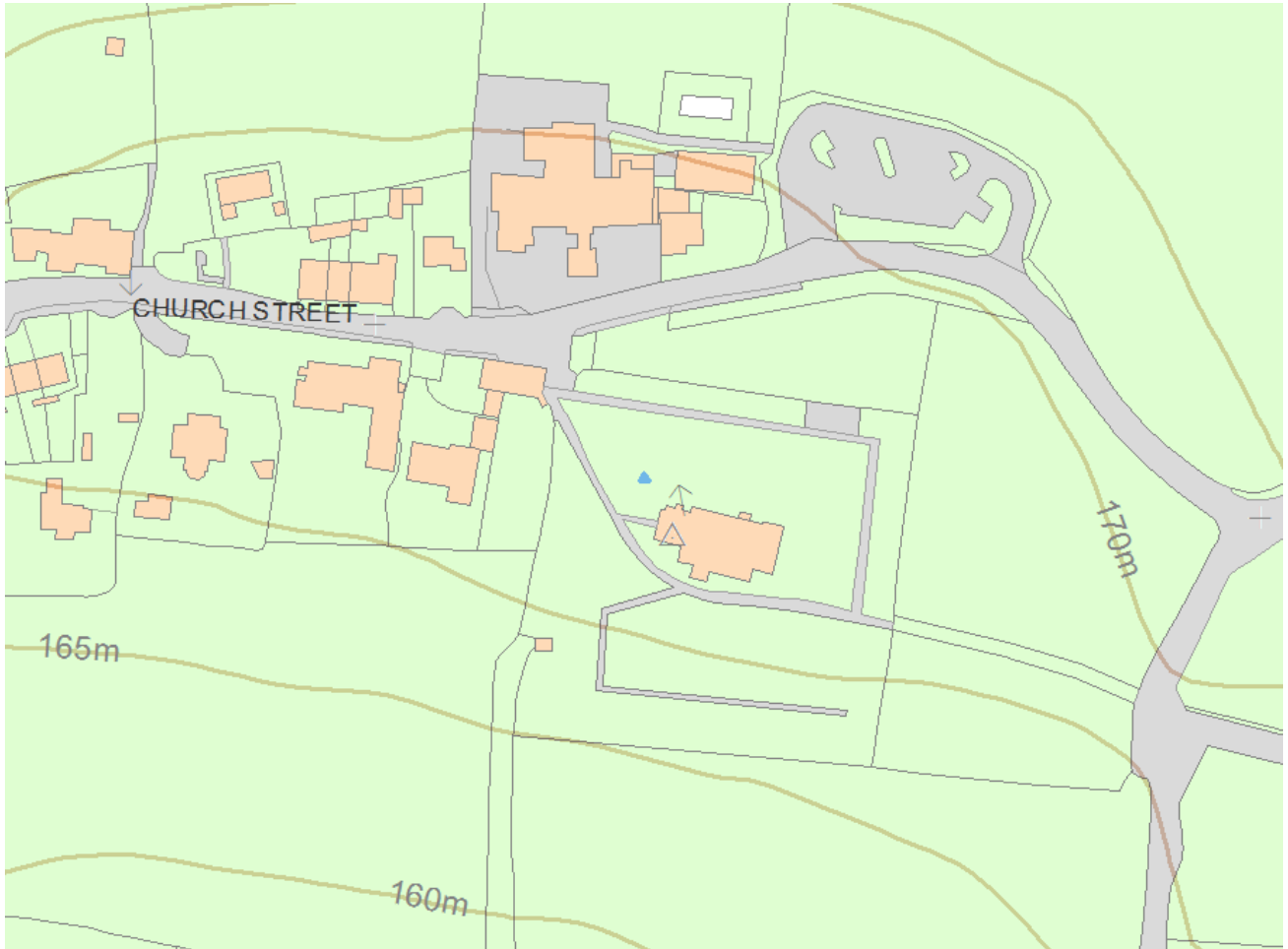
The contents of this record have been generated from a legacy data system.

Legacy System number: **432694**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



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End of official list entry

Appendix G

2 COMYNS CHEST TOMBS ABUT 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST MARY

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1250434**

Date first listed: **04-Nov-1985**

List Entry Name: **2 COMYNS CHEST TOMBS ABUT 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST MARY**

Statutory Address 1: **2 COMYNS CHEST TOMBS ABUT 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST MARY, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

LOCATION

Statutory Address: **2 COMYNS CHEST TOMBS ABUT 15 METRES SOUTH OF SOUTH PORCH OF CHURCH OF ST MARY, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77304 07460**

Details

MORCHARD BISHOP CHURCH STREET (south side) SS 7607 - 7707 Morchard Bishop 11/136 - 2 Comyns chest tombs about 15 metres south of south porch of Church of St Mary GV II

2 adjacent chest tombs. Northern chest tomb circa 1831. Memorial to Reverend John Comyns Churchill (died 1831). Portland stone and white marble. Rectangular in plan with moulded sill and soffit-moulded flat lid. The sides contain sunken panels of white marble with hollow chamfered surrounds. John Comyns Churchill is commemorated on south side under a flat-arched head to panel. Other members of Church family are remembered on other sides. Southern chest tomb circa 1770. Memorial to Peter Comyns (died 1770). Volcanic ashlar and grey basalt. Rectangular in plan with plain ashlar sides on chamfered plinth and simple soffit moulded flat lid. The lid is inscribed and commemorates Peter Comyns and his wife Ann (died 1779) and other members of the Comyns family.

Listing NGR: SS7729407476

Legacy

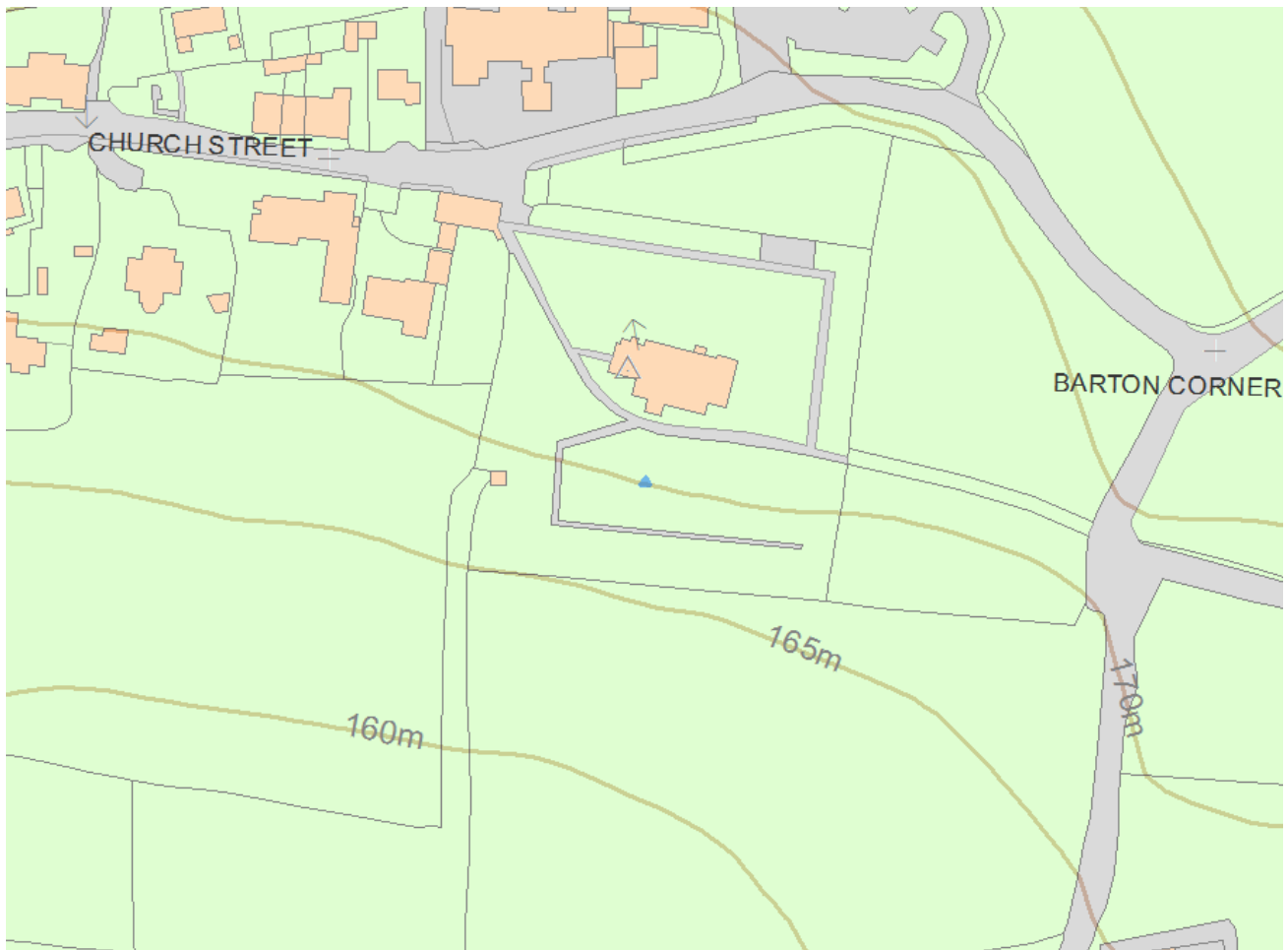
The contents of this record have been generated from a legacy data system.

Legacy System number: **432796**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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Appendix H

RIDGE COTTAGE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1250453**

Date first listed: **04-Nov-1985**

List Entry Name: **RIDGE COTTAGE**

Statutory Address 1: **RIDGE COTTAGE, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

[Corrections and minor amendments \(https://historicengland.org.uk/listing/the-list/minor-amendments/\)](https://historicengland.org.uk/listing/the-list/minor-amendments/)

Location

Statutory Address: **RIDGE COTTAGE, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77262 07524**

Details

MORCHARD BISHOP CHURCH STREET (south side) SS 7607 - 7707 Morchard Bishop 11/141 - Ridge Cottage GV II

House, originally a row of 3 cottages, sometime stables and garage. Early C16, converted to stables and garage in early C20 and converted to single house in mid C20. Partly plastered cob on rubble footings; partly plastered rubble; rubble stacks topped with C20 brick; slate roof. 3 room plan house facing north, originally comprising 3 single cell houses. End stacks to outer room and centre room has axial stack to right (west). 2 storeys. Irregular 2-window front of C20 casements with glazing bars and including, first floor left, an early C16 oak 2-light trefoil-headed window in situ. First floor left is a C20 gable-roofed dormer and in centre is large early C20 loading hatch with gabled roof. Roof is gable-ended to left and hipped to right. Photographs of the front stripped of render shows original arrangement of 2-window fronts to left (east) and centre with outer doors. Butt joint right of centre shows former right end cottage is rubble-built and later than other 2, and had a 1-window front with door at right end. Some blockings show internally. Roof hipped to right, gable-ended to left, C20 door and C20 glass-sided conservatory to rear. Interior was much altered in early C20 when converted to stables and garage. Only 1 original beam survives. It is in the middle room; chamfered with diagonal cut stops. End stacks of dressed volcanic stone with plain oak lintels central fireplace is blocked. Early C16 roof structure survives including 3 side-pegged jointed crucks. Built on glebe land and very close to the church these were probably almshouses. Left end is said to have once extended further with a first floor schoolroom over the gateway into the churchyard.

Listing NGR: SS7726207524

Legacy

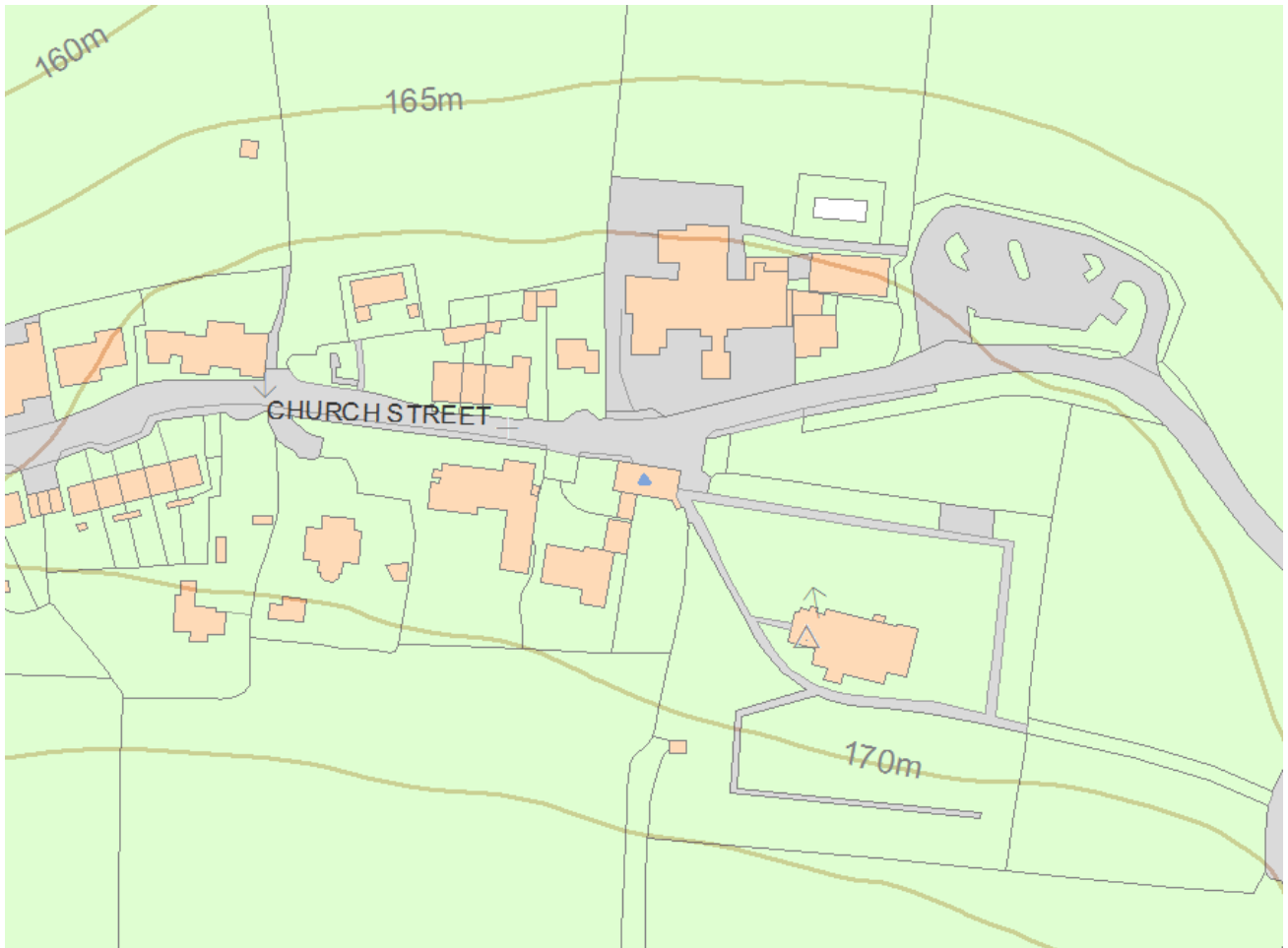
The contents of this record have been generated from a legacy data system.

Legacy System number: **432826**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

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Appendix I

MELLOW THATCH MELLOW THATCH COTTAGE MELLOW THATCH, MELLOW THATCH COTTAGE (ALIAS HOOPERS), AND PINES PINES

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1250457**

Date first listed: **04-Nov-1985**

List Entry Name: **MELLOW THATCH MELLOW THATCH COTTAGE MELLOW THATCH, MELLOW THATCH COTTAGE (ALIAS HOOPERS), AND PINES PINES**

Statutory Address 1: **MELLOW THATCH COTTAGE, CHURCH STREET**

Statutory Address 2: **MELLOW THATCH, CHURCH STREET**

Statutory Address 3: **MELLOW THATCH, MELLOW THATCH COTTAGE (ALIAS HOOPERS), AND PINES, CHURCH STREET**

Statutory Address 4: **PINES, CHURCH STREET**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

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[Understanding list entries \(https://historicengland.org.uk/listing/the-list/understanding-list-entries/\)](https://historicengland.org.uk/listing/the-list/understanding-list-entries/)

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Location

Statutory Address: **MELLOW THATCH COTTAGE, CHURCH STREET**

Statutory Address: **MELLOW THATCH, CHURCH STREET**

Statutory Address: **MELLOW THATCH, MELLOW THATCH COTTAGE (ALIAS HOOPERS), AND PINES, CHURCH STREET**

Statutory Address: **PINES, CHURCH STREET**

The building or site itself may lie within the boundary of more than one authority.

County: **Devon**

District: **Mid Devon (District Authority)**

Parish: **Morchard Bishop**

National Grid Reference: **SS 77222 07546**

Details

MORCHARD BISHOP CHURCH STREET (north side) SS 7607 - 7707 Morchard Bishop 11/142 Mellow Thatch, Mellow Thatch - Cottage (alias Hoopers), and Pines II

3 cottages. Early mid - C17 and C19. Plastered cob and rubble; rubble stacks topped with C19 and C20 brick; thatch roof, replaced by asbestos tile on Mellow Thatch Cottage and by asbestos slate on Pines. 3 adjoining cottages facing south comprising Mellow Thatch at right (east) end, a 2-room cottage with large rear lateral stack;

Mellow Thatch Cottage (alias Hoopers) in centre, a 2 room cottage with axial stack; and Pines at left (west) end, a 2 room cottage with C20 rear block. Outshuts to rear. 2 storeys. Irregular front fenestration. Mellow Thatch has 2-window front of late C19 casements with glazing bars and third right end ground floor window blocking former door - present door in right end. Low thatch eyebrows over first floor windows and roof is gable-ended to right. Mellow Thatch Cottage has symmetrical 2-window front of late C19 casements with glazing bars and contemporary central plank door and gabled and slate-roofed porch with trellis- filled sides. Pines has irregular 3-window front of C20 casements. Right or central window blocking former doorway and present door in left end. Gable-ended roof. Interior of Mellow Thatch shows many early C17 features. Left room made from 2 former rooms each with chamfered and late step stopped crossbeam and a fireplace in rear wall. Left fireplace is blocked although oven projection shows externally. Right fireplace is rubble and its oak lintel has been cut back to make segmental arch. Brick oven to right and cream oven to left. C17 roof of A frame trusses with pegged dovetail lap-jointed collars. Interiors of Mellow Thatch Cottage and Pines not inspected. Mellow Thatch appears to have been 2 one-room plan cottages possibly church almshouses.

Listing NGR: SS7722307544

Legacy

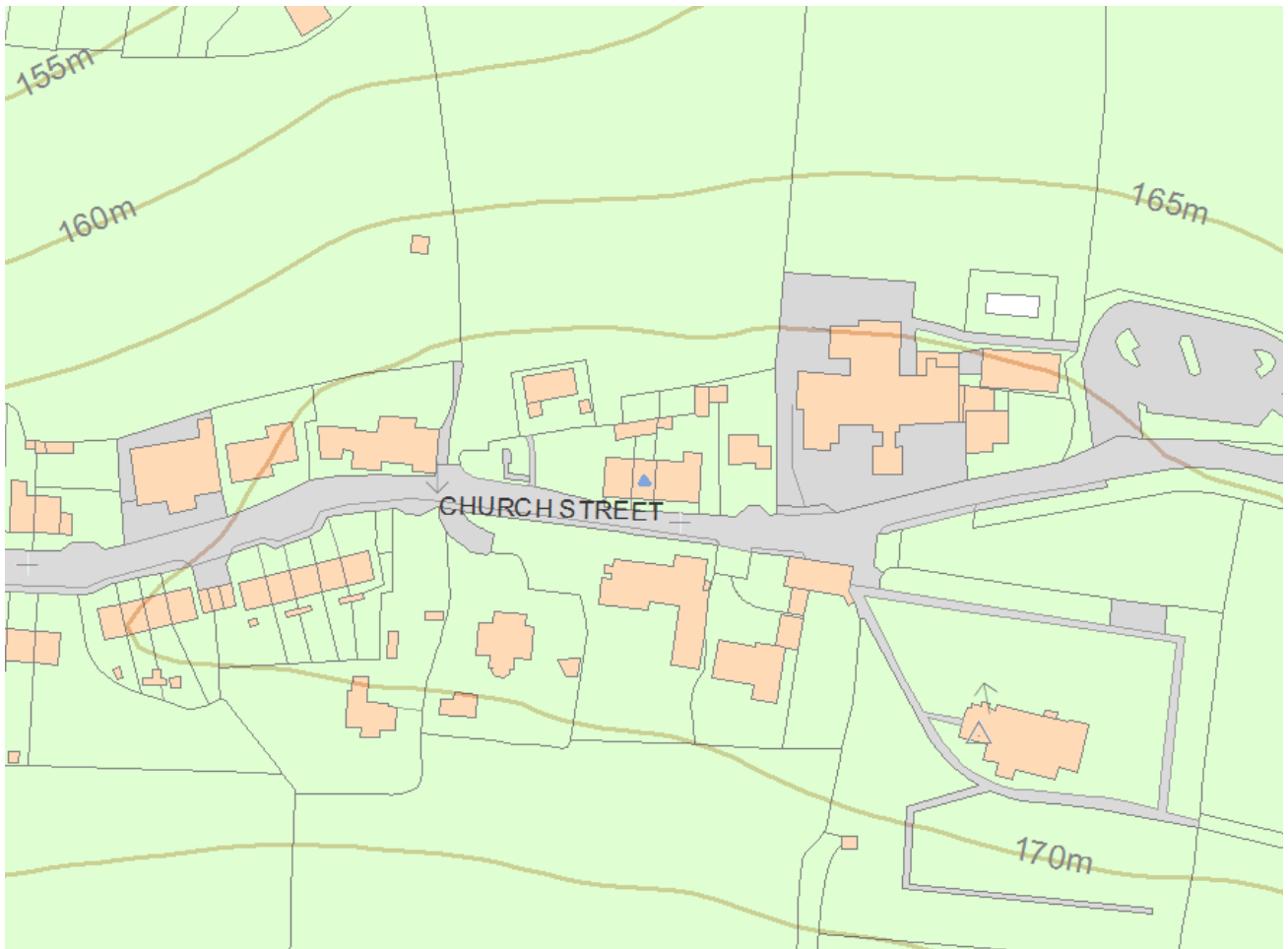
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Legacy System number: **432831**

Legacy System: **LBS**

Legal

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Map

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End of official list entry