

**Poole Barton including  
adjoining wall to north (NHLE  
1170421), Cheriton Fitzpaine,  
Devon**

**Built Heritage Assessment and  
Impact Statement**



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For: **A Private Client**

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## SUMMARY

In August 2023, ISCA Archaeology was commissioned by a private client to undertake a Built Heritage Assessment in respect of the Grade II\* Listed Poole Barton including adjoining wall to north (NHLE 1170421), Cheriton Fitzpaine, Devon. This assessment was expanded as of February 2024 to include an Impact Statement for Phase 1 works prior to support an application for Listed Building Consent.

The property has a complex history extending to the late 15th century and possibly earlier. The earliest part of the house, the main hall house, retains a number of features from the 15th and 16th centuries including oak plank-and-muntin screens and a late 16th century staircase. The structure of the hall house is a fine example of medieval true cruck architecture on a three-room cross passage plan. The southern block of the house, which is largely in a state of disrepair, is broadly contemporary with the main hall and was likely originally functioned as a shippon. The buildings were substantially

remodelled in mid to late 17th century. During the late 17th century, the front northern wing of the house was added in one construction episode. The house retains decorative features from this remodelling phase including leaded casement windows, two staircases, historic cornicing and historic doors. Poole Barton also includes several curtilage structures within its grounds, each of which broadly dates to the post-medieval period. The building was first listed in 1952.

The significance of the house is derived from its evidential, historical and aesthetic values as an example of late medieval high-status rural architecture. The house also retains evidential value through the survival of its historic fabric, cruck roofs and a number of internal features. Historical value is derived from the house's palimpsestic nature, where its many discernible changes and additions are illustrative of the changes within local society from the medieval to the modern period.

The contribution of setting to the significance of the house is principally derived from the experience of the architectural qualities of the house from the garden and road to the north. Poole Barton's setting contributes to the experience of the house and outbuildings as an appreciable coherent group of a high-status farm buildings within the local, preserved historical landscape.

Current plans for alterations to the building place have been assessed within this report. As such, this assessment comprises a Built Heritage Assessment of the listed property and its curtilage structures; a demonstration of how it is defined by the local historic environment and a Statement of Significance defined through a Historic England Level 2 Historic Building Recording (HBR). These sections of the report have been used to inform an Impact Statement for Phase 1 works which are the subject of the Listed Building Consent Application. ISCA Archaeology has been consulted as an agent throughout this process which has resulted in the client making informed and respectful proposals within the application. The net result is that the proposals will result in a **heritage benefit** or **no harm** through implementation of the proposed works.

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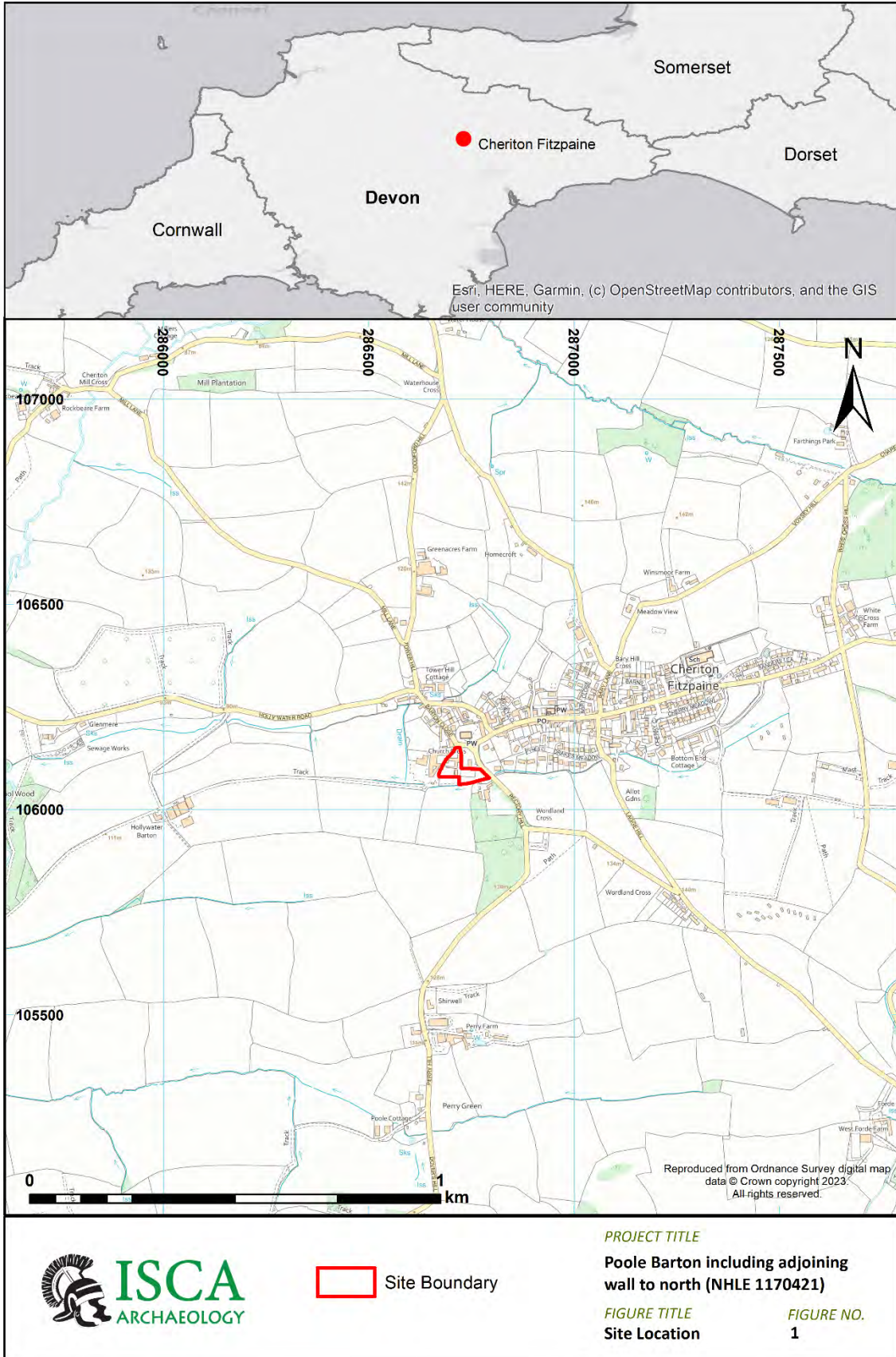
## 1. INTRODUCTION

1.1. In August 2023, ISCA Archaeology was commissioned by Mr and Mrs Scott to undertake a Built Heritage Assessment in respect to the Grade II\* Listed Poole Barton including adjoining wall to north (NHLE 1170421; hereafter referred to as ‘the Site’). This assessment was expanded as of February 2024 to include an Impact Statement for Phase 1 works prior to support an application for Listed Building Consent. The Site is located on the western side of Cheriton Fitzpaine; a village situated c. 7km north east of Cridition in mid-Devon. The Site is located c. 50m south of the Grade I Listed Church of St Matthew along the route of Barton Close (Fig. 1).

### *The Site*

- 1.2. The Site comprises of a multi-phased house with various outbuildings and features, garden walls and a barn. It is located within the south west side of the Cheriton Fitzpaine Conservation Area; an area defined by the survival of numerous historic buildings. The principal local vernacular tradition is one of cob over rubble. The house and features within Poole Barton’s curtilage demonstrate varied levels of preservation.
- 1.3. In recent decades, the property has received very little improvement or substantial repair. There is now the need to undertake a significant refurbishment of the building at which stage it is possible to reintroduce historically correct and sympathetic features and materials which would form part of the project resulting in a significant designated heritage asset being preserved for future generations. As well as this, the works would result in converting neglected sections of the house into liveable space.
- 1.4. Phase 1 works will include replacement of a section of concrete flooring within the main hall house with volcanic flagstones of the same type as *in-situ* historic flagstones found within the same room; the replacement of two 19th century or 20th century doors in a state of disrepair with doors that respect the heritage of the building; the replacement of a number of polycarbonate window pains with double glazing; a reinstatement of a blocked doorway between the main hall house and the southern block; the conversion of a the use of a room in the main hall house to kitchen space including installation of appropriate drainage and the removal of two modern 20th century lean-to greenhouses external to the main house.





- 1.5. As such, this assessment comprises a Built Heritage Assessment of the listed property, its curtilage structures and demonstrate how it is defined by the local historic environment. This heritage assessment uses a variety of sources, such as historic mapping and Devon Historic Environment Records data (HER). It will offer a Statement of Significance defined through a Historic England Level 2 Historic Building Recording (HBR) in order to inform future plans which will be developed to both preserve the designated heritage asset for future generations as well as making the property a liveable space for the foreseeable future.

## 2. OBJECTIVES AND PROFESSIONAL STANDARDS

- 2.1. The purpose of this Built Heritage Assessment is to determine, as far as reasonably possible from existing records and observations, an understanding of the historic environment within and surrounding the Site in order to:

- 🌀 Provide an assessment of the significance of the designated heritage asset;
- 🌀 a phasing plan to demonstrate the evolution of the Site;
- 🌀 offer assessments of its current level of preservation;
- 🌀 provide an assessment of the potential for archaeological remains to survive within the Site; and
- 🌀 provide recommendations to further quantify the nature of the heritage resources or mitigation aimed at reducing or removing completely any adverse impacts.
- 🌀 Inform an Impact Statement for the works outlined in Listed Building Consent Application.

- 2.2. This report has been prepared in accordance with appropriate standards and guidance, including the *Standard and Guidance for Historic Environment Desk-Based Assessment* published by The Chartered Institute for Field Archaeologists (CIfA) in 2014 and most recently updated in 2020. This states that, insofar as they relate to the determination of planning applications, heritage desk-based assessments should:

*“...enable reasoned proposals and decisions to be made [as to] whether to mitigate, offset or accept without further intervention [any identified heritage] impact” (CIfA, 2020a, 4).*

- 2.3. The report has also been prepared in accordance with the *Standard and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures* (ClfA, 2020b) and *Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019).
- 2.4. The Historic Environment Good Practice Advice in *Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* (Historic England, 2015), further clarifies that a desk-based assessment should:

*“...determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation” (Historic England, 2015, 3).*

**Statute, policy, and guidance context**

- 2.5. The Site is located in the local authority of Mid-Devon District Council. The Local Plan, ‘*Mid-Devon Local Plan 2013 – 2033*’, was adopted in July 2020. With regard to heritage assets, ‘*Policy DM25: Development affecting heritage assets*’ of the Local Plan states:

*“A heritage asset is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest. This includes designated heritage assets such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, and undesignated sites that can include archaeological sites, locally listed assets and any asset included on the Devon County Historic Environment Record.” (Mid-Devon District Council, 2020, 142).*

- 2.6. With regard to proposals for the Site ‘*Policy DM25: Development affecting heritage assets*’ goes on to state that:

*“Where proposed development will have the potential to impact upon a heritage asset or its setting, the Council will require the applicant to submit sufficient information to enable a description of a heritage asset affected and a consideration of the impact of the development upon it. This may take the form of an appropriately detailed desk-based assessment and, where necessary, a field*

*evaluation. The level of detail required should be proportionate to the asset’s importance and no more than is sufficient to understand the potential impact of the proposal on its significance.” (Mid-Devon District Council, 2020, 142).*

2.7. The Site lies within the south west of Cheriton Fitzpaine Conservation Area first designated in 1985. The ‘*Cheriton Fitzpaine Conservation Area Appraisal and Management Plan*’ was adopted in 2015 and highlights the protection and enhancement of the special character of the defined area. The appraisal seeks to provide the basis for making informed, sustainable decisions in the positive management, protection, and enhancement of the Conservation Area.

2.8. This assessment is also guided in its composition by the policies outlined by the Devon County Council Historic Environment Team. The guidance for Historic Building Evaluation specifies that:

*“An examination will be made of the building in order to produce an illustrated, scaled, phased plan and elevations of the extant building and identify the original and later elements of the building, as well as any fixtures, fitting or features of special architectural interest” (DCC HET, 2021)*

2.9. This assessment has been undertaken within the key statute, policy and guidance context presented within Table 1.1 below. The applicable provisions contained within these statute, policy and guidance documents are referred to, and discussed, as relevant, throughout the text.

<b>Statute</b>	<b>Description</b>
<b><i>Ancient Monuments and Archaeological Areas Act (1979)</i></b>	Act of Parliament providing for the maintenance of a schedule of archaeological remains of the highest significance, affording them statutory protection.
<b><i>Planning (Listed Buildings and Conservation Areas) Act (1990)</i></b>	Act of Parliament placing a duty upon the Local Planning Authority (or, as the case may be, the Secretary of State) to afford due consideration to the preservation of Listed Buildings and their settings (under Section 66(1)), and Conservation Areas (under Section 72(2)), in determining planning applications.
<b><i>National Heritage Act 1983 (amended 2002)</i></b>	One of four Acts of Parliament providing for the protection and management of the historic environment, including the establishment of the Historic Monuments and Buildings Commission, now Historic England.
<b><i>Conservation Principles (Historic England 2008)</i></b>	Guidance for assessing heritage significance, with reference to contributing heritage values, in particular: <i>evidential</i> (archaeological), <i>historical</i> (illustrative and associative), <i>aesthetic</i> , and <i>communal</i> .
<b><i>National Planning Policy Framework (2023)</i></b>	Provides the English Government’s national planning policies and describes how these are expected to be applied within the planning system. Heritage is subject of Chapter 16 (page 54).

Statute	Description
<b>National Planning Practice Guidance (updated 2019)</b>	Guidance supporting the National Planning Policy Framework.
<b>Good Practice Advice in Planning: Note 2 (GPA2): Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015)</b>	Provides useful information on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.
<b>Good Practice Advice in Planning: Note 3 (GPA3): The Setting of Heritage Assets, Second Edition (Historic England, 2017)</b>	Provides guidance on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes.
<b>Mid-Devon Local Plan 2013 – 2033</b>	Comprises the local development plan (local plan), as required to be compiled, published and maintained by the local authority, consistent with the requirements of the NPPF (2021). Intended to be the primary planning policy document against which planning proposals within that local authority jurisdiction are assessed. Where the development plan is found to be inadequate, primacy reverts to the NPPF (2021).
<b>Hedgerows Regulations (1997)</b>	Provides protection for ‘important’ hedgerows within the countryside, controlling their alteration and removal by means of a system of statutory notification.

**Table 1.1:** Key statute, policy and guidance

### 3. METHODOLOGY

- 3.1. The Historic Building Survey was guided in its composition by the *Standard and guidance for the archaeological investigation and recording of standing buildings or structures* (ClfA, 2020b); Historic England guidance *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016) and *Conservation Basics: English Heritage Practical Building Conservation* (Historic England, 2013a). The building recording was broadly undertaken to Level 2 standards as defined in *Understanding Historic Buildings: A guide to good recording practice* (Historic England, 2016).
- 3.2. The analysis was based principally upon a building inspection which focussed on those rooms, features and structures that are potentially subject to change as a result of future development. A site visit was undertaken on 29 August 2023 by Tim Brown, Heritage Consultant. The house and all of the outbuildings and curtilage structures were inspected both externally and internally. The secondary objectives of the site visit was to assess the Site’s historic landscape context, including its association with any known or potential heritage assets, and to identify any evidence for previous truncation of the on-site stratigraphy. The site visit also allowed for the

identification of any previously unknown heritage assets within the Site, and assessment of their nature, condition, significance and potential susceptibility to impact. The wider landscape was examined, as relevant, from accessible public rights of way.

- 3.3. The Historic Building Survey includes an assessment of the contribution of setting to the significance of Poole Barton. The purpose of this assessment is to assess if, how and to what extent future development may affect the significance of the building through changes to its curtilage setting. The settings assessment was undertaken in accordance with *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)* (Historic England, 2017).

### ***Curtilage***

- 3.4. Historic England guidance (Historic England, 2018) states that the curtilage of a building (the principal building; in this case Poole Barton) is in general terms any area of land and other buildings that are around and associated with the principal building. This includes buildings that form part of the land and have done so since before 1 July 1948.
- 3.5. The assessment has assessed all outbuildings and structures within the property boundaries, a number of which have been identified as forming part of the curtilage of the main Poole Barton structure. These identified outbuildings are deemed by this assessment, according to their materials, form and identification on late 19th-century Ordnance Survey maps, to be ancillary to the house and have formed part of the land since before 1948. In addition, the outbuildings lie within the identified Site boundary, which likely defines the domestic curtilage of the house, and appear to have been in continuous ownership and subservient use to the house since before the house was listed in 1952. As such, for the purposes of this assessment, the identified outbuildings are considered to be listed.

### ***Sources of Information***

- 3.6. Several publicly accessible sources of primary and synthesised information were consulted. These comprised:
- The Devon Historic Environment Record (HER), comprising a database of recorded archaeological sites, findspots, Historic Landscape Characterisation (HLC) and archaeological events within the county;

- 📄 Historic manuscripts, surveyed maps, and Ordnance Survey maps obtained online;
- 📄 The National Heritage List for England (NHLE), consisting of current information relating to designated heritage assets, and heritage assets considered to be ‘at risk’;
- 📄 The British Geological Survey (BGS) website providing detail of UK geological mapping (bedrock and superficial deposits) and borehole data; and
- 📄 National heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, and the National Record of the Historic Environment (NRHE) Excavation Index;

- 3.7. Sources consulted during the preparation of this assessment are listed in the references section of the report.
- 3.8. Prior to obtaining data from these sources, an initial analysis was undertaken in order to identify a relevant and proportionate study area. This analysis utilised industry-standard GIS software, and primarily entailed a review of recorded heritage assets in the immediate and wider landscape, using available datasets.
- 3.9. On the basis of the urban character of the local Site environs, a 500m study area, measured from the boundaries of the Site, was considered sufficient to capture the relevant HER data, and provide the necessary context for understanding the Site’s archaeological potential and heritage significance. All spatial data held by the HER – the primary historic data repository – for the land within the study area was requested. These records were analysed and further refined in order to narrow the research focus onto those of relevance to the present assessment. Therefore, only the relevant HER records are utilised in the body of this report. These relevant records are listed in a cross-referenced Gazetteer provided at the end of this report (Appendix 1) and are illustrated on the figures accompanying this document.

***Aerial photographs provided by Historic England***

- 3.10. Relevant historical aerial photograph provided by Historic England were examined as part of this assessment. Examined photography correlates with data collected as part of the cartographic regression exercise and no aerial photographs were deemed to expand on the understanding of the designated heritage asset over what is present within Historic mapping.

### ***Assessment of heritage significance***

3.11. The significance of known and potential heritage assets within the Site has been assessed and described, in accordance with paragraph 195 of the NPPF (2023), the guidance issued by ClfA (2020), *Historic Environment Good Practice Advice in Planning, Note 2* (Historic England, 2015) and *Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England, 2019). Determination of significance has been undertaken according to the industry-standard guidance on assessing heritage value provided within *Conservation Principles* (English Heritage, 2008). This approach considers heritage significance to derive from a combination of discrete heritage values, principal amongst which are:

- i) evidential (archaeological) value,
- ii) historic (illustrative and associative) value,
- iii) aesthetic value,
- iv) communal value.

Further detail of this approach, including the detailed definition of those aforementioned values, as set out, and advocated by Historic England, is provided in Appendix 2 of this report.

### ***Assessment of potential development effects (benefit and harm)***

3.12. The present report sets out, in detail, the ways in which identified susceptible heritage assets might be affected by the proposals as a result of physical effects, i.e., resulting from the direct truncation of the building or archaeological remains.

3.13. Identified effects upon heritage assets have been defined within broad 'level of effect' categories (Table 2.1 below). These are consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2023). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented in this report.

3.14. It should be noted that the overall effect of development proposals upon the designated heritage asset are judged, bearing in mind both any specific harms or benefits; an approach



consistent with the Court of Appeal judgement *Palmer v. Herefordshire Council & ANR* Neutral Citation Number [2016] EWCA Civ 1061.

- 3.15. In relation to non-designated heritage assets, the key applicable policy is paragraph 203 of the NPPF (2023), which states that:

*“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset [our emphasis].”*

- 3.16. Thus, regarding non-designated heritage assets, this report seeks to identify the significance of the heritage asset(s) which may be affected, and the scale of any harm or loss to that significance.

	Description	Applicable statute & policy
<b>Heritage benefit</b>	The proposals would better enhance or reveal the heritage significance of the heritage asset.	Enhancing or better revealing the significance of a heritage asset is a desirable development outcome in respect of heritage. It is consistent with key policy and guidance, including the NPPF (2023) paragraphs 197 and 208.
<b>No harm</b>	The proposals would preserve the significance of the heritage asset.	Preserving a Listed building and its setting is consistent with s66 of the Planning (Listed Buildings and Conservation Areas) Act (1990). Preserving or enhancing the character or appearance of a Conservation Area is consistent with s72 of the Act. Sustaining the significance of a heritage asset is consistent with paragraph 195 of the NPPF and should be at the core of any material local planning policies in respect of heritage.
<b>Less than substantial harm (lower end)</b>	The proposals would be anticipated to result in a restricted level of harm to the significance of the heritage asset, such that the asset’s contributing heritage values would be largely preserved.	In determining an application, this level of harm should be weighed against the public benefits of the proposals, as per paragraph 202 of the NPPF (2023). Proposals involving change to a Listed building or its setting, or any features of special architectural or historic interest which it possesses or change to the character or appearance of Conservation Areas, must also be considered within the context of Sections 7, 66(1) and 72(2) of the 1990 Act. <i>The provisions of the Act do not apply to the setting of Conservation Areas.</i>
<b>Less than substantial harm (upper end)</b>	The proposals would lead to a notable level of harm to the significance of the heritage asset. A reduced, but appreciable, degree of its heritage significance would remain.	Proposals with the potential to physically affect a Scheduled Monument (including the ground beneath that monument) will be subject to the provisions of the Ancient Monuments and Archaeological Areas Act

	Description	Applicable statute & policy
		(1979); <i>these provisions do not apply to proposals involving changes to the setting of Scheduled Monuments.</i>  With regard to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.
<b>Substantial harm</b>	The proposals would very much reduce the heritage asset's significance or vitiate that significance altogether.	Paragraphs 199 - 208 of the NPPF (2023) would apply. Sections 7, 66(1) and 72(2) of the Planning (Listed Buildings and Conservation Areas) Act (1990), and the Ancient Monuments and Archaeological Areas Act (1979), may also apply.  In relation to non-designated heritage assets, the scale of harm or loss should be weighed against the significance of the asset, in accordance with paragraph 203 of the NPPF.

**Table 2.1:** Summary of *level of effect* categories (benefit and harm) referred to in this report in relation to heritage assets, and the applicable statute and policy.

3.17. The July 2019 revision of the Planning Practice Guidance (PPG) defines non-designated heritage assets as those identified as such in publicly accessible lists or documents provided by the plan-making body. Where these sources do not specifically define assets as non-designated heritage assets, they will be referred to as heritage assets for the purposes of this report. The assessment of non-designated heritage assets and heritage assets will be equivalent in this report, in-line with industry standards and guidance on assessing significance and impact. They may not, however, carry equivalent weight in planning, as set out within the provisions of the NPPF.

***Limitations of the Assessment***

3.18. This assessment is principally a desk-based study, and has utilised secondary information derived from a variety of sources, only some of which have been directly examined for the purpose of this assessment. The assumption is made that this data, as well as that derived from secondary sources, is reasonably accurate. The records held by the HER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within these repositories is not complete, and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

- 3.19. A selection of archival material pertaining to the Site and study area was consulted at the Devon Archives and Local Studies. There may be other relevant material held by the National Archives, other local repositories, and in private collections, although sufficient information to respond to the scope of this assessment was available from the resources consulted.

## 4. ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

### *Landscape Context*

- 4.1. The Site is located in the western side of Cheriton Fitzpaine; a village situated c. 7km north east of Crediton, mid-Devon. The Site consists of the Grade II\* Poole Barton including adjoining wall to north (Fig. 2, 1; NHLE 1170421) and an overall property area of c. 0.47ha including outbuildings, wall structures, a tennis court and external swimming pool building. The main house is still in residential use, although many areas of its main structure and curtilage structures have fallen into a state of disrepair in the late 20th and early 21st century.
- 4.2. The Site is enclosed by external curtilage walling and the route of Barton Close to the north, a further large stone curtilage wall to the east, an access route and in-use farm buildings to the west. The property area is defined to the south east by a diverted stream/leat and section of cob wall (Fig. 2, 2) from the historic land associated with the Grade II Listed Manor House (Fig. 2, 3) and the associated Grade II\* Manor House Barn (Fig. 2, 4). A further section of east to west cob walling encloses the Site to the east (Fig. 2, 5). The cob walls form part of the curtilage listing of Poole Barton and are covered in greater detail in Section 6: Built Form. Beyond the diverted stream/leat to the south east, the Site is enclosed by agricultural fields.
- 4.3. The Site is underlain by the geology of sedimentary mudrock of the Bude formation deposited between 319 and 309.5 million years ago during the Carboniferous period (BGS, 2023).
- 4.4. Further afield, the north of the study area is largely defined by patterns of later medieval to early post-medieval strip field systems. HLC data characterises agricultural areas south of the village to likely have been enclosed as larger barton fields associated with grazing animals during the later medieval period. The curving form of the hedge-banks suggests that earlier it may have been farmed as open strip-fields (maptest.devon.gov.uk). This data would suggest that agricultural land was enclosed in the north of the study area prior to that directly associated with Poole Barton to the south.

### *Prehistoric and Romano-British (10,000 BC – AD 410)*

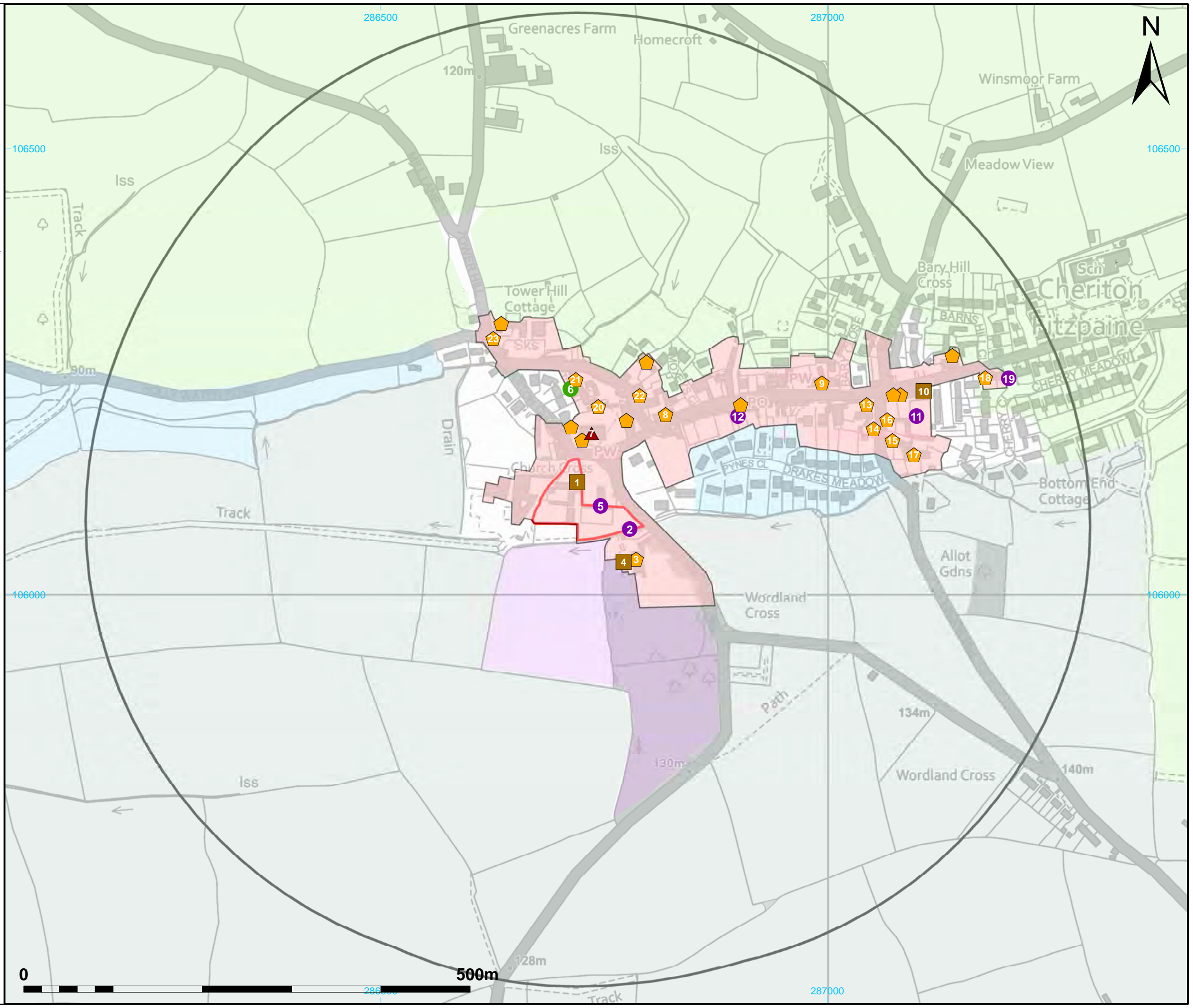
- 4.5. There is currently no evidence within the HER data to suggest there was activity within the Site or the study area during the prehistoric or Romano-British period. However, given the lack of archaeological investigation within the study area due to limited commercial development, this data is indicative of a lack of evidence rather than evidence of absence.

PROJECT TITLE  
**Poole Barton including joining wall to the north (NHLE: 1170421)**

FIGURE TITLE  
**Heritage Assets and Historic Landscape Characterisation**

FIGURE NO.  
**2**

- Site Boundary
- Study Area
- Conservation Area
- Designated Heritage Assets**
- ▲ Grade I Listed Building
- Grade II\* Listed Building
- Grade II Listed Building
- Non-designated Heritage Assets**
- Medieval
- Post-medieval
- Historic Landscape Characterisation**
- Medieval enclosures based on strip fields
- Post-medieval-Barton field
- Post-medieval Orchard
- Post-medieval Enclosures



- 4.6. The Cheriton Fitzpaine Conservation Area Appraisal references a number of enclosures of probable prehistoric or Roman date recorded as crop marks outside of the 500m study area. In proximity to one of these probable enclosures, pieces of a small Roman amphora were found to the north of Redyeates Farm, near Ball Cottages c. 1.5km from the Site in the late 1950s (Mid-Devon District Council, 2015, 9).
- 4.7. The closest area indicative of significant Romano-British activity is located at Poughill Barton in the neighbouring parish where a hoard of Roman coins of 1st and 2nd century date was recovered in 1836 (Mid-Devon District Council, 2015, 9).

***Early medieval and medieval (AD 410 – AD 1539)***

- 4.8. There is currently no evidence within the HER data to suggest activity within the Site or the study area in the early medieval period. However, documentary evidence from the Domesday book of 1086 records that the land was held by Aelmer, a name of Anglo-Saxon origin, before 1066. At this time, it was called *Cerintona*. The name, which means Church Farm, indicates that there was likely a church here before the Norman Conquest (Mid-Devon District Council, 2015, 9). By the time of the Domesday survey, the village was held by Theobald Son of Berner, demonstrating that the land was under Norman lordship. At this time, the village was small; consisting of five villagers, ten smallholders and two slaves (Thorn and Thorn, 1985, 115).
- 4.9. The oldest surviving feature within the study area appears to be bee boles in a cob wall located c. 100m north of the Site boundary at the Ring of Bells public house (Fig. 2, 6). The bee boles, which may date from the 14th century, represent a practical way of bee keeping present in many parts of England before the development of modern beehives.
- 4.10. The Grade I Listed Church of St Matthew, located c. 30m north of the Site boundary, dates to the 14th and 15th centuries (Fig. 2, 7). Although the structure of the Church was restored in the late 19th century, it still retains some original details such as the chancel arch, the ceiled wagon roof with fine carved bosses in the north aisle and chapel, and the Beer stone arcade in the nave with its carved foliage capitals.



**Figure 3:** The Grade I Listed Church of St Matthew. View to the north west.

- 4.11. Poole Barton is thought to represent the oldest extant domestic house within Cheriton Fitzpaine (Fig. 2, 1). The oldest part of the house is listed as dating to the late 15th to early 16th century with substantial 16th and 17th century additions. The house, as well as the outhouses and curtilage features are covered in detail within Section 6: Built form.
- 4.12. The Grade II Listed Lower Saunders, located c. 100m north east of the Site boundary (Fig. 2, 8) and Wreylands Cottage, located c. 300m to the north east of the Site boundary (Fig. 2, 9), also date to the 16th century. The houses appear to have originated as three, or four, room and cross passage houses and were subsequently altered and improved in the 17th century (Mid-Devon District Council, 2015, 10).
- 4.13. The Grade II\* Listed Manor Barn, located c. 50m to the south of the Site boundary, is thought to represent the only other building within the study area that contains medieval elements (Fig. 2, 4). The barn likely originated in the early 16th century, was converted to bakehouse in the mid to late 17th century, with its north end being dating entirely to the late 19th century. The building has since been used as barn within the 20th century.
- 4.14. Manor Barn demonstrates many similarities in construction with Poole Barton suggesting that earliest phase of construction dates to within a similar timeframe. The earliest phase of both buildings consists of plastered cob on rubble footings; the internal roof structure of Poole Barton is of cruck construction and although the roof of Manor Barn has been heavily restructured and restored within the 19th and 20th centuries elements of its cruck roof are still apparent (Alcock, 1985, 109).

***Post-medieval and modern (AD 1539 – Present)***

- 4.15. Historic Landscape Characterisation (HLC) portrays the Site as being situated within the historic settlement core of Cheriton Fitzpaine. The HLC also suggests that this settlement core was largely established by the post-medieval period. To the south of the site, within the area of land surrounding the Grade II Listed Manor House, the enclosure of land largely relates to post-medieval orchards and park and gardens. Outside of the settlement core, agricultural land in the south of the study area largely consists of fields characteristic of barton fields (Fig. 2). These relatively large, regular enclosures seem likely to have been laid out between the 15th and 18th century. Some curving boundaries may be following earlier divisions in the pre-existing medieval fields (maptest.devon.gov.uk).



- 4.16. The local vernacular tradition of plastered cob over rubble footings within the village continued into the post-medieval period and many of the listed buildings within the conservation area are built using this technique. The Cheriton Fitzpaine Conservation Area appraisal divides the extant historic buildings into two discreet groupings at the eastern and western ends of the Conservation Area respectively.
- 4.17. Within the eastern group is a row of Grade II\* Listed Almshouses located c. 400m to the east of the Site boundary (Fig. 2, **10**). Four of these were originally built in the early 17th century with a fifth being added in 1853. The Almshouses are similarly of plastered cob on exposed rubble footings to first floor level on low chamfered plinth. The houses have exposed volcanic stacks with blocks laid to rough courses and with chimney shafts of plastered brick. To the rear of the Almshouses is a type 1 linhay barn also dating to the post-medieval period (Fig. 2, **11**). Linhay type farm buildings are found particularly in Devon and Somerset and are characterised as a two-storeyed building with an open front, with a *tallet* or hay-loft above and livestock housing below (Alcock, 1963, 127). A further linhay of similar construction is located c. 200m east of the Site boundary and are commonly distributed throughout the region (Fig. 2, **12**).
- 4.18. The Grade II Listed Half Moon Inn (Fig. 2, **13**) and Cross Cottage (Fig. 2, **14**) were both built in the late 16th, early 17th century while Lane End (Fig. 2, **15**) dates from the late 17th century. These buildings, each of which are constructed following the local tradition of plastered cob and rubble footings and exist as a cluster of houses that characterise the eastern part of the Conservation Area.
- 4.19. The buildings are in proximity to the Grade II Listed buildings of Apple Tree Cottage (Fig. 2, **16**) and Bowdel Bundle Cottage (Fig. 2, **17**) which are also constructed of cob on rubble footings. These buildings are also likely to have originated in the late 16th to early 17th centuries and were originally a single farmhouse.
- 4.20. The Grade II Listed cob farmhouse of Higher Saunders is located c. 450m east of the Site boundary (Fig. 2, **18**). Archaeological monitoring and recording carried out by AC archaeology was undertaken during groundworks associated with the erection of a single dwelling on land at Higher Saunders, Cherry Meadow, Cheriton Fitzpaine in 2016. This is one of only two archaeological investigations to have occurred within the village. A single NNW to SSE aligned

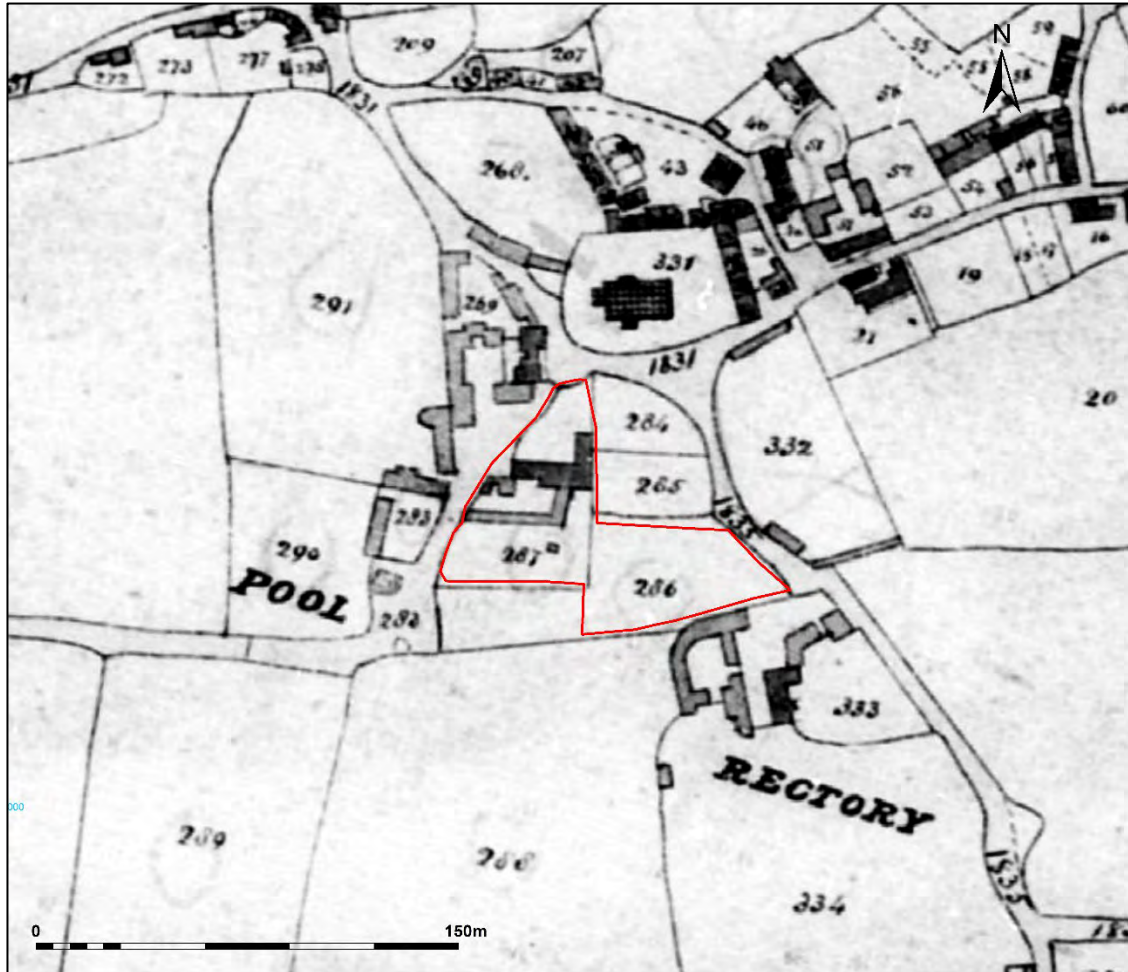
ditch was exposed containing a small iron rod, pottery and glass sherds and building material dating the feature to the late 18th century (Fig. 2, **19**).

- 4.21. At the western end of the Conservation Area, c. 75m north of the Site boundary, is the Grade II Listed Church House, part of which dates to 1659, as inscribed on a lintel over the fireplace (Fig. 2, **20**). In proximity, The Ring of Bells public house was formerly a house originally built in the 17th century (Fig. 2, **21**) and Rose, April and Bawn Cottages are a row of late 17th century, single room plan cottages (Fig. 2, **22**). To the north west, in Tower Hill, Honeysuckle Cottage (Fig. 2, **23**) is also thought to be late 17th century in date. These structures also follow the local tradition of plastered cob over rubble.
- 4.22. The Grade II Listed Manor House located c. 50m to the south of the Site boundary (Fig. 2, **3**), which was formerly the rectory building, was built in the late 17th century, superseding the adjacent open hall house. It was largely rebuilt and extended in the mid-19th century.
- 4.23. The local vernacular of cob over rubble footings was not restricted to the post-medieval, and many of the later 18th and 19th century listed buildings within the Conservation Area demonstrate similar construction methods. These include, but are not limited to, the Grade II Listed School, formerly Poorhouse located c. 75m north east of the Site boundary (Fig. 2, **24**). The school is thought to be the longest thatch-roofed building in the UK.
- 4.24. There appears to have been comparatively little 20th century development within the conservation area itself but there are areas of modern housing around the perimeter, particularly to the south, east and north-east and also to the west of the Ring of Bells.

#### ***Cartographic and Documental Regression***

- 4.25. The 1839 Parish of Cheriton Fitzpaine Tithe Map demonstrates that the little has changed in the layout of Poole Barton since this period (Fig. 4). It is probable that any differences present within the external cob and stone wall boundaries of the property are related to minor difference between the two surveys rather than a repositioning. It was apparent, from the site visit, that the fabric of the cob wall to the east of the Site (Fig. 2, **5**) is likely to be older than the Tithe Map.
- 4.26. A single difference that is apparent between the Tithe map and the modern period is the south range of stables once extended to further to the west to the property boundary. The

difference is also present in the First Edition Ordnance Survey Map of 1889 (Fig. 5). This suggests that there was a removal of c. 10m of this building in the 20th century. This is now open ground with no structures or features.



**Figure 4:** Extract from the 1839 Parish of Cheriton Fitzpaine Tithe Map (approximate Site boundary in red).

- 4.27. The Tithe Apportionment, which accompanies the Tithe Map, shows that the land within the Site boundary was made up of areas of the House and areas of Garden and Orchard. The area of land to the south of the courtyard of the main house is recorded as being a walled garden (Fig. 4, Plot 287). Elements of this walled garden are still present today and are discussed in greater detail in Section 6: Built Form. The entirety of the Site, as well as the field directly to the south (Fig. 4, Plot 288) was under the ownership of Samuel Pridham; the Pridham's were a locally important farming family that was present in the village through the 18th and 19th centuries. In 1887, two years prior to the surveying of the First

Edition Ordnance Map, his son and namesake Samuel Pridham is recorded as a farmer of 245 Acres employing 3 men and 11 boys (wikitree.com).

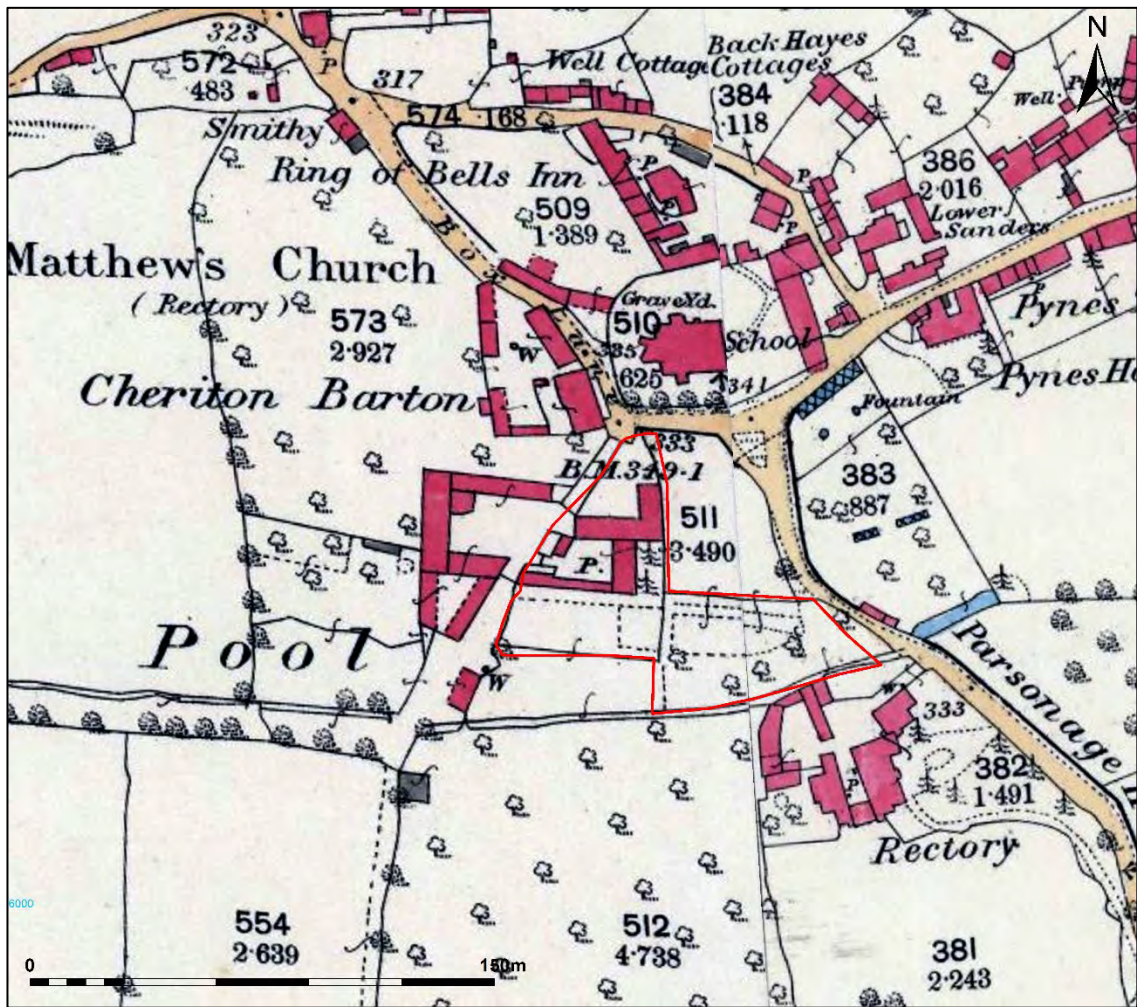


Figure 5: Extract from the 1879 25-inch to the mile OS Map (approximate Site boundary in red).

- 4.28. This demonstrates that the property was still in use as a farmhouse during the 19th century and likely into the 20th century. A bill of sale of the property, dated 1906, suggests that Poole Barton as well as the accompanying land of Stock Park and Sutton Farm were sold at this time (Battishill and Houlditch, Solicitors, 1906, ref: 547B/P/Box8/232).
- 4.29. Between the Tithe Map in 1839 and the First Edition Ordnance Survey in 1889, there is demonstrably few changes that occurred within the wider landscape outside of the Site boundary. There appears to have been minor removal and construction of houses and outbuildings, but very little by the way of substantial change occurred in the 19th century.

It is apparent that agriculture in Cheriton Fitzpaine retain its local socio-economic importance throughout the post-medieval and modern periods.

- 4.30. Subsequent Ordnance Survey Maps reviews during this assessment, including the 1906 Second Edition (not reproduced) and the 1962 Map show very little changes occurring within the Site boundary. The 1962 map demonstrates that the southern stable range still extended further to the west than what is present in the modern day (Fig. 6). However, there is no suggestion from the map that the swimming pool building, or the tennis courts, were present at this time.



Figure 6: Extract from the 1962 6-inch to the mile Ordnance Survey Map (approximate Site boundary in red).

## 5. ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

### *Previous Impacts*

- 5.1. Cartographic regression suggests that the majority of the property has remained unchanged since 1839. Previous below-ground impacts within the modern period appear to have been minor. The construction of the swimming pool building in the latter half of the 20th century is likely to have greatly impacted below ground strata. Impacts associated with any removal of cob walls and the laying of the tennis courts are anticipated to have minor impact on below ground strata.

### *The significance of known and potential archaeological remains within the Site*

- 5.2. There are currently no known below ground archaeological remains that are recorded by the HER within the Site boundary.
- 5.3. Given the likely early-medieval origins of the village and its subsequent small-scale growth during the medieval and post-medieval periods, the Cheriton Fitzpaine Conservation Area Appraisal highlights a general potential for remains dating to this period. The document highlights that buried evidence for former buildings or structures may well be present in the Conservation Area and these may be affected by any development within the historic core.
- 5.4. Although the Conservation Area Appraisal also cites evidence indicating potential prehistoric and Romano-British activity and occupation recorded in the wider landscape, there is thought to be a low potential for any remains dating to these periods to be present below ground within the Site. Given the lack of 21st century construction that has occurred within Cheriton Fitzpaine and study area, there is a general lack of evidence to either support or argue against the presence of prehistoric and Romano-British archaeological remains. However, there is has also been a lack of cropmarks identified through historic aerial photography and LiDAR in the vicinity that would suggest remains from these periods.
- 5.5. Potential archaeological remains identified within the Site comprise:
- The former presence of a pre-tithe buildings associated with the use of the Site as a farm in the medieval and post-medieval periods; and
  - The possible remains of medieval and post-medieval field boundaries.

5.6. The significance of these assets is discussed further below.

***Possible pre-tithe buildings of medieval and post-medieval origin***

5.7. Given Poole Barton's location in relation to the church and the historic settlement core, there is a relatively minor potential for the existence of the below-ground remains of buildings dating to the medieval and post-medieval periods. It is also likely, given that there has been demonstrably low past below ground impact, that these remains would stand a good chance of survival.

5.8. Given how little is known about the Site prior to the earliest phase of Poole Barton, it is also possible that the building is located in the same place, or in the immediate vicinity of, a precursor building dating to the medieval period. As such, former foundations of medieval buildings may be present below ground both within the footprint of the current house and outside it.

5.9. Medieval building remains would hold a level of evidential (archaeological) value in their potential to contain archaeological material and historic (illustrative) value as they would represent an important moment in the formation of settlements and their surrounding landscapes.

***Former medieval and post-medieval field boundaries***

5.10. The resource discussed in Section 4 demonstrates that the study area includes a historic agricultural landscape relating to land-use in the medieval and post-medieval periods. There is a possibility that a small number of pre-tithe historic field boundaries may be present (represented by ditches for example) that may date to the post-medieval or medieval period.

5.11. Historic field boundaries hold a level of evidential (archaeological) value in their potential to contain archaeological material, and historic (illustrative) value as they represent a historic field system and layout of the past agricultural landscape. Any unusual evidence for agricultural activity pre-dating the medieval period would be of some significance. However, medieval and later field boundaries as well as plough marks and other ephemeral remains associated with agriculture, would be of comparably lower significance due to the frequency of well-preserved examples throughout the country.

***Potential development effects***

- 5.12. No significant known archaeological remains have been identified within the Site, and there is considered to be a low potential for any significant unknown archaeological remains to survive buried within the Site. It is anticipated that no significant archaeological remains will therefore be truncated by future development.
- 5.13. Any truncation (physical development effects) upon those less significant archaeological remains identified within the Site would primarily result from groundworks associated with construction. Such groundworks might include:
- ☞ pre-construction impacts associated with demolition and ground investigation works;
  - ☞ ground reduction;
  - ☞ construction ground works, including excavation of building foundations, service trenches and car parks;
  - ☞ excavation of new site drainage channels (including soakaways); and
  - ☞ landscaping.



## 6. HISTORIC BUILDING ANALYSIS

- 6.1. This section of the report looks to assess the built heritage of the Site in order to understand any special interest inherent in the building. This understanding is necessary to inform and underpin design plans for the Site in relation to the potential impacts on the significance of heritage assets resulting from any re-development within the Site and any mitigation or enhancements opportunities that may be identified.
- 6.2. The upstanding buildings within the Site have been phased using data gathered during on-site building survey. During the site visit, which took place 29th of August 2023, it was possible to gain access to all areas of the property and develop detailed phasing of the Site. The buildings within the Site have been grouped into four broad areas. These include:
- ☞ The main block hall house;
  - ☞ The rear southern block;
  - ☞ The northern cross wing block;
  - ☞ Further buildings and features included within the property's curtilage listing; and
  - ☞ Modern 20th century features that do not form part of the property's curtilage listing.

### **Background**

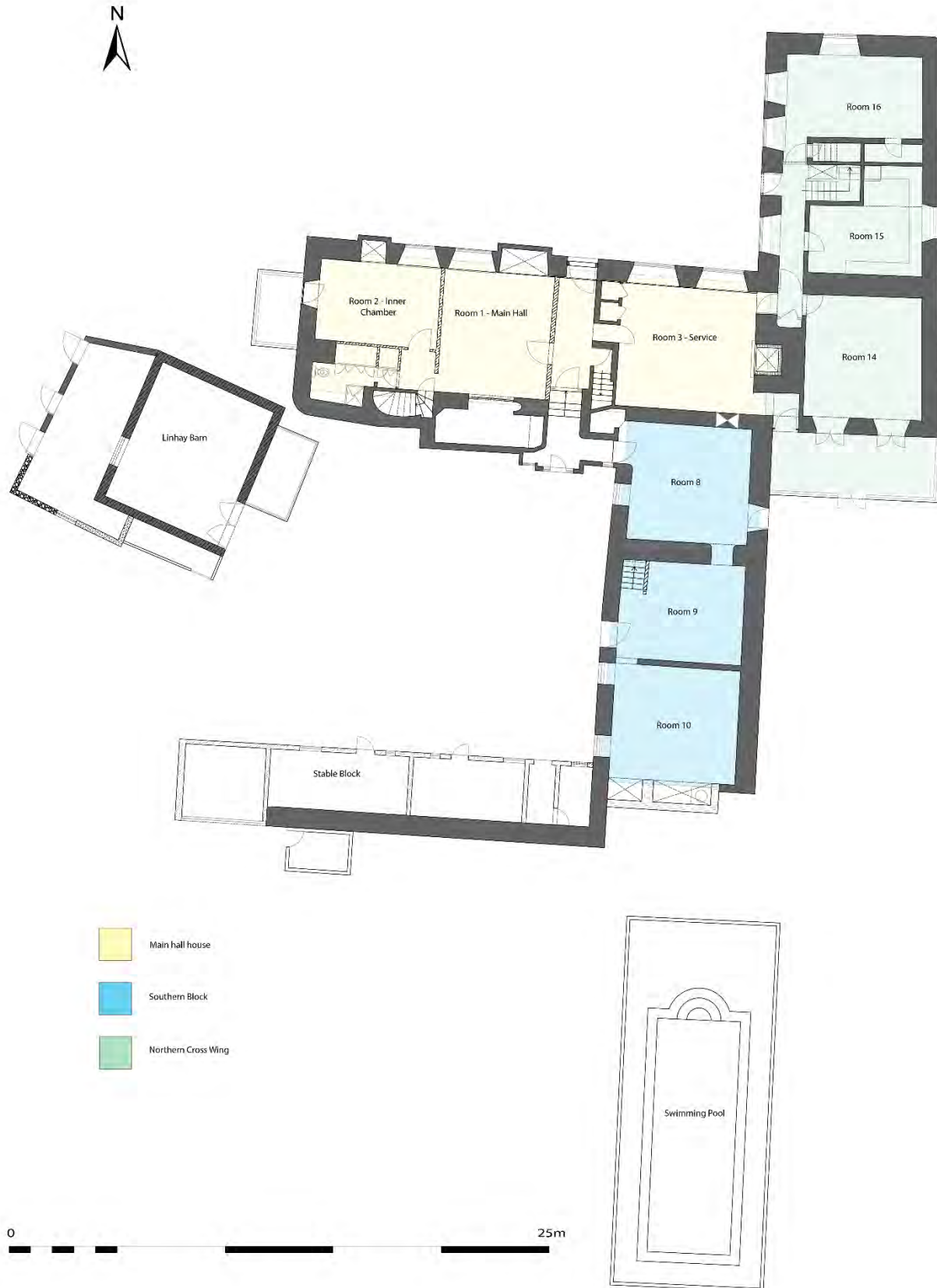
- 6.3. Cheriton Fitzpaine is situated on the eastern border of the historic area of Devon known as "The Culm." Historic England's *Farmstead and Landscape Statement: National Character Area 147* (Historic England, 2020) provides details of farmsteads from the medieval period onwards within the Culm. Poole Barton shares many regional traits with other farmsteads within the region.
- 6.4. This area lies between Exmoor and Dartmoor and includes a long section of Atlantic coast and hinterland in both Devon and Cornwall. It is generally open, sparsely populated, and agriculturally poor, with heavy soils. There are also more productive and intimate valley landscapes and a range of distinctive, farmed-landscape features. Less than 1% of the Character Area is urban; 10% is woodland (Historic England, 2020, 4).
- 6.5. Predominant farmstead plans within The Culm comprise dispersed multi-yard layouts, often developed from medieval farm hamlets and with buildings set around scattered yards and

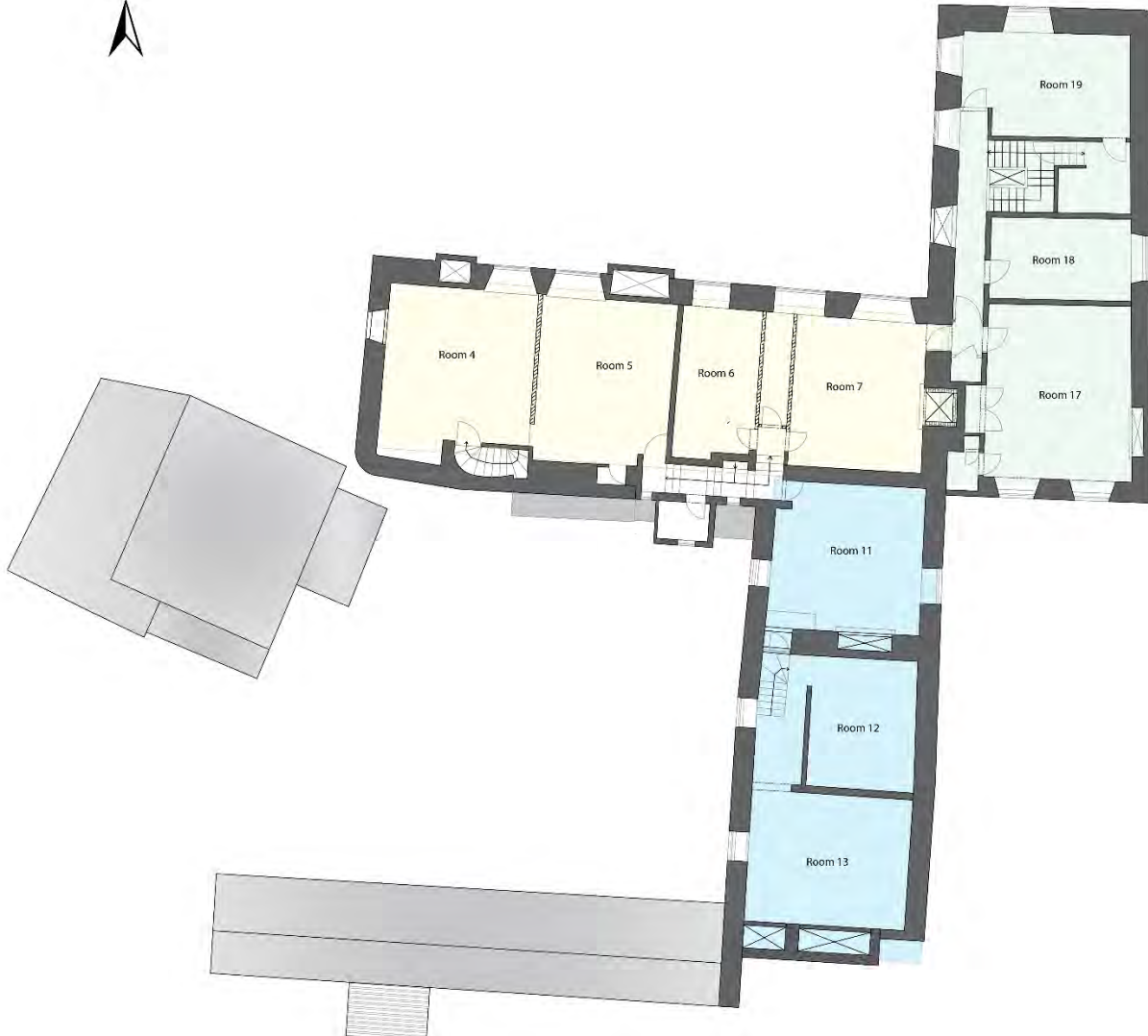
routeways, and small-scale loose courtyard layouts, sometimes with the farmhouse attached to the working buildings. Larger-scale and regular courtyard plans are mostly associated with larger, arable-based and high-status farms (Historic England, 2020, 4). The largest developed from the late medieval period on larger and high-status farms, including 'barton farms' which is characteristic of Poole Barton (Historic England, 2020, 9).




- 6.6. Contrary to popular theory, this area of Devon at the time formed an economically prosperous area. This is in spite of analysis of medieval tax records, especially for the 1334 Lay Subsidy (tax payments) which identify many areas of Devon as being one of most poverty-stricken areas in the England. In the summer month, when tax collectors could travel, the main wealth of the medieval Devon farmers, their cattle, would have been entirely out of sight, pastured within the barton fields, often on high ground and at distance from settlement hubs. Thus, it has been suggested that this poverty was an illusion, and calculations indicated that the profits from these farms would have been readily sufficient to pay for building the houses such as Poole Barton (Alcock, 2016, 3).
- 6.7. Detailed plans of the ground and first floor, as well as labels of the blocks and rooms referred to in the text can be seen in Plans. 1 and 2.

### ***Main Block***

- 6.8. The main block relates to a plastered cob on rubble footings medieval to early post-medieval cruck constructed hall house on an east to west axis (Fig. 7). This north facing main block has a three room cross passage plan with an inner room at the western end. The house retains much of its original layout and elevation, with the roof being an example of later medieval cruck construction (Alcock, 1981, 108). Although the hall house has been subject to many adjustments throughout the post-medieval and modern periods, the majority of the structure of the main block relates to the earliest phase of construction.





-  Main hall house
-  Southern Block
-  Northern Cross Wing

0  25m

### **External Features**

- 6.9. Externally, the main block faces north towards the junction of Barton Close and south towards a cobbled yard area with track and route ways accessing the barton field system layout to the south. The positioning of Poole Barton is consistent with many other barton type farms that originated in the later medieval to early post-medieval period through the Culm region (Historic England, 2020, 11). Its location and surrounding field system suggest an agricultural history based upon a preference for pastoral farming, with routeways for driving stock to the barton fields in the south and for access to the road network, which is likely to be medieval in origin, to the north.
- 6.10. Analysis of the walls externally demonstrates that main range has exposed volcanic rubble to the first floor and plastered cob above (Fig. 7). However, given the contemporary roof structure, it is not thought that the ground floor and the first floor demonstrate two separate construction episodes; rather, the main block was built in a single construction episode at the end of the 15th century or the beginning of the 16th century.

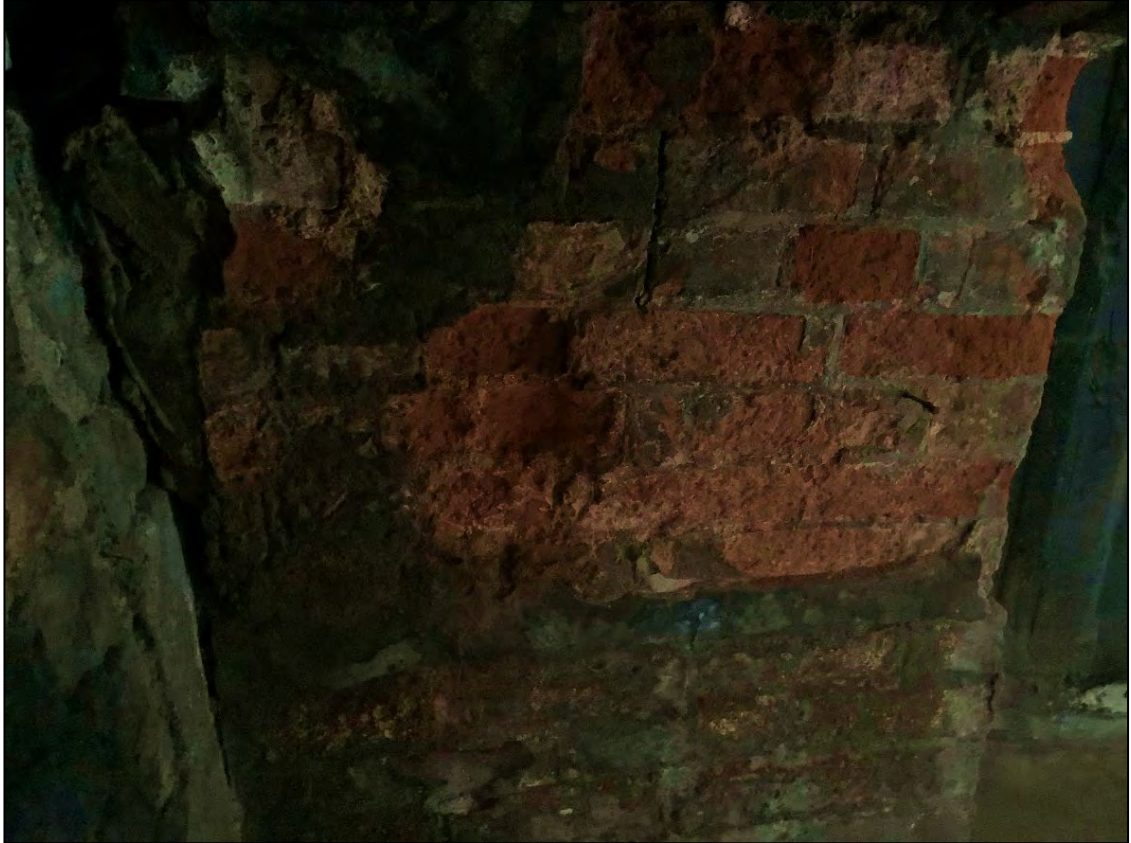


**Figure 7:** North elevation of the east to west axis main block demonstrating the construction of exposed volcanic rubble wall to the first floor, plastered cob above, three chimney stacks and 19th century slate roof tiles. View to the south.

- 6.11. The northern elevation of the main block is fronted to the east by two chimney stacks that jut out externally from the building's frontage. The two stacks are not likely to be contemporary with the building's original construction and appear to have been built without too much planning. For example, the eastern chimney stack undercuts itself to the west in order to avoid a cruck beam within the halls structure (Photo 3). The upper masonry of the stacks may also suggest that they were extended vertically years after their prior construction. Industrial revolution period brick masonry within the internal structure of these stacks would suggest that this extension/rebuilding occurred during the 19th century. Both stacks also appear to have also been repaired/remodelled to the first-floor elevation (Figs. 8 and 9).



**Figure 8:** The two chimney stacks to the western end of the north facing elevation and the third stack to the east of the main block. View to the south east.



**Figure 9:** Internal 19th century brickwork within the central chimney stack.

- 6.12. The northern elevation of the main block has a regular 5-window front interrupted by the two chimney stacks. On the ground floor, none of the four windows are thought to represent features of the original hall house construction. The openings represent two sixteen-pane sashes to the east located within the service room and two twenty-four-pane sashes to the east; all of which are characteristic of 19th century manufacture. The widening of the windows in the 19th century have truncated any evidence of any possible windows that were in place prior to the 18th and 19th century, and it is likely that the windows represent adjustments to the main hall house block to renovate it to a more modern liveable standard.
- 6.13. The first floor has a central 2-light casement above the main entrance and four 3-lights casements to the east and west of this. The listing attests that all are late 17th century wooden casements with flat-faced mullions and slight internal chamfers and have iron casements and rectangular panes of leaded glass. Some original glass remains, and some have vertical bars and ornate iron catches. The relative 17th century date of these windows suggests that the first floor was installed in the same period. Prior to this, evidence of soot blacking on the cruck timbers of

the hall house roof space suggests that the hall house was originally open to the roof and heated by a single internal hearth. Further evidence for this is discussed later within the assessment.

- 6.14. A third chimney stack is located to the east of the main block which originally jutted out externally from the eastern extent of the original hall house. The bulk of this stack is now internal to the building given the construction of the north to south axis northern cross wing. Similarly, this stack is not thought to represent an original feature of the building but was likely added in the at the same time as the other stacks. During the construction of the northern cross wing of the house, the stack had apparently been extended vertically to fit with the higher roof level of this extension. The brick masonry of this stake appears to date to c. 19th century, although internally, it is of stone similar to the other stacks.
- 6.15. The rear (southern) elevation of the main block is similar in character to that of the front, albeit with a number of smaller window openings which appear to house 20th century frames and panes (Fig. 10).
- 6.16. A group of lean-to/porch annexes is present on the eastern side of the southern elevation of the main block (Fig. 10). These are thought to have been added and extended at different times throughout the 18th to 20th centuries. The 1839 Parish of Cheriton Fitzpaine Tithe Map does suggest that the earliest two phases of these porches/annexes were present in the early 19th century although they are not illustrated on later, or even modern, maps (Fig. 4). It is likely that the most southerly porch structure, which functions as a utility area and as a corridor to the rear block is largely 20th century owing to its corrugated iron roofing and wall panels.





**Figure 10:** The southern elevation of the main block from the internal courtyard with later small lean-to porches jutting out from the main block. View to north east.

- 6.17. The roof, throughout the main block and the rest of the property, is now entirely of slate. The listing of the building suggests that the roof was originally of thatch. This would be in keeping with the local vernacular and the majority of other listed buildings within the Conservation Area. The slating would suggest that this replacement likely occurred within the 19th or 20th centuries.
- 6.18. The western side elevation of the main block has a 20th century door and conservatory which is entirely modern. On the first-floor level of the western elevation is an area of 19th century brick work consistent with extension work that took place in the later Victorian period (Fig. 11). Prior to the installation of the new slate roof and this extension, the roof would originally have been hip-ended.



**Figure 11:** The western gable end of the hall house. View to the east.

### ***Interior- Ground Floor***

- 6.19. The earliest identified remains of the house are the internal walls, panels, and cruck roof trusses of the main block. Analysis of the hall house demonstrates evidence of what a typical medieval Devon house might look like, with a three-room plan, thatched roof, jointed crucks and single-storey screens.
- 6.20. Room 1 (the original kitchen/hearth room) contains the hearth opening for the 17th century central chimney stack which appears to have been heavily modify in the 19th century (Fig. 12). The 19th century adjustments include a brick arched lintel. An exposed hole within the floor in front of the fireplace cavity displays no evidence of any tiles associated with a hearth structure.
- 6.21. The window cavity within Room 1 also appear to have been created through truncating through the existing wall. It is unclear to what extent a window existed in this location before these changes took place. As mentioned from the exterior, all of the windows on the ground floor of the main block have fittings that likely date to the 19th century.



**Figure 12:** Brick-and-mortar lined fireplace cavity with arched brick lintel and cast-iron former.

- 6.22. The ground floor through passage plan of the main block is separated into three rooms by two oak plank-and-muntin screens. Both screens, which separate Room 1 to the entrance corridor (Fig. 13) and Room 1 from Room 2 (Fig. 14) are likely to date to soon after the hall houses original construction. They are of a late medieval type that was common in the west country during the late 15th and early 16th centuries.
- 6.23. As the plank-and-muntin screens are bracketed into the crossbeams between the cruck uprights in the walls, it is likely that the original layout of the hall house included the screens. The original layout would not have included the first floor, and these screens would have acted as the only internal separation space within the hall; the hall would have been open to the thatched roof. consisting of a series of thicker vertical posts grooved along the sides, interspersed with planks (the panels), set into the grooves. In the earliest Devon houses to have used these screens (without any first-floor rooms), the partitions reached only to just above head height, and the roof was open from end to end (Alcock, 2016, 1). These are similar to the examples seen at Poole Barton.

- 6.24. It is also known, from surviving examples, that these screens were often painted with colourful patterns. Although there is no evidence of this within the Poole Barton hall house, it is likely that they were once painted in such a style.



**Figure 13:** Oak plank-and-muntin screen separating room 1 with the entrance corridor.

- 6.25. There is also some Graffiti present on both of the screens which may be relate to the initials of previous owners of Poole Barton (Fig. 15).



**Figure 14:** Oak plank-and-muntin screen separating Room 1 from Room 2. Note how the screen is installed into the large oak crossbeam running through the centre of the hall.



**Figure 15:** Graffiti on the plan and muntin screen separating Room 1 from the entrance corridor. GL (left) may relate to “George Lake”; the original owner of Poole Barton or a makers mark c. 1480 (per-comms).

- 6.26. To the southern side of Room 1 is a small extension which is likely to have been a 19th century addition outside of the original external cob on rubble wall. This room may have been constructed as larder or storage space for the main hall (Room 1) at the same time as the enlargement of the window spaces on the ground floor and the brick lining of the chimney stack.
- 6.27. A feature of this extension that is of some interest is shaped cavity cut into the rubble and cob wall in the rooms entrance (Fig. 16). Given that the cavity shows some signs of soot blackening, it is thought to represent either a small space for a stove, perhaps a bread or cloam oven, or a space for a small personal (bedroom) fire of Victorian date. The lack of chimney stack in this location would likely suggest the location of a former cast iron bread oven.
- 6.28. Room 2, to the western end of original hall house consists of the oak plan-and-muntin screen separating the section from Room 1 (Fig. 17), a 19th century window, a modern late 20th century fireplace and internal 20th century internal walling related to the installation of toilet and shower room.
- 6.29. The most discernible feature from the Room 2 section of the main hall house is the large oak crossbeam that is located across the sections centre. There is no evidence of any of the building's original cruck structural frame beyond this location suggesting that the structure west of here is a later extension.
- 6.30. In keeping with other medieval Devon houses, Room 3 is likely to have been the service room of the original hall house. This room was likely to have been heavily modified at the same time as the installation of the eastern chimney stack in the 17th century. This is confidently dated to the 17th century as the stack was likely installed at the same time as floors were put in place above this room but prior to the construction of late 17th century cross wing projecting north. Evidence for this is seen in the roof space, where late 17th century timbers are directly sitting atop of the stone stack.
- 6.31. Renovations to Room 3 during the 16th and 17th centuries include the installation of new floor boarding, expansion of the original window cavity and the construction of the stone stack which converted the western end of the hall house from being hip-ended to gable ended. It is not beyond the realms of possibility that the service room (Room 3) was originally used as a shippon to house animals. This would be in keeping with the bartons development as a farm building

associated with pasture fields to the south (Fig. 2). Should the room have been used as a shippen, a central drain may be present within original cobbled flooring under the layer of floorboards.



**Figure 16:** Cavity cut into former external wall that now separates Room 1 from the small extension to the south. Possibly the location of a Victorian bread oven.



**Figure 17:** Oak plank-and-muntin screen separating Room 2 from Room 1, large Victorian window cavity (left) and oak crossbeam (top). There is no evidence of the original hall house superstructure beyond the west of this crossbeam suggesting that the photograph is taken from the likely 19th century extended end of the building.

### ***Interior – First Floor***

- 6.32. Further evidence that original hall house did not extend as far as what is currently present on the western gable end of the building is located in the first floor Room 4 (Fig. 18). At this point, a true cruck truss is visible which represents the end of the original medieval hall house. West of this point, the original hall house would likely have been hip-ended. Evidence from the brick work in the western gable end (Fig. 11) would suggest that this addition occurred in the 19th century,
- 6.33. A neweled stair with solid oak steps staircase to the west of this wing is constructed to the south of the original cob external wall and is likely to be of late 16th construction (Fig. 19). The western staircase almost certainly represents the earliest constructed route to a newly installed first floor that was erected above Room 2. Given the probable late 16th century date of this staircase, it is probable that Room 4 (Fig. 18) represents the first installation of the flooring along what is now the first floor. This Room was likely to have been added as living space above that of what was



originally the inner chamber of Room 4. To the east of Room 4, it is likely that the late 16th century phase of the Hall House still would have been open to the roof above the Main Hall (Room 1) and the Service Room (Room 3).



**Figure 18:** The cruck blade in the western end of the hall house first floor, Room 4. Beyond this the hall house has been extended from its original hipped roof to a gable end. The further timber beyond the cruck is of elm (right).

- 6.34. The first-floor spaces of Room 5, 6 and 7 were then added at a later date, probably within the 17th century. The later additions of these floors represent the gentrification of the house from a typical medieval style open to the roof hall house to what is now present. It is currently unclear if the final additions of the first-floor space occurred in one 17th century construction episode or two. As the additional floor above the hall and service room meant that the hall house was no longer open to the roof, it was in this period that the central chimney stack and the eastern chimney stack were added as a central hearth within the hall was no longer possible.
- 6.35. Room 5, which is located above the hall house service room (Room 1), is on slightly higher level than that of Room 4 to its west. The addition of the central chimney replacing the original open hearth in the service room (Room 1) was likely preceded by the insertion of the upper floor in

Room 5 which is of likely 17th century date (Fig. 20). It is typical of Devon hall houses that when upper rooms came to be inserted, this was almost always in stages (Alcock, 2016, 2).

- 6.36. The fabric of the building is exposed to the north of this room, and the inner wall of the central chimney stack is suffering with damp running off the 19th century slate roof. The fabric in this section is stone masonry with earth bonding with no evidence of lime mortar. This suggests that the chimney was erected using locally available materials prior to the onset of the industrial revolution.
- 6.37. A central staircase is located to the south of Room 5 which is likely to have been installed when the extension to the rear of the hall house hall house was connected. Similar to the staircase on the western side of the block, it is external to the original hall houses construction and links the east to west hall house wing to the rear north to south 16th century block suggesting it was installed at the same time as these part of the building were connected (Fig. 21).
- 6.38. Room 6 and 7 likely represent the most recent floors that have been added to the original hall house. These rooms were added at the same time as the central staircase and are located above the entrance corridor and Room 3, the location of what was originally the buildings service room. The wooden fireplace of Room 7 (Fig. 22) is of similar 18th century style to Room 3.



**Figure 19:** Likely late 16th century stairwell with oak stairs to the south west of the hall house. Built as an extension beyond the southern external rubble and cob wall to the newly installed Room 4.



**Figure 20:** Damp damage to the fabric of the central stack and cob walls of Room 5 as a result of the installation of the slate roof in the 19th century. The oak true cruck truss (right) is still in a good state of preservation.



**Figure 21:** The 17th century central staircase.



**Figure 22:** The 18th century fireplace surround with 19th century cast iron hearth within Room 7.

### ***Main Block Roof Space***

- 6.39. Within the roof space of the hall house, visible exposed roof timbers demonstrate that the hall house is of medieval true cruck construction (Fig. 23). The Ridge-piece running along the centre of the building is jointed via Alcocks type H apexes to four lines of eight large cruck blades (Fig. 24). Between these cruck blades is common rafters, some of which may have been replaced in the post-medieval period (Alcock, 1981, 7). Reinforcing the cruck blades are four carved and arched tie-beams or collars which function to strengthen the cruck frame. These collars were clearly specially selected for their curved arched shape.
- 6.40. Smoke blackening to the west of the timbers is greater to the west of the roof than that of the east. This would suggest that the original open hearth of the Hall House was orientated to the western side of the main hall (Room 1).
- 6.41. At the gable end, there is a further curved timber which is possibly an end-cruck demonstrating that the hall house was originally hip-ended with a thatched roof. Unfortunately, due to safety concerns, it was not possible to gain access to this area of roof to examine this timber in greater

detail, but the timber does not appear to be attached to the tie-beam/collar as would be expected in a kingpost roof.

6.42. The roof space of the eastern end of the hall house demonstrates the 17th century central stone chimney stack which has been extended by what is likely 18th century brickwork (Fig. 25). It is likely that the extension of this stack occurred at the same time as the renovations to Rooms 3 and 7 below. Timbers for the late 17th century roof of the cross wing butt up to and sit upon the stone stack in this location.

6.43. To the north of the stone chimney stack are the remains of cob walling which represents the original external wall of the hall house (Fig. 26). The installation of the eastern chimney stack would have resulted in the house being gable ended.



Figure 23: Hall house roof space. View to the western gable end.

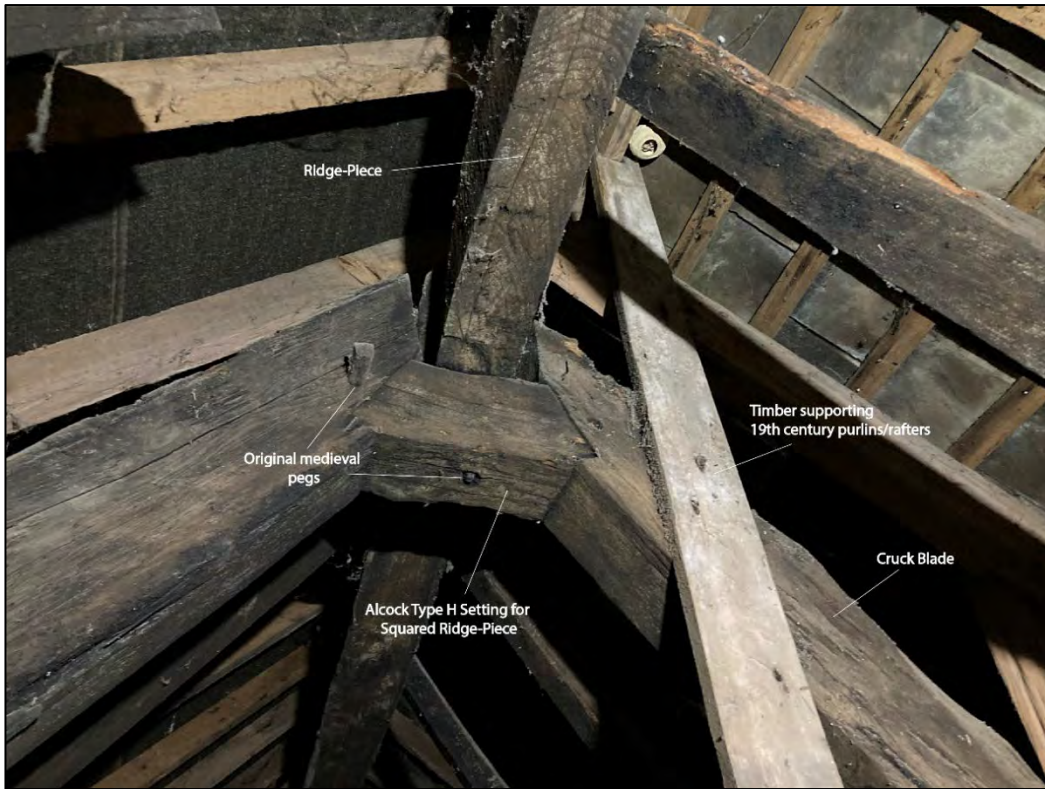


Figure 24: Hall House roof space. Alcock Type H Setting for Squared Ridge-Piece.



Figure 25: Chimney Stack at the eastern end of the Hall House Roof Space. View to the South.



Figure 26: Hall House Roof Space. View to the eastern end.

### ***Phasing of the Hall House***

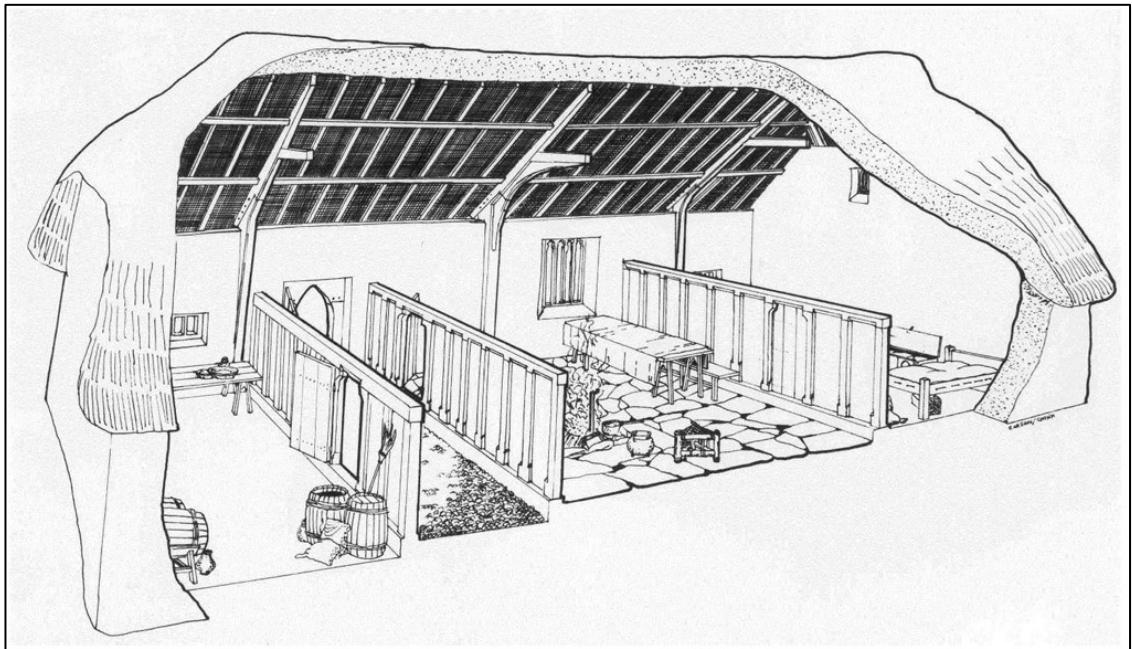
- 6.44. Analysis of the layout of the Hall House and roof space suggest that Poole Barton originally represented a construction similar to other jointed or raised cruck hall houses in Devon, such as the example illustrated below (Fig. 27).

#### ***Phase 1 Layout – c. 1480 to late 1500s (Fig. ?)***

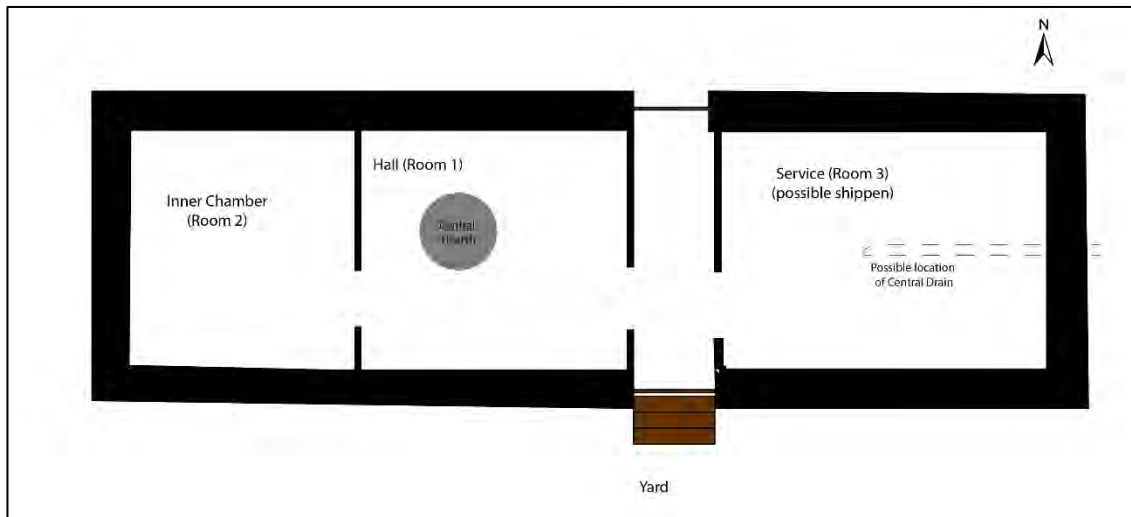
- 6.45. The layout illustrated below demonstrates that Poole Barton once represented a layout consistent with a typical Devon hall house of the late medieval period (Fig. 28). The central hall represented the main bulk of domestic activity, where a central hearth was open to the roof. This room was separated from the entrance corridor by an oak plank-and-muntin screen. Smoke from the hearth would have filtered through the thatched roof resulting in the extant smoke blackened timbers to the west of the roof space. The inner chamber (Room 2) was utilised as sleeping space for the family and was separated from the central hall by a second oak plank-and-muntin screen. Room 3 was likely to have been a service room used for storage. However,



given the bartons relation to large grazing fields in the south, there is a possibility that this room was used as a shippen for animals.



**Figure 27:** Typical Devon Hall House with a near identical plan to that of Poole Barton (drawing by Cary Carson, taken from Alcock, 2016, 7).



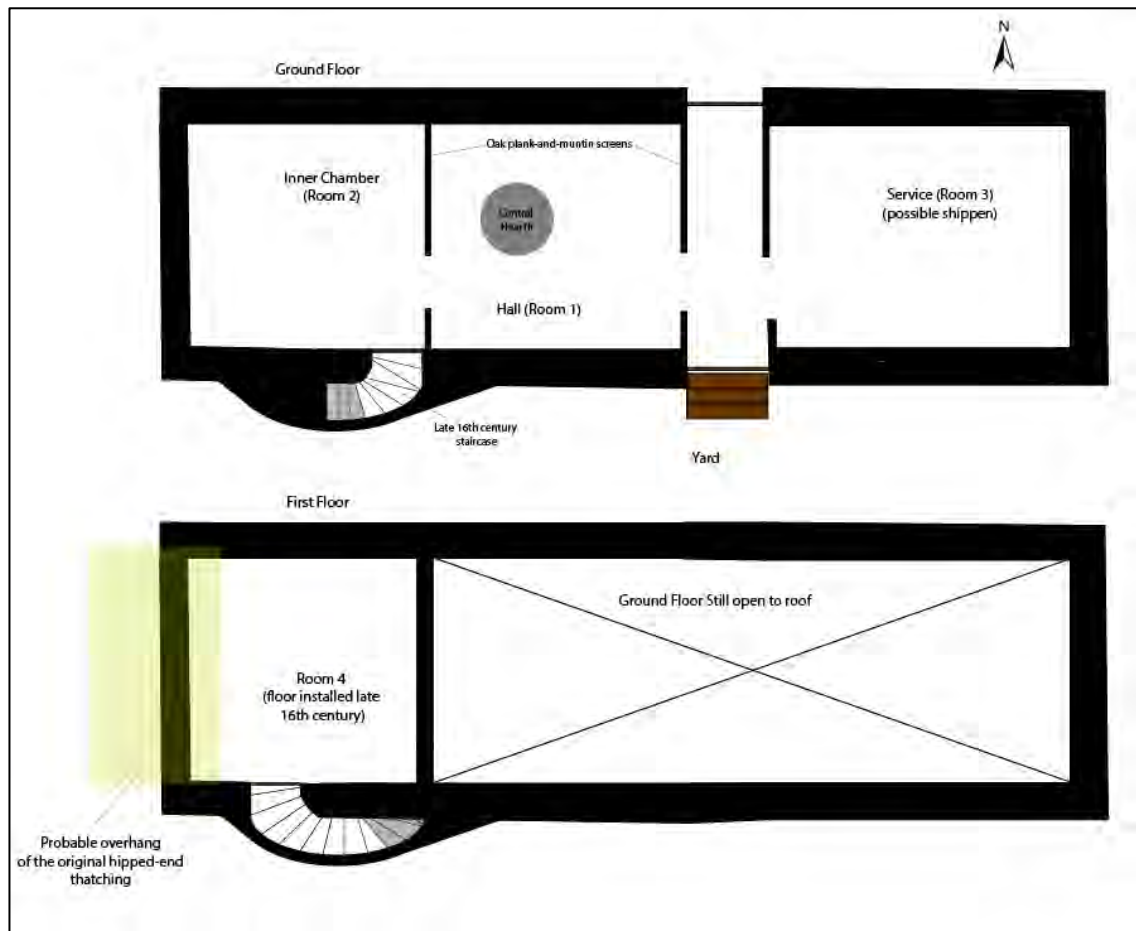
**Figure 28:** Phase 1 hall house plan - The late medieval Hall House (not to scale).

***Phase 2 layout – c. late 1500s***

- 6.46. The second phase includes the addition of staircase to a first floor living space above the inner chamber (Fig. 29). This staircase was built with cob on rubble walls to the south of the former

external walls of the hall house. It is presumed that during this period, the house was still hip-ended and Room 4 would have not extended as far west as it does in the present day.

- 6.47. During this phase, a central hearth was still likely to have been present and the addition of chimney stacks has yet to have taken place. The house above the service room (Room 3) and the hall (Room 1) was still likely to have been open to the roof.



**Figure 29:** Phase 2 hall house plan - Late 16th century installation of western staircase and first floor room above the inner chamber (not to scale).

***Phase 3 and 4 layout – 17th century first floor space, central staircase and chimney stacks and 19th to 20th century porches, internal divisions and lean-tos***

- 6.48. Phase 3, which represents changes to the hall house during the 17th century, included the flooring of the remaining first floor space and the addition of a central T-shaped staircase linking the new first floor space with the new rear block northern bedroom (Fig. 30).

- 6.49. As a result of the building no longer being open to the roof, and in order to provide heat to upper bedrooms, three external stone chimney stacks were added at the same time. During the same phase, ceilings for the first floor living spaces were also added. Windows along the ground floor were also enlarged in the same period.

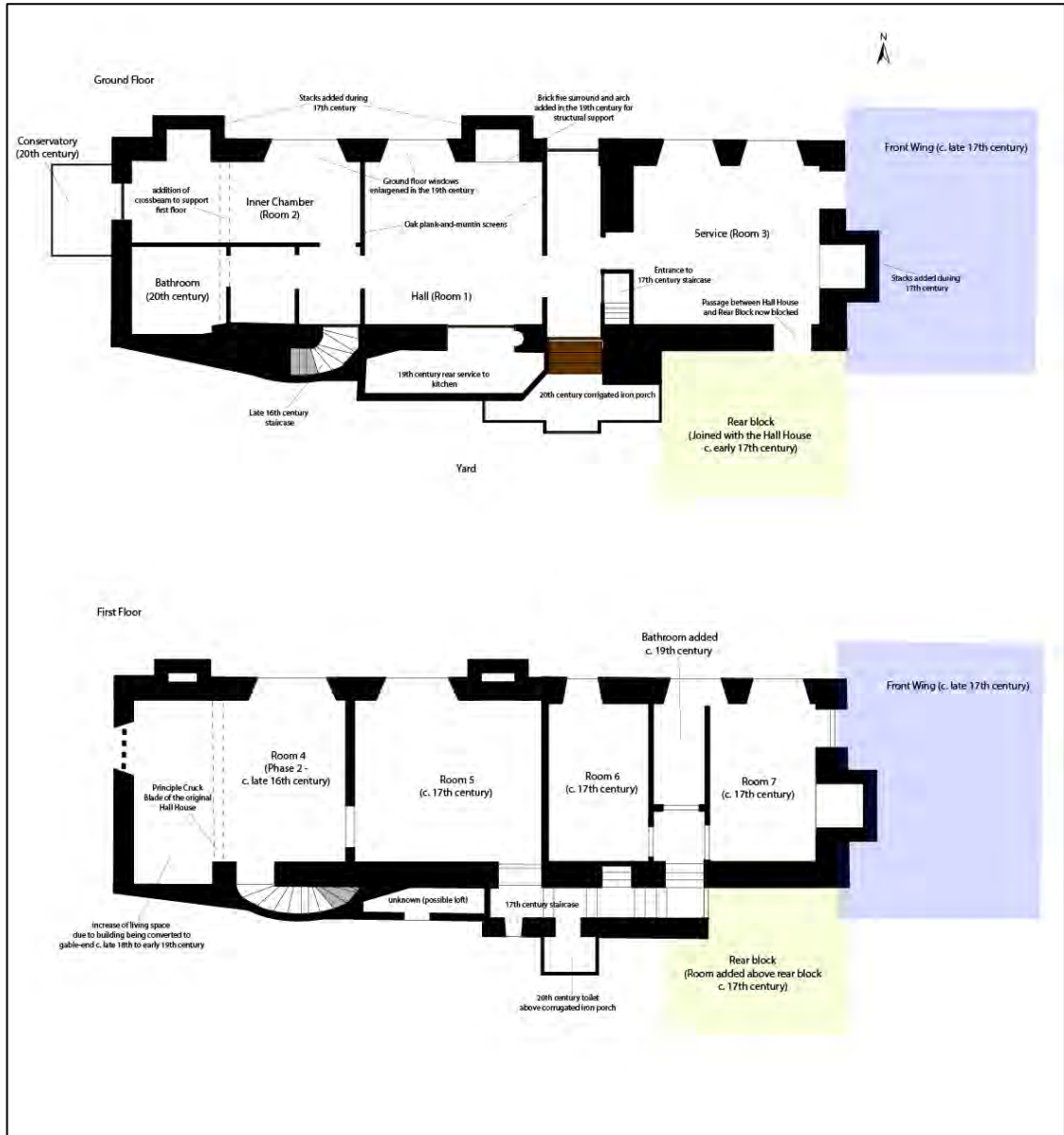


Figure 30: Phases 3 and 4 hall house plan - Changes to the hall house from the 17th century to the present (not to scale)

- 6.50. During phase 4, which includes changes and additions from the 18th century to the present, rooms underwent renovation throughout which included further widening of windows

throughout the block. As a direct result of this, the central chimney stack was reinforced with a brick surround and cast-iron former.

- 6.51. Internal division was added between Rooms 6 and 7 in order to create space for a c. 19th century bathroom space.
- 6.52. Ornate wooden fire surrounds were added to Room 3 and Room 7 in the location of the eastern stack. These changes likely took place after the front wing was constructed and at the same time as the vertical extension of the eastern chimney stack in brick during the late 18th century to early 19th century. By this time, owing to the front wing being connected to the east of the hall house in the late 17th century, the chimney stack was now an internal feature of the building.
- 6.53. During the 19th century, a new service room to the south of Room 1 was added which included a space within the former external wall for a bread oven stove.
- 6.54. During the 19th or early 20th century, the original thatch roof was replaced with one of slate. At the same time, the living space in Room 4 was extended to the west through the conversion of the house from being hip-ended to having a brick gable end.
- 6.55. Further additions during the 20th century included the construction of the southern entrance porch and toilet above. The final changes to have taken place within the hall house include changes and divisions within the former inner chamber (Room 2) where a bathroom/toilet have been added, a fireplace surround has been replaced and a conservatory added to the western gable end.

#### ***Rear Southern Block***

- 6.56. The bulk of the rear southern block is of similar plastered cob on rubble footings. It is originally likely to have been broadly contemporary, or a little later, than the late 15th century construction of the main block hall house. It differs from the main hall house in that the original roof is of late medieval to early post-medieval jointed cruck construction (Fig. 31). This north to south axis rear block has a three room plan with no signs of a cross passage like in the main hall house. The house also retains much of its original layout and elevation. Much of this block is in a state of disrepair and would need sympathetic work in order to both preserve the building fabric and to make it habitable.

### ***Exterior***

- 6.57. This principle entrance of the rear block faces the cobbled courtyard to the west. After it was first constructed, this would have given the farm buildings an L-shaped plan similar to a number of other barton farms in the Culm/mid-Devon region.
- 6.58. The western elevation of the block consists of six window opening and a large oak segmental framed door which may have served as an entrance for livestock; a clue of what the original purpose of the building may have been (Fig. 31). Also present within the western elevation are two rows of pigeonholes to the south of the building under the eaves. The pigeonholes provide an interesting architectural feature to the block.
- 6.59. The eastern elevation of the block demonstrates less features, or additions, to that of the western elevation (Fig. 32). This elevation is warped and shows signs of being repaired to the southern end. Two windows are present north of centre, one of which, along the ground floor may well be largely original. The vertical bars of this window are consistent with late medieval to early post-medieval window fittings. The first-floor window is likely to date to the 17th century when this side of the building was likely floored.
- 6.60. A door with a chamfered frame is cut into the cob in the northern part of this elevation. The relative date of the feature is discussed further below.



Figure 31: Western elevation of the rear block. View to the south east.



Figure 32: The eastern elevation of the rear block. View to the north west.

- 6.61. To the north, the southern block is connected to the fabric of the main hall house. To the south, a large stone block and stone gable end is of different construction to the cob on rubble of the rest of the block. This stack is a later addition, as is the stone gable end with which it is contemporary (Fig. 33). Above the neck of the stack, the chimney has been finished with brick that appears to be of late 18th to early 19th century construction.



**Figure 33:** The southern gable end and stone stack. View to the north west.

### ***Interior – Ground Floor***

- 6.62. The interior of this block is separated into three distinct sections divided north to south rooms 8 to 10.
- 6.63. Room 8 consists of an earthen floor, with a thick cob wall on a rubble footing dividing the room with the southern part of the block. The thickness of this wall suggests that it likely was originally an external wall (Fig. 34). The entrance is also likely to have been original, although its wooden frame is most likely a later replacement. This would suggest that the original block did not extend to the main hall house, and originally the layout of Poole Barton consisted of two distinct blocks on an L-shaped plan.
- 6.64. This wall is heavily eroded from approximately head height to near ground level. This erosion may well have taken place due to the doorway being used for livestock. Meat hooks hammered into the roof timbers of this Room also suggest that this section of the block was once used for hanging meat. The carrying of large carcasses through the door and rubbing against the cob walling may have also contributed to this erosion.



**Figure 34:** Cob wall dividing Room 8 with Room 9 to the south. Meat hooks can be seen within the oak crossbeams (top).



- 6.65. The likely date of this extension is 17th century, as is its stepped, chamfered doorway to the east (Fig. 35). It was likely to have been floored during its construction, and there is no evidence that it was once open to the roof. Therefore, it is likely that the block was extended, and Room 8 and 11 above added at the same time as the flooring of the main hall house floors in the 17th century. Further to this, it is noted that the chamfered edges on the cross beams within the ground floor ceiling of the main hall house and those above Room 8 may well suggest they constructed under the same craftsmanship and are therefore contemporary.
- 6.66. The northern wall, that separates Room 8 from the main hall house Room 7, once housed a door between the two that has since been blocked. Internally, this wall is of cob over rubble and represented the former external wall of the main hall house to the north (Fig. 36). Further evidence that Room 8 dates to the 17th century is located in the north west corner, where a storage space is located directly underneath the 17th century central staircase of the main block (Fig. 37).



Figure 35: Room 8's doorway to the east.



**Figure 36:** Cob over rubble wall to the north of Room 8 likely represents the original external wall of the hall house.



**Figure 37:** Storage space under the 17th century central staircase of the main hall house, taken from Room 8 in the southern block.

6.67. Room 9, the central room of the blocks ground floor, represents the northern most room in the block's original layout plan. The room is cobbled, with a step after its entrance down to a further

layer of cobbled floor. Within this lower level, a central drain likely suggests that the building originally functioned as a shippon for livestock. The cobbled surface is heavily abraded and worn, but does not show any signs of being replaced (Figure. 38).



**Figure 38:** The cobbled surface of Room 9 and its central drain.

- 6.68. Large crossbeams within the ground floor ceiling are thought to be original and act as tie beams between the jointed cruck blades (Fig. 39). Within one of these Within Room 9, to the north of one such tie beam is a window cavity which is possibly an original window. Although the window frame itself has been replaced, the vertical iron bars within the window are built deep into the cob wall (Fig. 39). There is also some evidence to suggest there was a further window to the south of this that has since been filled in (Fig. 40).
- 6.69. Rooms 9 and 10 are divided by a full height partition comprising an unchamfered oak plank-and-muntin screen with large framing above (Fig. 40). Blackening of the roof timbers above Room 10 would suggest that it was originally open to the roof and contained a central hearth.



**Figure 39:** Possible original window opening. East of Room 9. The window has been re-framed and painted, however, the iron bars are thought to be original. The Horizontal oak tie beam is also thought to be original.



**Figure 40:** Possible window opening to the south of Room 9. Now filled in. Oak plank-and-muntin screen (right) separating Rooms 9 and 10.

- 6.70. There is no evidence within Room 10 that the central drain within the cobbles carried on into this room. Therefore, Room 10 is thought to have represented the original hall of the building and had an open hearth to the roof. Room 9 is thought to have originally acted as a space for livestock owing to its central drain. The area above Room 9 was likely to have been living space.
- 6.71. Much of the staircase on the western side of Room 9 is likely to be original, although it has likely been repaired various times throughout its history (Fig. 41). The stairs are now in a degraded state, and the first floor is not safely accessible from below.
- 6.72. A large walk in smoker and stack within Room 10, as well as the entire stone southern end of the block, is likely to date to 17th century additions throughout Poole Barton (Fig. 42). The existence of a hearth of this size is not in keeping with purely domestic function. The hearth opening is likely to represent a meat smoker, and the presence of an internal horizontal bar for hanging meat would support this theory.
- 6.73. If it is the case that this hearth served more than purely a domestic function, it is likely that the whole of the ground floor of southern block was converted during the 17th century for smoking meat. This would also go some way as to explaining the presence of the meat hooks within the ceiling crossbeams of Room 8.
- 6.74. The hearth opening also demonstrates signs that within the 19th century, the ground floor of the block was converted back into domestic use. Evidence for this comes from a 19th century brick laundry wash within the hearth opening.



**Figure 41:** Staircase within Room 9. The vertical beams are likely to be original although its stairs may have been replaced.



**Figure 42:** The large walk-in smoker hearth in the south of Room 10. A Victorian laundry wash is present within the hearth opening (left).

### ***Southern block - First floor and Roof Space***

- 6.75. Two thirds of the first floor is currently inaccessible due to safety concerns. This part of the floor is in a state of disrepair and is at risk of collapsing into the ground floor space below. From what could be ascertained during the site visit, it is split into three areas; Rooms 11 to 13.
- 6.76. Room 11 is located above Room 8 and is in a good state of repair, showing signs of being well-maintained throughout the 20th and 21st centuries. A door between Room 11 and the rest of the first-floor area has now been blocked. Given that the Room 8 below is thought to represent a 17th century extension to the southern block and the room is accessible by the central staircase in the main block, this room is thought to date to the 17th century (Fig. 43). Within the room is a 19th century fire surround serving a small chimney stack of likely 17th century date, and contemporary window fittings. The chimney stack does not reach to Room 8 below.





**Figure 43:** Interior of Room 11.

- 6.77. There are two elements to the roof itself. Firstly, the original jointed crucks which appear to need some work in order to preserve for the future, and a 20th century roof timbers suggesting that this part of the block was re-roofed in living memory. A further examination of the jointed crucks within the roof space was not possible owing to safety concerns. However, given the construction techniques within the cruck frame, it is likely that this part of the timbers date to either the late medieval or early post-medieval period (Fig. 44).
- 6.78. Although it was not possible to gain access, the listing information attests to the crucks in the southern part of the building being smoke blackened.



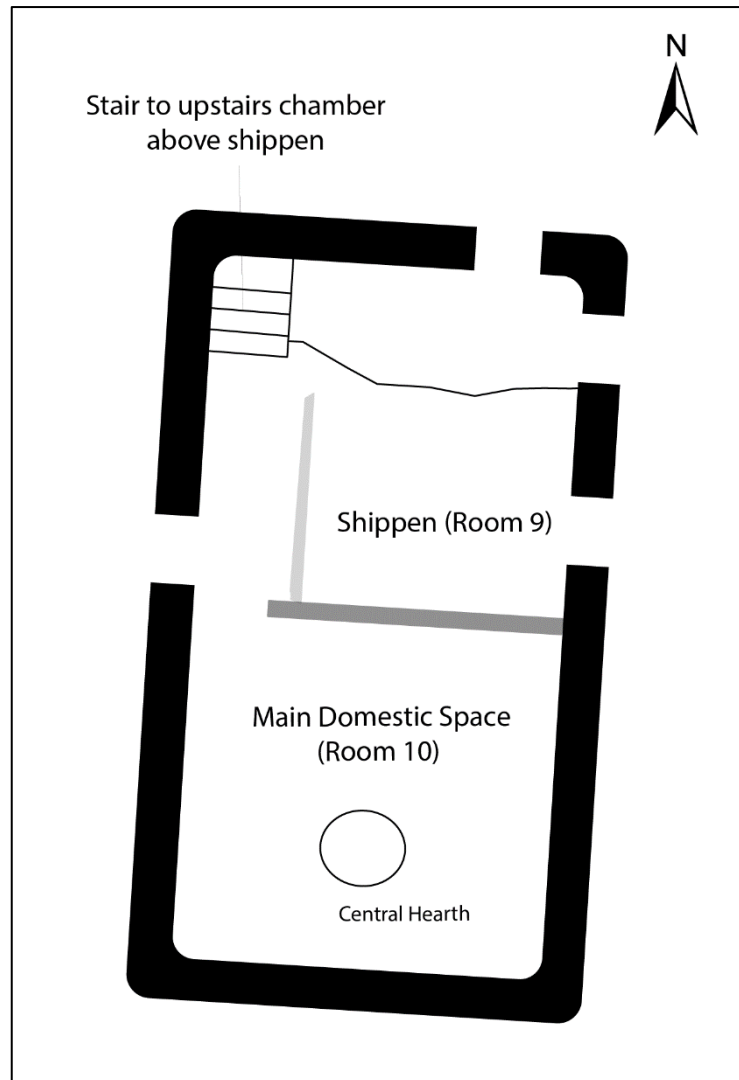
**Figure 44:** Roof structure of the southern block. The jointed cruck frame is overlain by a 20th century re-roofing.

### ***Phasing of the Southern Block***

- 6.79. Analysis of the southern block would suggest that it can be placed into three broad phases. Despite the listing attesting to the original construction of the building being later than that of the main hall house, it is possible that the original phase of construction is contemporary.

### ***Phase 1 – Late medieval to early post medieval Shippon***

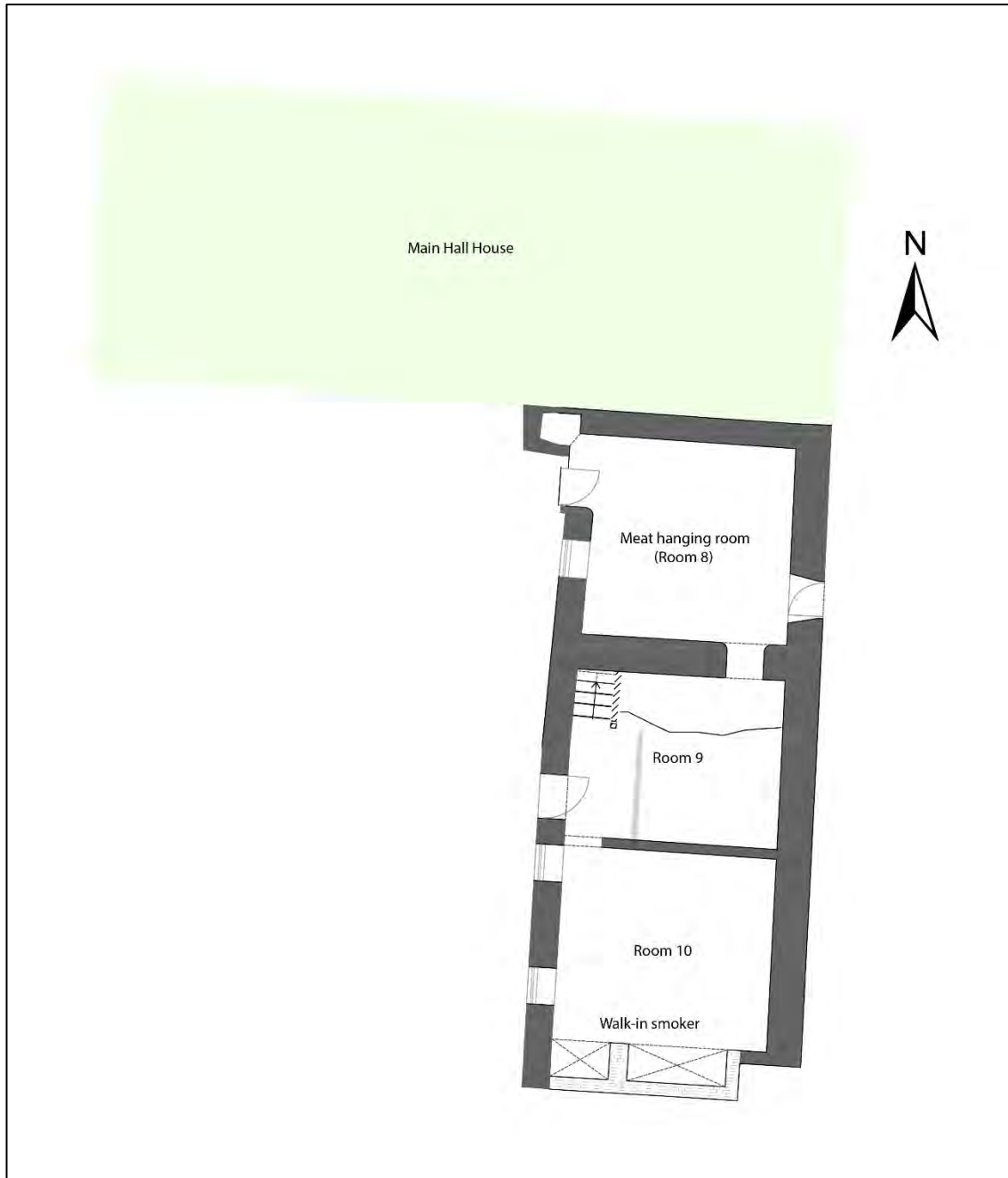
- 6.80. The earliest phase of the building likely relates to its use as a shippon building that served the main hall house. At this time, it would have consisted of a two-room ground floor plan, likely with living space located above Room 9. At this time, the building was likely served by a central hearth. At this time the building was likely hip-ended and the southern stone gable end with the large stone chimney stack was not present (Fig. 45).



**Figure 45:** Phase 1 rear block – late medieval to early post-medieval use as a possible shippen.

***Phase 2 – Extension of the block to the main hall house and the agricultural use of the block for meat processing/smoking.***

- 6.81. During the 17th century, the block was extended northwards to the main hall house (Fig. 46). The hall house and the southern block were conjoined by a door between Rooms 3 and 8 and the central staircase on the first floor.
- 6.82. The southern end of the building was rebuilt as a gable-end in stone with the addition of a large walk in smoker hearth. Room 8 was fitted with meat hooks from its crossbeams. It is also likely that the first-floor space was installed for use domestically. Further windows were added during this period.



**Figure 46:** Phase 2 rear block – post-medieval use for meat processing and smoker.

***Phase 3 – 19th century modern use as a service wing***

- 6.83. The block was then used throughout the 19th and 20th century as a service wing. Other than the blocks re-roofing during the late-20th century, no further additions were made to the building during this time. Other than Room 11, this block has fallen into a serious state of disrepair.

### ***Front Wing – Exterior***

- 6.84. The front consists of a similar cob over volcanic rubble construction. It regains its hip-ended roof in both the southern and northern elevations (Fig. 47). It consists of three late 17th century window openings in its western elevation and a further two windows facing both north and south. Each of these windows retain their original 17th century frames and lead.
- 6.85. A further window opening on the first-floor western elevation has been blocked and a door within the front room (Room 16) has been converted into a window. There are two late 17th century stacks, both along the eastern elevation that have been rebuilt in brick that appear to be of late 18th century date. A conservatory has been built at the southern hip-end of the wing which appear to be of 20th century date.



**Figure 47:** The hip-ended front wing. View to the south east.

### ***Front Wing - Interior***

- 6.86. The front wing appears to have been added as a complete late 17th century house. Most of the rooms are modernised but some late 17th century features remain. Both the ground and first floors of the front wing are built on a three-room plan with a corridor along its western edge joining the rooms.
- 6.87. A central dog-leg stair with square-sectioned newel posts is also a 17th century feature, and has moulded closed string turned balusters, flat handrail with straight ramp and wreath (Fig. 48). The stairs serve the upstairs corridor and a toilet to the stair eastern side. The toilet is not an original feature and was likely to have been installed during the 20th century. Originally a further corridor was located here which linked Rooms 18 and 19. Evidence of this is seen in a blocked-up door within Room 18.



**Figure 48:** The central dog-leg stair.



**Figure 49:** The marble fire surround in Room 14.

- 6.88. The rear chamber (Room 17) contains original 17th century features in a large cupboard in the rear chamber with round-headed panelled doors hung on H-hinges with trefoil terminals and a powder room to its south (Fig. 50). Room 14 contains a marble fire surround of high-quality workmanship which may also be an original feature (Fig. 49).



**Figure 50:** Late 17th century cupboard (centre) and power room (left) within Room 17.

- 6.89. Rooms 15 (what is now the kitchen) and 16 once consisted of one large room which has been participated by an internal brick wall (Figure. 51). This likely operated a grand entrance hall during the late 17th century which focused the main entry of the house away from the hall house to the new northern cross wing.





**Figure 51:** Brick wall between what is now the kitchen (Room 15) and Room 16.

***North Wing – Roof Space***

- 6.90. Observation of the roof space demonstrates a standard hip-ended roof with rafters and trusses and collars. It differs from the main hall space and the southern block in that it is not of cruck construction (Fig. 52). The roof also appears to have been subject to various repair works, likely at the same time as when it was converted to slate.



Figure 52: The hip-ended roof of the northern wing.

### ***Phasing of the North Wing***

- 6.91. With regard to phasing, other than internal divisions, the removal of a window and the addition of fittings such as 19th century fire surrounds and cast-iron fireplaces, all of the building was constructed in one phase; the late 17th century.
- 6.92. The roof was likely originally thatched in keep with the rest of Poole Barton. However, the roof was converted to slate at the same time throughout the property.

### ***Curtilage Features***

- 6.93. There are several structures and features outside of the main house which were present prior to the buildings original listing in 1952. These include a barn building to the south west of the building; a stable block with a rear cob wall; a cistern/well located beneath the central courtyard; a further cob wall located along the properties north east boundary; the walls within the front garden (one of which is mentioned within the listing); and a mounting block with granite steps to the north of the property boundary.

### **Barn**

- 6.94. As the barn to the south west of the main hall house is present on the Cheriton Fitzpaine Tithe Map, it is known to be older than 1842 (Fig. 53). The barn consists of a stone rubble construction with an open ground floor and a hay loft above. Although the eastern elevation of the barn has been fabricated with corrugated iron in the 20th century, it was once open to the front. The barn also has a modern corrugated iron roof.



**Figure 53:** Stone Linhay Barn to the south west of the main hall house.

- 6.95. The barn likely originally functioned a small linhay structure in keeping with similar barns within the Cheriton Fitzpaine area. Although its date is not discernible from the site visit, it almost certainly does not predate the post-medieval period owing to lime mortar within its fabric.

### **Stable Block and associated cob wall**

- 6.96. The stable block is located to the south of the central courtyard. It has a modern corrugated iron roof which is likely to have replaced earlier thatch. Although the stable divisions are thought to

largely predate the 1842 Tithe Map, there is evidence that features such as the floor and walls have been heavily modified throughout the 20th century.

- 6.97. The 1842 Tithe Map suggests that the rear cob wall of the stables once stretched to the access road to the west (Fig. 4). Much of the cob wall has been removed within the 20th century, and plastic corrugated panels have been installed on its western side leaving only a small part of remaining cob walling west of this location. In the east, the stable block has been built up to the fabric of the rear southern block which has resulted in the central courtyard being enclosed from the north, south and east.
- 6.98. Much of the eastern part of the cob wall remains intact, although the 20th century corrugated iron roof above the stable block offers little in the way of protection to the cob walls fabric (Fig. 54). Subsequently the cob is in a state of erosion. The relative post-medieval date of the cob wall is discernible through observation within its eroded fabric of fragments of china pottery and clay tobacco pipe (Fig. 55). The southern elevation of the cob wall is likely to have functioned as a boundary for a walled garden to the south which was likely to have been laid out in the 18th century.



**Figure 54:** Cob wall to the rear of the southern stable block. View to the north east.



**Figure 55:** 18th century china pottery within the fabric of the cob wall.



**Figure 56:** The remains of earthen plaster with the cob walls easternmost decorative arch. View to the north east.

- 6.99. The southern elevation of the cob wall contains some interesting architectural features by way of three semi-circular arches cut into the cob. These arches appear to be a decorative feature and in line with the use of the wall as the northern demarcation of a walled 18th century garden. Within the arches, light preservation of the earthen plaster demonstrate that the wall was once fully protected from the elements (Fig. 56). Elsewhere, this plaster has fully eroded.

***Cistern/well beneath the central courtyard***

- 6.100. A stone built, arched cistern/well is located beneath the central courtyard (Fig. 57). Although not much can be observed as the tank is still full of water, the arching for the cistern/well demonstrates that it is of stone construction and bonded by lime mortar.
- 6.101. The cistern/well would have provided Poole Barton with water prior to the property being connected to the mains water supply. It is likely to be fed by rainwater and from the leat to the properties south (Fig. 2, 2). Copper plumbing leading into the cistern/well suggest that it was still in use during the mid-20th century. A previous resident of Poole Barton can still remember its utilisation during this period (per-comms).
- 6.102. Owing to the lime mortar within the cistern/well's construction, it is likely that it does not predate the post medieval period.

***Further cob wall in the north east boundary***

- 6.103. A further section of cob walling is located to the east of the property separating Poole Barton with the property to the east and with the road to the north (Fig. 2, 5; Fig. 58). Similarly, this section of cob on rubble wall dates to the 18th century due to post-medieval glazed pottery and fragments of tobacco pipe within its fabric (Fig. 59).
- 6.104. The fabric of this wall is suffering similar erosion to that of the cob wall to the south of the stable block. It is, however, although being broadly in line with the cob wall to the east, it is not observed to be of different construction to that of the western section of wall. It is therefore likely not to be originally part of the same wall. The eastern wall is protected by a hood of slates; however, these are in a state of disrepair which has resulted in a general erosion of the cob. The cob is no longer protected by what would have been a layer of earthen mortar.



**Figure 57:** Cistern/well beneath the central courtyard. Its stonework is bonded with lime mortar.



**Figure 58:** Cob wall to demarcating the eastern boundaries of Poole Barton.



Figure 59: fragments of post-medieval tobacco pipe within the eastern cob walls fabric.

***Stone walls in the property's northern boundaries and mounting steps***

- 6.105. The stone wall and carriage/horse mounting steps demarcate Poole Barton's northern garden and were likely installed during the post-medieval period. Mounting blocks, generally used to gracefully mount a horse, were a common feature up until the late 18th century.

***Non-Curtilage structures***

- 6.106. Structures and features that should not be considered as part of Poole Barton's listing include;
- 🌀 A late 20th century swimming pool building not included within the 1962 OS map (Fig. 6; Fig. 60);
  - 🌀 Various 20th century lean-to sheds and a summer houses; and
  - 🌀 A late 20th century tennis court.





Figure 60: Late 20th century swimming pool and associated building. View to the south.

## 7. THE CONTRIBUTION OF SETTING TO THE SIGNIFICANCE OF THE LISTED BUILDING

7.1. This section considers the contribution that setting makes to the significance of Poole Barton.

### *Physical Surrounds*

7.2. The house is situated within the west of Cheriton Fitzpaine Conservation Area and represents the second oldest historical building, after the Grade I Listed Church of St Matthew, within its boundaries. Poole Barton is likely to be the oldest domestic house within the village that demonstrates the common, local vernacular tradition of rubble and cob walls.

7.3. Although west of the modern nucleus of the village, historically Poole Barton, the church and the Grade II\* Listed Manor Barn to the south formed the nucleus of the village during the late medieval and early post-medieval period. Within its immediate surrounds, the house is situated south of church cross and is highly visible from this location. To the south of Poole Barton, the property directly faces the late medieval to post-medieval barton field system of which, historically, it is intricately tied. Within the property itself, Poole Bartons rear gardens and

courtyard also contribute to its physical surrounds by providing a setting of lawns and landscaping to the east and south.

- 7.4. To the west, further farmyards and barns, which once formed a part of Poole Barton's property boundary, should also be considered as part of the buildings immediate setting. Their materials and form also contribute to setting as vernacular structures that illustrate local building characteristics.
- 7.5. Each of these aspects of the physical surrounds of Poole Barton contribute to both the historic agricultural character and the current domestic character of the house and illustrate the building's appreciable status as a formational part of the growth of the village in the late medieval to the modern period.
- 7.6. The position of the building, directly adjacent to the barton fields to the south and away from the village centre, lends a rural character to its setting. To the north, Poole Barton's relationship with the church and the layout of what is likely the medieval road system, should be considered as an import aspect of its physical surrounds and contribute to an understanding of its location and context.

### ***Experience***

- 7.7. The best appreciation of the architectural interest of the house is from church cross to the north and the buildings front (northern) garden. Moreover, there is a private, isolated experience from within the central courtyard of the property. The gardens and fields to the south also provide a views over the property and it's curtilage structures where architectural details can be viewed.
- 7.8. The view of the property from the south has changed little over time and contributes to the rural experience of the house and provides an appreciation of its historical context at the northern edge of the barton field system.
- 7.9. The house is also appreciable when viewed in conjunction with the coherent group of farm buildings to the west which illustrate the relative status of the hall house during the medieval and post-medieval period and provide an insight into the historical character and function of the buildings as a whole.

### ***Summary of Setting***

- 7.10. Overall, the contribution of setting to the significance of the house is principally derived from the experience of the architectural qualities of the house from the garden and road to the north. Poole Barton's setting contributes to the experience of the house and outbuildings as an appreciable coherent group of a high-status farm buildings within the local, preserved historical landscape.

## **8. STATEMENT OF SIGNIFICANCE**

- 8.1. The following Statement of Significance has been produced with reference to the four heritage values identified in *Conservation Principles* (English Heritage, 2008, section 2) along with the *Listing Selection Guide for Suburban and Country Houses* (Historic England, 2017b).

### ***Evidential Value***

- 8.2. The evidential value of the building lies principally in the surviving fabric of the late medieval hall house and the southern block (which may be contemporary), as identified in the List Description (Historic England, 1952) and through the building survey. Both internally and externally, the building has been subject to constant additions and changes from the late medieval period onwards and is an example of a house with a complex structural history.
- 8.3. The late medieval character of the hall house and southern block, their cruck contraction and cob walls provide valuable evidence of an identifiable architectural style that was employed principally during late medieval period and the early post-medieval period. Given that the true cruck frame of the main hall house is very well preserved and structurally very strong, Poole Barton represents an important example of this style, which contributes to an understanding of cruck architecture and its application in this area of England.
- 8.4. Internally, the house retains historic features such as doors, doorframes, staircases and windows. The oak plank-and-muntin screens within the main hall house and the example within the rear southern block are medieval in nature and contribute greatly to the building's significance. Given that many aspects of the original hall house remain, the main hall house provides valuable insights into the daily lives and customs of people in the late medieval period.
- 8.5. Whilst principal rooms broadly retain their historical proportions, a number of rooms throughout have been reconfigured to account for WC, bathroom and kitchen functions,

necessitating the relocation of internal partitions. As such, the internal layout of the building makes a variable contribution to significance.

### ***Historical value***

- 8.6. The halls house and rear southern block principally derives historical (illustrative) value as a surviving example of high-status rural architecture that was prevalent during the late medieval period in this part of Devon. Hall houses represent an important stage in the evolution of English architecture. Its central hall and open hearth were a departure from earlier medieval buildings. This design allowed for better heating and increased comfort. They served as symbols of wealth and status, reflecting the social hierarchy of the time.
- 8.7. The northern wing, as well as the many 17th century changes and additions throughout Poole Barton, derive historic (illustrative) value as examples of changes that occurred both architecturally and social-economically during this period. The complex structural history of Poole Barton illustrates these changes within its phasing. Throughout the post-medieval period, the house became increasingly more gentrified which is reflective of the changes happening within society countrywide. In this respect, Poole Barton, in its entirety, must be viewed as a palimpsest of continually activity closely associated with lifestyle changes of the people that lived there and on a wider societal level.

### ***Aesthetic value***

- 8.8. The aesthetic importance of Poole Barton lies in its architectural rarity, where the survival of late medieval cob true cruck houses is increasingly uncommon. Further aesthetic value is gained through the house's distinct features, be it the oak plank-and-muntin screens of the main hall house, the late 17th century cupboard and powder room in the northern wing or its many historic fire surrounds and window fittings.

### ***Communal Value***

- 8.9. Poole Barton's highly visible location opposite the church and along the major routeway into the village from the north west imbues it with a degree of communal value. Whilst various changes have occurred throughout the village, Poole Barton, and its setting associated with the church to the north and the barton fields to the south, has remained consistent. The property is well

regarded in the village as the oldest domestic building. It therefore has communal value to the village residents and to the significance it provides to the Cheriton Fitzpaine Conservation Area.

## 9. HERITAGE IMPACT STATEMENT – PHASE I WORKS

9.1. The following section consists of a Heritage Impact Assessment in support of a Listed Building Consent application to the proposals outlined with the Design and Access Statement provided by ISCA Archaeology covering the first phase of works at Poole Barton (ISCA, 2024). This Heritage Impact Assessment should be read in conjunction with all relevant sections of the Built Heritage Assessment which provides a comprehensive assessment of the building's significance through a photographic and descriptive account of the building's historic context and physical fabric. At this stage, the proposed Phase 1 works are limited to changes to the ground floor of the property as well as external removal of two lean-to structures. These additions/alterations are highlighted in Figure 61 and comprise of the following items:

- 🔗 Replacement of the concrete floor within Room 1 of the Main Hall House (Fig. 61, **1**);
- 🔗 The proposals to change the use of Room 3 to that of a kitchen (Fig. 61, **2a**) including a required upgrade of the drainage system to allow for the flow to an open drain in the back porch (Fig. 61, **2b**);
- 🔗 Internal/external adjustments to Room 8 including the installation of three new doors and a replacement window (Fig. 61, **3a, 3b, 3c** and **3d**); and
- 🔗 Removal of modern lean-to greenhouses external to the property (Fig. 61, **4a** and **4b**).

9.2. The level of impact of each of these proposed additions/alterations have been formulated to be consistent with key national heritage policy and guidance terminology, particularly that of the NPPF (2023). This has been done in order to improve the intelligibility of the assessment results for purposes of quick reference and ready comprehension. These broad determinations of level of effect should be viewed within the context of the qualifying discussions of significance and impact presented within previous sections of this report.



<p><i>Plan No.</i> 61</p>	<p><i>Plan Title</i> Ground Floor: Locations of Phase 1 Proposals</p>	
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***Replacement of the concrete floor within Room 1 of the Main Hall House (Fig. 61, 1)***

- 9.3. As previously established, this room relates to the former Main Hall. This work is deemed necessary as the current concrete floor directly overlays made ground resulting in damp coming through the floor. This has resulted in damp being transferred to the oak plank-and-muntin screens in this location. As these oak plank-and-muntin screens are imbued with a high degree of heritage significance, preservation of these features is paramount. Without the replacement of the concrete floor with an underlying layer of DPM plastic and insulation, the preservation of these features is under threat.
- 9.4. Historic flagstones (0.5m<sup>2</sup> in total) located in the south western corner of Room 1, and on the same level as the modern concrete flooring are present (Fig. 62). These historic flagstones, likely dating to either the 15th or the 16th century, will be left *in-situ* and will not be impacted by the proposed works to the floor.
- 9.5. The proposal is to replace the current concrete flooring with volcanic flagstones sourced from the local Knowle Quarry (Fig. 63). Sizing would be consistent with the historic flagstones *in-situ*.

***Heritage Impact***

- 9.6. The modern concrete flooring is out of keeping with the original flagstone floor of the Main Hall House. Furthermore, as damp is being transferred through the concrete floor, this has resulted in potential damage to the walls and the oak plank-and-muntin screens within Room 1. The concrete flooring, as well as the fact that it has been laid directly atop made ground with no waterproofing or insulating layer, is therefore seen as a detriment to the overall heritage significance of the property.
- 9.7. The proposals referenced within the Design and Access Statement resolve both of these issues through suggesting a new volcanic flagstone floor respectful of *in-situ* volcanic flagstones and the installation of plastic waterproofing and insulation which will help to preserve the significant historic aspects within this part of the house; namely the highly significant oak plank-and-muntin screens.



**Figure 62:** Historic volcanic flagstones in the south west corner of Room 1



- 9.8. Moreover, removal of the concrete flooring may provide a unique opportunity to reveal archaeological remains relating to the earliest phases of the original late medieval hall houses construction. This would provide an opportunity to develop a greater understanding of the below ground levels through archaeological monitoring.
- 9.9. Taking into account these aspects of the proposal, replacement of the concrete floor within Room 1 would result in a **Heritage Benefit** to the overall significance of the Grade II\* Listed Poole Barton.

***The proposals to change the use of Room 3 to that of a kitchen (Fig. 61, 2a) including a required upgrade of the drainage system (Fig. 61, 2b)***

- 9.10. Room 3 relates to the service room of the Main Hall House. The proposals to convert this room to a kitchen would result in no change to the fabric of the room itself, with historic walls unimpacted.
- 9.11. The change of use of Room 3 will require upgrade of the drainage system to allow for the flow to an open drain in the back porch (Fig. 61, **2b**). This will require the drain in this location to be covered or moved. With regard to the drainage, the plan is for it to be capped but this may require an internal vent; the installation of which will be guided by building control. If this is possible there would be no change to the fabric of the building and no changes externally.

***Heritage Impact***

- 9.12. As this work would result in no impact to the historic fabric of the property, and the drain within the back porch (Fig. 61, **2b**) is entirely modern, these proposals would result in **No Harm** to the heritage significance of the Grade II Listed Poole Barton.
- 9.13. ***Internal/external adjustments to Room 8 including the installation of three new doors and a replacement window (Fig. 61, 3a, 3b, 3c and 3d)***
- 9.14. This part of the proposal features four distinct additions/replacements within Room 8 of the southern block.
- 9.15. The first of these is to reinstate a previous doorway opening between Room 8 and Room 3 (Fig. 61, **3a**). The Heritage Assessment has effectively demonstrated that a doorway once existed between these two rooms which functioned to link the Main Hall House with the southern

block/wing (Fig. 36). The studded woodwork and joinery present within a wall cavity in this location suggests that this doorway was filled in during the 20th century. The replacement door will be made from pine to match the historic 6-panel doors within Room 3.

- 9.16. The second of these proposals outlines the replacement of the current ledge/brace door along the east of Room 8 with a door of same design but of oak rather than pine (Fig. 61, **3b**). The current door, which includes a polycarbonate windowpane, is likely to be late 19th to 20th century in date and is a replacement of an earlier door set into the external cob wall (Fig. 35). Its reinstatement/replacement in oak is more in keeping with the historic doorways throughout the house and likely to be more in keeping with the original door. The proposal is to use 12mm double glazing within the new door which will provide more insulation and energy efficiency to this part of the house.
- 9.17. The third of these proposals is for a new door to be installed into the existing historic frame (Fig. 34) between Room 8 and Room 9 (Fig. 61, **3c**). The proposals are for this door to be of the same material and type as 3b, but without the addition of a central window cavity.
- 9.18. The fourth and final proposal within Room 8 relates to the installation of a new windowpane on the western side of Room 8 (Fig. 61, **3d**). The window would be installed within the existing frame which is likely contemporary with the fabric of this part of the building (17th century). The casements within this frame are proposed to match that of the first-floor window above. The frame in Room 8 (**3d**) is currently covered from the outside with polycarbonate and no historic window glass in present (Fig. 63). It is proposed that the new pane will be of similar 12mm double glazing, providing benefits to insulation and energy efficiency of the space.

### ***Heritage Impact***

- 9.19. Room 8, as well as the entirety of the southern block, is currently in a state of disrepair and has been neglected for many decades. The changes proposed within this room will make progress in both preserving this part of the house and converting it to liveable space for the foreseeable future. The proposals would result in minimal damage to the historic fabric of the building.
- 9.20. The Built Heritage Assessment has effectively demonstrated that a wall cavity between Room 3 and Room 8 once existed prior to being filled in in the 20th century. The installation of a doorway in this location will therefore result in minimal impact to historic fabric.



**Figure 63:** Historic window frame and ledge in Room 8 to be left in-situ, polycarbonate pane to be replaced with 12mm double glazing to provide warmth to the room and create a liveable space (Fig. 1, 3d)

- 9.21. Overall, the proposals for Room 8 would result in a **Heritage Benefit** for the Grade II\* Listed property as a whole.

***Removal of Modern lean-to greenhouses external to the property (Fig. 61, 4a and 4b)***

- 9.22. The greenhouses proposed for removal date to later than the 1952 original listing of the building and therefore do not consist of historic curtilage structures by way of the buildings Listing.
- 9.23. The greenhouse located along what was originally eastern side of what is likely to be a 18th to 19th century linhay barn abuts a section of 20th century corrugated metal wall (Fig. 61, **4a**). Its removal will therefore not be at risk of impacting upon any historic fabric.
- 9.24. The other greenhouse proposed for removal (Fig. 61, **4b**), although not forming part of the curtilage Listing of the property itself, abuts a cob wall proven by historic mapping to be older than that of 1839 Cheriton Fitzpaine Title Map (Fig. 4). However, its careful removal is anticipated to result in minimal impact to the historic fabric of the section of cob wall. Its removal will provide the added benefit of providing an insight into the preservation and structural condition of the section of cob walling that the lean-to greenhouse currently prevents observation of.

***Heritage Impact***

- 9.25. As the lean-to greenhouses date to later than 1952 and therefore do not form part of the curtilage structures of the Listing, and there is no inherent heritage significance or architectural uniqueness imbued within the greenhouse structures, their removal would result in **No Harm** to the significance of the Grade II\* Listed Poole Barton or the way the house is experienced.

## 10. CONCLUSION

- 10.1. Poole Barton comprises a Grade II\* house that has a complex history extending to the late 15th century and possibly earlier. The earliest part of the house, the Main Hall House, retains a number of features from the 15th and 16th centuries including oak plank-and-muntin screens separating the rooms and a late 16th century staircase. The structure of the hall house is a fine example of medieval true cruck architecture on a three-room cross passage plan. The southern block of the house, which is largely in a state of disrepair, is broadly contemporary with the Main Hall and was likely originally functioned as a shippon.
- 10.2. The buildings were substantially remodelled in mid to late 17th century. During the late 17th century, the front northern wing of the house was added in one construction episode. The house retains decorative features from this remodelling phase including leaded casement windows, two staircases, historic cornicing and historic doors. Poole Barton also includes several curtilage structures within its grounds, each of which broadly dates to the post-medieval period. The stables, cob walls and linhay barn have significance in their own right (architectural and historic) and as a collection have group value via associated historic interest.
- 10.3. The significance of the house is principally derived from its evidential, historical and aesthetic values as an example of late medieval high-status rural architecture. The house also retains evidential value through the survival of its historic fabric, cruck roofs and a number of internal features. Historical value is derived from the house's palimpsestic nature, where its many discernible changes and additions are illustrative of the changes within local society from the medieval to the modern period.
- 10.4. The contribution of setting to the significance of the house is principally derived from the experience of the architectural qualities of the house from the garden and road to the north. Poole Barton's setting contributes to the experience of the house and outbuildings as an appreciable coherent group of a high-status farm buildings within the local, preserved historical landscape. Poole Barton's relationship with the church, the layout of what is likely the medieval road system and the barton field systems to the south should be considered as an important aspect of its physical surrounds and contribute to an understanding of its location and context.
- 10.5. This assessment has found that there will be **No Harm** to the heritage significance or the way in which this significance is experienced through implementation of Phase 1 planning proposals

outline within the Design and Access Statement (ISCA, 2024). Moreover, the removal of the concrete floor and the installation of new volcanic flagstones in Room 1, protected with waterproofing and installation, is viewed as both more in keeping with the architectural and aesthetic values of the house and a benefit to the preservation of important late medieval/early post-medieval oak plank-and-muntin screens. Overall, the proposed works would result in a **Heritage Benefit** to the Grade II\* Listed Building.

***Future Recommendations***

- 10.6. Despite the properties inherent historical and evidential significance, many of the contributing features to both the main house and its curtilage structures are under threat should they not be sympathetically preserved or renovated.
- 10.7. Areas of the property that are under direct threat from further erosion and weathering include:
- ☞ Fabric of the medieval and post-medieval cob and stone external walls within the Main Hall house caused by water erosion from the 19th/20th century slate roof;
  - ☞ The first-floor and roof of the southern block needs work to be preserved and is under threat of collapsing (the first-floor of this block is currently not accessible);
  - ☞ Further cob walls within the property's curtilage are eroding due to not being properly maintained, having no earthen plaster and being improperly protected from above; and
  - ☞ The property needs a variety of general maintenance work within the Main Hall House and northern wing to make it liveable and therefore ensuring its long-term survival as a heritage asset.
- 10.8. Given the buildings significance, allowing these features to degrade further would result in substantial harm to the property. This assessment therefore recommends that future listed building consent be granted should sympathetic plans be put in place for the long-term survival of historic building fabric and its unique architectural features.

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## APPENDIX 1: GAZETTEER OF SELECTED RECORDED HERITAGE ASSETS

<i>Ref</i>	<i>Description</i>	<i>Grade</i>	<i>Period</i>	<i>NHLE ref.</i> <i>HER ref.</i> <i>OASIS ref.</i>
1	<b>Poole Barton including adjoining - wall to north</b> - Rubble, partly plastered, with slate roofs and stone and brick stacks. L-shaped plan. Two gables hipped. Two storeys. Sashes and casements with leaded lights. Doors have bracketed hoods. 16th century and later (doe). True cruck recorded in first house and jointed cruck in second house at Poole Barton. (Alcock, citing c. Hulland). Vis= /- /1978 (Hulland). Complex consists of the main house on e-w axis, a later n-s addition and an 18th century wing. The main house, which is of 15th and 16th century date, has three room cross passage plan, true crucks with cranked collars and remnants of smoke blackening and screens. The n-s addition has a three room plan with three jointed crucks and some smoke blackening. It is of 16th century date. Standard record (Hulland) vis= Poole Barton including adjoining wall to north. Late c15/early c16 with major c16 and c17 improvements and additions. Plastered cob and rubble footings; stone stacks, all topped with c19 brick; slate roof (formerly thatch). North facing main block has 3 room and through passage plan with inner room at right end. Good interior of a house with a long and complex structural history. The earliest remains are in the hall of the main block.	Grade II*	Medieval – Post-medieval	NHLE 1170421 MDV22256
2	<b>Leat and Cob wall</b> – Located c. 50m south of Poole Barton	-	Medieval – post-medieval	-
3	<b>The Manor House</b> – House, former rectory. Late C17, much rebuilt and extended circa 1850. Plastered rubble with some cob; rubble stacks with C19 brick chimney shafts; slate roofs. Large house with irregular plan. Main block faces east with smaller and narrower parallel range behind and crosswing on right (north) end projects forward. Axial stack to crosswing and main block has end stacks and another axial stack south of centre in valley of parallel roofs. Main stairs in end of rear wing next to crosswing. 2 storeys with attics to main range and crosswing..	Grade II	Post-medieval	NHLE 1170637
4	<b>The Manor House Barn</b> – Barn, originally a house. Probably early C16, converted to bakehouse mid-late C17, north end rebuilt in late C19, used as barn or store in C20. Partly-plastered cob on rubble footings and some C19 timber framing on rubble; rubble stack with C19 brick chimney shaft; slate roof (originally thatch). Long 2-room block facing east comprising large room barn open to roof with byre and hayloft over at right (north) end. Disused axial stack served barn end.	Grade II*	Medieval to Post-medieval	NHLE 1325596
5	<b>Cob boundary wall</b> – Cob wall within the curtilage of Poole Barton.	-	Post-medieval	-
6	<b>Bee Boles at the Ring of Bells</b> - The bee boles in a cob wall at the Ring of Bells may date from the 1300s. International Bee Research Association No. 450..	-	Medieval	MDV64062

<i>Ref</i>	<i>Description</i>	<i>Grade</i>	<i>Period</i>	<i>NHLE ref.</i> <i>HER ref.</i> <i>OASIS ref.</i>
7	<b>Church of St Matthew, Cheriton Fitzpaine</b> - Parish church of St Matthew. C14 nave and chancel, C15 aisles, porch and tower, restored 1883-5 by James Crocker of Exeter. Snecked volcanic and new red sandstone with mostly Beer stone but some volcanic ashlar detail; slate roofs.	Grade I	Medieval	NHLE 1325593
8	<b>Lower Saunders</b> - House. C16 with C17 improvements. Plastered cob on rubble footings; rubble stacks; thatched roof. Originally a 3- or 4-room-and-through-passage plan house facing road to south with inner room at left (west) end. There was apparently a lobby between hall and inner room with newel stair in projecting turret to rear. Projecting end stack to inner room (now disused) and projecting rear lateral stack to hall. 2 storeys.	Grade II	Post-medieval	NHLE 1107030
9	<b>Wreylands Cottage including - front garden railings to south</b> - Cottage, part of a former house. C16 with C17 improvements. Plastered cob on rubble footings; rubble stacks topped with C19 brick; thatched roof. Existing 2-room cottage occupies hall and inner room of C16 3-room-and-through passage house facing south. Former inner room to right (east) and former hall to left (west). Rear lateral stack to inner room and left end stack to hall (originally backing onto passage). Newel stair turret projecting to rear of hall into a secondary outshot. 2 storeys.	Grade II	Post-medieval	NHLE 1107031
10	<b>Nos. 1, 2 and 3 The Old Almshouses</b> - Three houses, formerly five almshouses. Original 4 are probably early C17 (Pevsner claims 1594 and Mercer reckons second half of C17), the fifth dated 1853, renovated circa 1970. Plastered cob on exposed rubble footings to first floor level on low chamfered plinth; exposed volcanic stacks with blocks laid to rough courses and with chimney shafts of plastered brick; thatched roof. Originally a row of four one-room plan almshouses facing north-west and C19 one-room plan almshouse added to left (north-east) end. Each original almshouse has a front-projecting lateral stack with the site of the front door to left and back door opposite. The C19 addition was built in the same style but the doorway is placed right of the front-projecting lateral stack.	Grade II*	Post-medieval	NHLE 1170569
11	<b>LINHAY</b> - Waterhouse. Linhay of type 1, timber posts with beams running from front to back.	-	Post-medieval	MDV4551
12	<b>LINHAY</b> - Old farm. Linhay of type 1, timber posts with beams running from front to back, and two ranges of type 2, timber posts with front rail and joists running from front to back.	-	Post-medieval	MDV4550
13	<b>Half Moon Inn</b> - Public house, formerly a house. Probably late C16 - early C17 with major C19 and C20 alterations. Plastered cob and rubble; rubble stacks with plastered brick chimney shafts; slate roof. Much altered 3-room-and-through-passage plan house facing east. Rear lateral stacks to left (southern) and central rooms and end stack to right room. 2 storeys.	Grade II	Post-medieval	NHLE 1107035

<i>Ref</i>	<i>Description</i>	<i>Grade</i>	<i>Period</i>	<i>NHLE ref.</i> <i>HER ref.</i> <i>OASIS ref.</i>
14	<b>Cross Cottage</b> - House, formerly house and adjoining shop. Late C16-early C17 origins, extended probably in late C17 - early C18, rearranged in early C19, renovated circa 1984. Plastered cob on rubble footings; rubble stacks topped with C19 and C20 brick; thatched roof. 2-room main block with lower and narrower 1-room extension to right, facing road to east. Axial stack between main block and extension and projecting rear lateral stack with adjoining newel turret to main block. 2 storeys.	Grade II	Post-medieval	NHLE 1325595
15	<b>Lane End Cottages</b> - 2 houses. Late C17. Plastered cob on rubble footings; rubble stacks with C19 and C20 brick tops; thatched roof. Pair of adjoining houses fronting a cobbled lane to north-east. Both apparently built as a pair of 2-room double depth houses with the left house having secondary single depth extension on left end front (now converted to garage). Right hand house has central entrance lobby and end stacks. Axial stack to left house. Both are 2 storeys.	Grade II	Post-medieval	NHLE 1170624
16	<b>Apple Tree Cottage</b> - House, formerly 2 cottages. Probably C19. Plastered cob or rubble; rubble stack topped with C20 brick; thatched roof originally two 1-room plan cottages facing south-west, now 2-room cottage. End stack to left. 2 storeys..	Grade II	Post-medieval	NHLE 1170615
17	<b>Buddle Cottage and Bowdel</b> - 2 adjoining cottages in former farmhouse. Possibly C16 core, now mostly early C17, extended in C18. Plastered cob on rubble footings; stone stacks with C19 and C20 brick chimney shafts; thatched roof. Originally a 3-room-and-cross-passage house facing south-west with inner room at left (north-west) end. Projecting stair turret (now disused) to rear of passage. Extended 1 room to right (south-east) in C18. Large stack projecting to front of hall, axial stack in former gable end to service room, and rear lateral to C18 extension. Buddle Cottage now occupies former inner room and hall, and Bowdel occupies former service room and C18 extension. 2 storeys with some disused attics.	Grade II	Post-medieval	NHLE 1107036
18	<b>Higher Saunders</b> - House, former farmhouse. Early C17, remodelled and extended in late C17-early C18. Plastered cob on rubble footings; rubble or cob stacks topped with C20 brick; thatched roof. L-shaped building. 2-room plan to main block facing south away from the road and with a single room rear block behind left (west) end. End stacks to main block and gable end stack to rear block. 2 storeys.	Grade II	Post-medieval	NHLE 1170576
19	<b>Ditch, Land at Higher Saunders</b> - Watching Brief. Brown, A., 2016, Land at Higher Saunders, Cherry Meadow, Cheriton Fitzpaine Archaeological monitoring and recording carried out by AC archaeology was undertaken during groundworks associated with the erection of a single dwelling on land at Higher Saunders, Cherry Meadow, Cheriton Fitzpaine.	-	Post-medieval	MDV115827

<i>Ref</i>	<i>Description</i>	<i>Grade</i>	<i>Period</i>	<i>NHLE ref.</i> <i>HER ref.</i> <i>OASIS ref.</i>
20	<b>Church Cottage</b> - House, possibly made up from 2 or 3 cottages. Part 1659 as inscribed on fireplace lintel, part late C18-early C19. Plastered cob and rubble; rubble and brick stacks topped with C20 brick; corrugated asbestos roof (formerly thatch). 3 room plan cottage facing north with south side overlooking St Matthew's churchyard. 2 axial stacks serve centre and west room. 2 storeys.	Grade II	Post-medieval	NHLE 1107028
21	<b>Ring O'Bells Public House</b> - Public house, formerly a house. C17 with C18, C19 and C20 alterations. Plastered cob and rubble; rubble stacks topped with C19 and C20 brick; thatch roof. Attractive long rambling building with 5-room plan facing east. Now right (southern). 3 room provide bars, the rest domestic accommodation. Interior layout much altered in c20. Axial stack right of centre and projecting front lateral stack with oven projection left of centre. 2 storeys.	Grade II	Post-medieval	NHLE 1170458
22	<b>Rose Cottage, April Cottage and Bawn Cottage</b> - Row of 3 adjoining cottages. Late C17, extended in C19. Plastered cob on rubble footings; cob or rubble stacks topped with C19 and C20 brick; thatched roof, replaced with slate on Rose Cottage. 3 contemporary 1 room plan cottages facing west with Rose Cottage at left (north) end, central April Cottage and Bawn Cottage on right (south) end. Bawn Cottage extended in C19 1 room. Shared stacks against rear wall. 2 storeys.	Grade II	Post-medieval	NHLE 1170469
23	<b>Honeysuckle Cottage</b> - House. Probably late C17, extended in C19. Plastered cob on rubble footings; rubble stack topped with C19 brick; slate roof (formerly thatch). Original 2-room plan cottage facing west, with C19 extension on right (south) end. Large lateral stack is projecting to rear of right room of original house. C19 extension recessed from main block. 2 storeys.	Grade II	Post-medieval	NHLE 1107037
24	<b>Cheriton Primary School</b> - School, formerly Poorhouse. C18 and C19, converted to school in C20. Plastered cob and rubble; rubble and brick stacks topped with C20 brick; thatched roof. Long building fronting onto the Church of St Matthew's graveyard to the west. At the right (south) end the first floor room extends over the street carried on an arcade of timber posts. The rest comprises 5 classrooms. Mostly single storey. Irregular 8-window west front. Main door is set left of centre. It is C20, set high in wall and reached by a flight of volcanic stone steps with rubble walls which curve out to circular-section piers; the ashlar coping is weathered slightly on each side. This is thought to be the longest thatch-roofed building in Gt Britain. According to Church Commissioners' report of 1818 the building was then a school and poor-house Source: Devon SMR.	Grade II	Post-medieval to modern	NHLE 1170450

## APPENDIX 2: HERITAGE STATUTE POLICY AND GUIDANCE

### ***Heritage Statute: Scheduled Monuments***

Scheduled Monuments are subject to the provisions of the Ancient Monuments and Archaeological Areas Act 1979. The Act sets out the controls of works affecting Scheduled Monuments and other related matters. Contrary to the requirements of the Planning Act 1990 regarding Listed buildings, the 1979 Act does not include provision for the 'setting' of Scheduled Monuments.

### ***Heritage Statute: Listed Buildings***

Listed buildings are buildings of 'special architectural or historic interest' and are subject to the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 ('the Act'). Under Section 7 of the Act 'no person shall execute or cause to be executed any works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest, unless the works are authorised.' Such works are authorised under Listed Building Consent. Under Section 66 of the Act 'In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any feature of special architectural or historic interest which it possesses'.

### ***Note on the extent of a Listed Building***

Under Section 1(5) of the Act, a structure may be deemed part of a Listed Building if it is:

- (a) fixed to the building, or
- (b) within the curtilage of the building, which, although not fixed to the building, forms part of the land and has done so since before 1st July 1948

The inclusion of a structure deemed to be within the 'curtilage' of a building thus means that it is subject to the same statutory controls as the principal Listed Building. Inclusion within this duty is not, however, an automatic indicator of 'heritage significance' both as defined within the NPPF (2023) and within Conservation Principles (see Section 2 above). In such cases, the significance of the structure needs to be assessed both in its own right and in the contribution, it makes to the significance and character of the principal Listed Building. The practical effect of the inclusion in the listing of ancillary structures is limited by the requirement that Listed Building Consent is only needed for works to the 'Listed Building' (to

include the building in the list and all the ancillary items) where they affect the special character of the Listed building as a whole.

Guidance is provided by Historic England on Listed Buildings and Curtilage: Historic England Advice Note 10 (Historic England, 2018).

### ***Heritage assets and heritage significance***

Heritage assets comprise ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest’ (the NPPF (2021), Annex 2). Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields and Conservation Areas (designated under the relevant legislation; NPPF (2023), Annex 2). The NPPF (2023), Annex 2, states that the significance of a heritage asset may be archaeological, architectural, artistic or historic. Historic England’s ‘Conservation Principles’ looks at significance as a series of ‘values’ which include ‘evidential’, ‘historical’, ‘aesthetic’ and ‘communal’.

The July 2019 revision of the Planning Practice Guidance (PPG) expanded on the definition of non-designated heritage assets. It states that ‘Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions, but which do not meet the criteria for designated heritage assets.’ It goes on to refer to local/neighbourhood plans, conservation area appraisals/reviews, and importantly, the local Historic Environment Record (HER) as examples of where these assets may be identified, but specifically notes that such identification should be made ‘based on sound evidence’, with this information ‘accessible to the public to provide greater clarity and certainly for developers and decision makers’.

This defines non-designated heritage assets as those which have been specially defined as such through the local HER or other source made accessible to the public by the plan-making body. Where HERs or equivalent lists do not specifically refer to an asset as a non-designated heritage asset, it is assumed that it has not met criteria for the plan-making body to define it as such and will be referred to as a heritage asset for the purpose of this report.

### ***Designated heritage assets***

Paragraph 189 of the NPPF (2023) explains that heritage assets ‘are an irreplaceable resource and should be conserved in a manner appropriate to their significance’. Paragraph 199 notes that ‘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 200 goes on to note that ‘substantial harm to or loss of a grade II listed building...should be exceptional and substantial harm to or loss of designated heritage 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 201 clarifies that ‘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’.

### ***Heritage Statute: Conservation Areas***

Conservation Areas are designated by the local planning authority under Section 69(1)(a) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (‘the Act’), which requires that ‘Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Section 72 of the Act requires that ‘special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area’.

The requirements of the Act only apply to land within a Conservation Area; not to land outside it. This has been clarified in various Appeal Decisions (for example APP/F1610/A/14/2213318 Land south of Cirencester Road, Fairford, Paragraph 65: ‘The Section 72 duty only applies to buildings or land in a Conservation Area, and so does not apply in this case as the site lies outside the Conservation Area.’).

The NPPF (2023) also clarifies in Paragraph 207 that ‘Not all elements of a World Heritage Site or Conservation Area will necessarily contribute to its significance’. Thus land or buildings may be a part of a Conservation Area, but may not necessarily be of architectural or historical significance. Similarly, not all elements of the setting of a Conservation Area will necessarily contribute to its significance, or to an equal degree.

## ***Effects upon heritage assets***

### ***Heritage benefit***

The NPPF clarifies that change in the setting of heritage assets may lead to heritage benefit. Paragraph 206 of the NPPF (2023) notes that ‘Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably’.

GPA3 notes that ‘good design may reduce or remove the harm, or provide enhancement’ (Paragraph 28). Historic England’s ‘Conservation Principles’ states that ‘Change to a significant place is inevitable, if only as a result of the passage of time, but can be neutral or beneficial in its effects on heritage values. It is only harmful if (and to the extent that) significance is reduced’ (Paragraph 84).

Specific heritage benefits may be presented through activities such as repair or restoration, as set out in Conservation Principles.

### ***Heritage harm to designated heritage assets***

The NPPF (2023) does not define what constitutes ‘substantial harm’. The High Court of Justice does provide a definition of this level of harm, as set out by Mr Justice Jay in *Bedford Borough Council v SoS for CLG and Nuon UK Ltd*. Paragraph 25 clarifies that, with regard to ‘substantial harm’: ‘Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced’.