

South Hams District Council

Buildings at Risk Register



*Barn and Shippen,
35m North of
Ashleigh Barton
Farm House, Bickleigh*

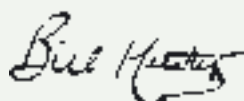


South Hams
District Council

Foreword

South Hams District Council has been keeping a Buildings at Risk Register since the early 1990s. The Register is produced in line with central government expectations and also in accordance with *Buildings at Risk: A New Strategy* which recommends the positive management of the historic environment and encourages local authorities to compile their own Buildings at Risk Registers.

The aim of the Register is to highlight those properties that are at risk and, through collaboration between the buildings owners and the Council, bring about their successful repair. The success of the Register is therefore marked by the number of properties that can be removed due to the completion of repair programmes. The 2010 Register has seen the removal of 9 properties. We hope that following the publication of the 2010 Register we will see further repair schemes implemented and completed, thus preserving the historic properties that contribute to the distinctive character of the South Hams.



Cllr. Bill Hitchins
Heritage Champion

South Hams District Council
February 2010



Dovecote at Bucklands-Tout-Saints Hotel



Pridhamsleigh Farm House, Ashburton



Chest Tomb at St Adrews Church, East Allington

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Ruins of Oldstone Mansion, Blackawton



Salcombe Castle, Salcombe

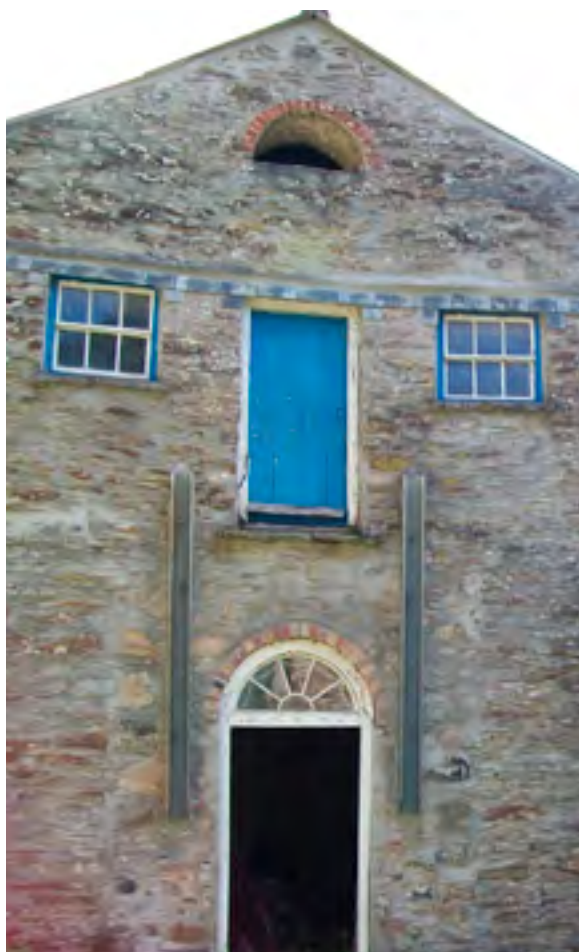
Introduction

The abundance and variety of historic buildings make an enormous contribution to the South Hams' distinctive character and appearance. These buildings are an irreplaceable record of the local architecture. As a Local Authority, the Government expects us to take a positive approach towards our historic environment and this includes monitoring its condition. Part of the role of the Conservation and Design Team is to try and rescue as many as possible of these distinctive buildings from falling into an irretrievable state of disrepair so that they provide a positive contribution for future generations.

The Buildings at Risk Register aims to focus attention on those vulnerable buildings that are in need of attention, and then to follow this up with discussions with the owner to try to encourage repairs to go ahead. Inclusion on the Register is not intended to shame the owners of a building in poor condition.

The success of the Register is illustrated by the number of buildings that have undergone repair since the last survey and are now in a position to be removed from the Register. Our aim is to enable a year on year improvement in the number of buildings that need to be included on the register through working with the owners and establishing a repair scheme.

It is important to bear in mind when reading this Register that the majority of properties included on it are in private ownership and any enquiries about properties should be through the Conservation and Design Team. Just because a property is included on the Register does not mean that it is for sale, in fact the majority of properties are not.



Stables at Beechwood House, Sparkwell



Chest Tomb at All Saints Church, South Milton



Alston Farm House, Marlborough

Buildings At Risk

Building at Risk is a nationally recognised term for a listed building that is in some way at risk from neglect, poor condition or vacancy. The South Hams Register of Buildings at Risk gives information on Grade I, II* and II listed buildings in the District that are known to be “at risk” in some way.

Listing	Description
Grade I	These buildings are of exceptional interest, and account for only 1.4% of all listed buildings. Within the South Hams there are 79 Grade I listed buildings.
Grade II*	These are particularly important buildings with more special interest, they account for 4.1% of all listed buildings. Within the South Hams there are 157 Grade II* listed buildings.
Grade II	These buildings are important because of their special interest and therefore warrant every effort being made to preserve them. The vast majority of listed buildings fall into this category. Within the South Hams there are 3,222 Grade II listed buildings.

Criteria for Inclusion on the Buildings at Risk Register

Buildings at Risk are surveyed in accordance with nationally set criteria produced by English Heritage. When assessing a building consideration is given to its external appearance, occupancy and vulnerability. A building will remain on the Register until the repairs are completed and the building’s future has been secured. The categories range from A, in very poor condition to F in good condition.

Key to At Risk Categories

The Buildings Categories are as follows:

- 1 Properties in use (including conversions)
- 2 Properties adaptable to alternative use (subject to necessary permissions, consents and regulations for conversion)
- 3 Structures without any alternative use possibilities (i.e. Chest Tombs, Headstones etc.)
- 4 Ruins

The Risk Scale is as follows:

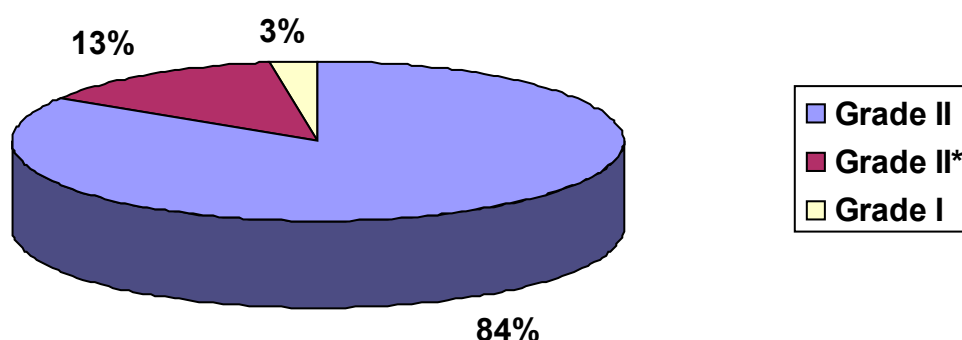
- A** Immediate risk of further rapid deterioration or loss of fabric; no solution agreed
- B** Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented
- C** Slow decay; no solution agreed
- D** Slow decay; solution agreed but not yet implemented
- E** Under repair or in fair to good repair, but no user identified; or under threat of vacancy with no obvious new user (applicable only to buildings capable of beneficial use)
- F** Repair scheme in progress and (where applicable) end use or user identified; functionally redundant buildings with new use agreed but not yet implemented

The survey carried out was a visual inspection and although this is not as thorough as a detailed condition assessment it is a good indicator of the state of the building and meets with the English Heritage method of assessment.

Buildings At Risk 2010

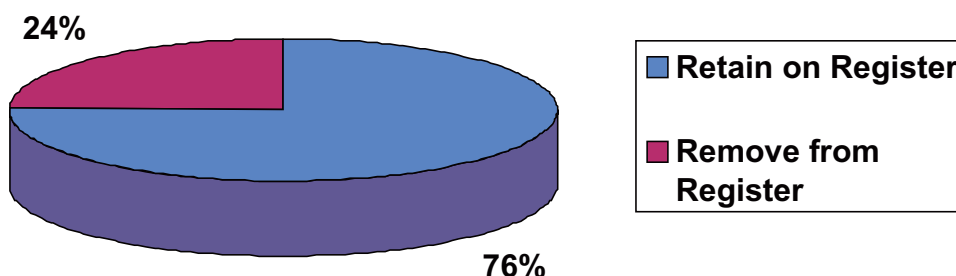
The information contained within the Buildings at Risk documents does not reflect the entire number of buildings that are at Risk within the District. The survey only looks at those buildings that fall under the English Heritage Protection system. When the Buildings at Risk Re-survey commenced in early 2010 37 properties were included on the Register. 1 is Grade I, 5 were Grade II* and the remaining 31 were Grade II.

Listed Buildings by Grade on Register Prior To Re-Survey



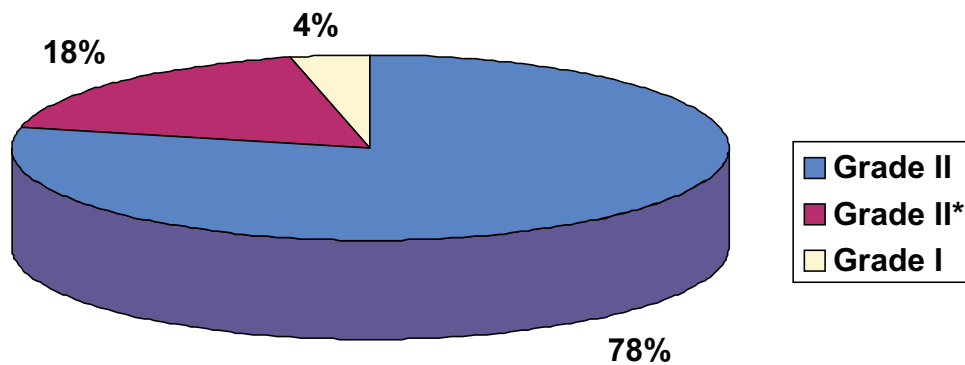
Of the 37 buildings inspected, 28 were still found to be at risk, but 9 were able to be removed from the register. Of the 28 still retained on the register 4 had repair schemes agreed one of which had commenced.

Properties Retained and Removed from the Register in 2010



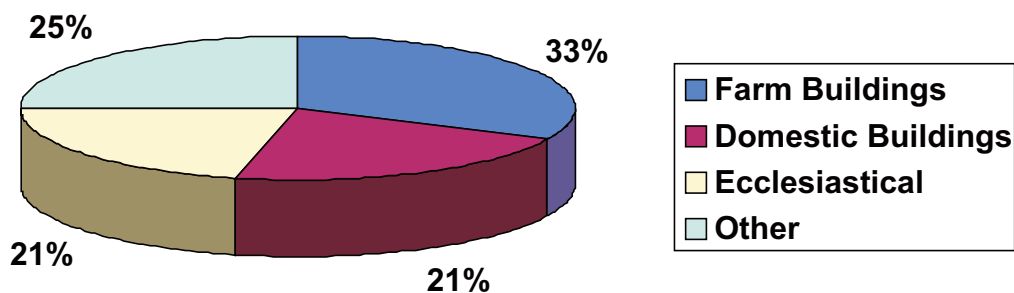
Of the 28 buildings that have been retained on the Register 1 is Grade I, 5 are Grade II* and 22 are Grade II.

Listed Buildings by Grade on Register in 2010

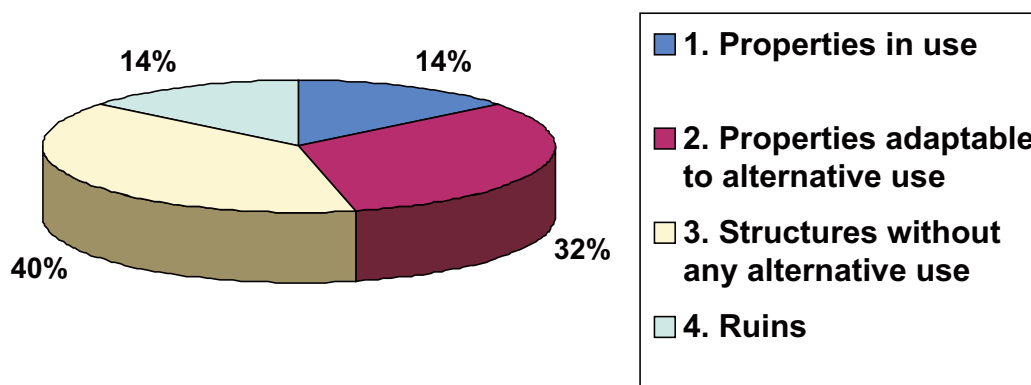


The Buildings at Risk Register does not only include Domestic dwellings, below are two further pie-charts showing the breakdown of buildings included by building type and also by property designation.

Properties Included on the Register by Building Type



Properties Included on the Register by Buildings at Risk Category



Buildings Removed In 2010

Town	Address
Totnes	Elwell House, Plymouth Road
Staverton	Staverton Mill
East Allington	Fallapit House Including Arch
Shaugh Prior	The Old Longhouse
Wembury	Shippon North West of Langdon Barton
Marlborough	Poundhouse, Yarde Farm
Loddiswell	Courtyard of Farm Buildings at Lower Hatch Farm
East Allington	Pair of Headstones at St Andrews Church
South Milton	6 Headstones at All Saints Church

All of the schemes that are being removed from the Buildings at Risk Register are being done so as a result of the close working relationship between the owners of properties, South Hams District Council's Conservation Officers and English Heritage.

Achievements

Notable achievements during the 2010 re-survey include the ongoing repairs at Yarde Farm, Malborough. Yarde is a highly important Grade I listed property with individually listed outbuildings. The group has been on the Buildings at Risk Register for the last 15 years.

The current owners, who purchased the property in October 2002, have worked incredibly hard to rescue the property from a perilous state and are continuing to do so. This has covered several different areas and the current position is as follows:

The works to the Linhay, Stable Block and Poundhouse are at a stage where the structures are now protected against the elements and these buildings can be removed from the Register.

The Inner Courtyard is restored.

The works to the 17th Century Grade I Farmhouse are ongoing; so far, the Farmhouse and Bakehouse have been restored and work is nearing completion on the 1718 Queen Ann Mansion House.

We are confident that these buildings will soon be in a position to be removed from the Register. The repair to these very important buildings has been achieved through the close working relationship established between the owners, South Hams District Council Conservation Officers and representatives from English Heritage over the last 9 years.





Elwell House (*above*): Built in early–mid 19th Century, this grade II listed property was originally a care home. It lay redundant from the mid 1990s until a detailed scheme was agreed in the early part of 2009, to convert the existing property into 7 residential units. Works to convert the former care home are ongoing.



Fallapit House (*above*): Originally a medieval house with features dating back to 16th and 17th century, this grade II listed property has been remodelled and enlarged and enlarged again circa mid and late 20th century. Fallapit house was most recently known as St. Thomas More's School which closed in the late 1990s. A detailed scheme was agreed, early 2005 to convert the original house into 8 units, with a further 24 units within the estate. Works to convert Fallapit House are nearing completion.



The Old Longhouse (*above*): Built in early 17th Century, this grade II listed property was originally the main farm house for the holding. A detailed scheme was agreed in 2003 to reinstate the farmhouse as a dwelling. Works to The Old Longhouse are complete.



Shippen North West of Langdon Barton (*above*): Now known as White Dove Cottage, this grade II listed property was built late 18th Century early 19th Century and was originally used as an agricultural barn. The property fell into disuse mid 19th Century. A detailed scheme was agreed in the early part of 2007 to convert the shippon into a single dwelling. Works to the shippon are complete.



Staverton Mill (*above*): Built circa 1790, this grade II listed property was historically used as a corn/flour mill. The property was heightened one storey and extended circa 1880, and later was converted into offices in 1930s . A detailed scheme was agreed in 2006 to convert the Mill into 8 residential units. Works to convert the former Mill are nearing completion.



Pound House (*above*): Built in the late 18th Century, the property was originally a Pound House which retains the original cider press. A detailed scheme was agreed in 2007 to replace the collapsed roof.

Buildings at Risk Register listings

Building Type	Pages
Farm Buildings	12-21
Domestic	22-27
Ecclesiastical Building	28-33
Other Buildings	34-44

Stables And Dovecote, Painsford Manor

Ashprington

Farm buildings

Grade:	II
Risk Category:	D
Conservation Area:	N



Summary

Late 17th century stable range and dovecot.

The stables and dovecote are not in any immediate danger of deterioration, the roof is intact and building is primarily sound. The stables and dovecote are being primarily used for housing farming materials. Permission was granted for conversion into two detached dwellings in (01/0017/97/7).

Cowhouse And Barn NE Of Hele Farm, Hele Lane, Hele Bickleigh

Farm buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

This building is an 18th century cowhouse with barn loft above.

The Cowhouse and Barn is in use for housing livestock, the slate hipped roof is in need of repair. The slates are slipping and in places missing. Vegetation is growing up some of the walls.

Barn and Shippon, 35m North of Ashleigh Barton Farm House Bickleigh

Farm buildings

Grade:	II
Risk Category:	B
Conservation Area:	N



Summary

The Barn and Shippon is in very poor condition, the walls are splaying, tiles are missing off the roof and the building is not water tight. The tenant would like to use the building to house livestock.

The barn and shippon will remain on the Buildings at Risk Register but is subject to the approval of planning reference 04/1850/09.

Kitchen Garden Wall 60m South Of Oldstone Farm

Blackawton

Farm buildings

Grade: II

Risk Category: C

Conservation Area: N



Summary

18th century kitchen garden walls with 20th century farm buildings built against the south west wall. The walls are square on plan.

The wall is severely overgrown with vegetation.

Outbuilding 40m East Of Spriddlestone Barton Farmhouse Brixton

Farm buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

This farm building dates from late 18th early 19th century, it is now a roofless ruin, it retains all four walls and end gables.

The ruins are very overgrown with vegetation, the roof is entirely missing. The arch moulding on the ground floor left hand end adjacent to the road is damaged and part is missing.

Barn South West Of Whitlocksworthy Farmhouse

South Milton

Farm buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Early 16th century barn that has been altered in the 19th and 20th century. Long rectangular plan, original arrangement uncertain but probably a threshing barn.

The roof is in good condition, some rat holes in the Cob, the walls are in need of minor repair. There is a large area of crumbled wall on the northeast corner. The barn is in constant use.

Barn South East Of Whitlocksworthy Farmhouse

South Milton

Farm buildings

Grade: II

Risk Category: C

Conservation Area: N



Summary

Early 19th century former threshing barn now converted to animal housing.

Several slates missing from the roof. The gutter is broken on the southwest corner causing considerable damp. The cob has extensive rat damage and the building is severely overgrown with vegetation. The barn is in use.

Stables and Courtyard Walls North of Beechwood

Sparkwell

Farm buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Early 19th century stables and stable yard walls to the country house. They are constructed as a two storey gabled centre with single storey flanking wings.

The roof over the west Coach Houses has been recently repaired and this structure is no longer at risk.

The roof over the Stable Block is in need of repair as it is not watertight, there is a large bow in the front wall and joists are supporting the centre block to prevent collapse.

The courtyard walls are secure and the ivy has been cut away at the bottoms to allow it to fall off gradually.

Stables North East of Riversbridge Farmhouse

Stoke Fleming

Farm buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Early to mid 19th century stables with loft above.

The roof is in poor condition with slipping slates and some missing slates. There is a bow in the roof at the rear left hand end and a support timber has been put in place. The windows are boarded up internally.

The stables are home to barn owls.

Shippon immediately North of Riversbridge Farmhouse

Stoke Fleming

Farm buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Mid 19th century Shippon with loft above.

The lean-to at the right hand end is in good condition and has a new roof, it used to house the oil tank and is weather-proof.

The main Shippon had a roof which is in great need of repair, many of the slates are missing. There is a large amount of overgrowth at the rear of the Shippon. The doors and windows are in good condition.

Oldstone Ruins of House, Oldstone Farm

Blackawton

Domestic

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Ruins of 18th century country house, remodelled in 19th century but then destroyed by a fire, now a roofless ruin.

The ruins are severely overgrown with vegetation and vulnerable to the elements. There is a serious risk of more fabric being lost due to the elements. Current adjacent land uses are not sympathetic to the ruins. The area is used as a storage/dumping site.

Alston Farmhouse

Malborough

Domestic

Grade: II

Risk Category: A

Conservation Area: N



Summary

This property was formerly a Manor house. It was built in the early 18th century of hand-made bricks laid in Flemish bond on a stone plinth. There is a ruinous 17th century wing to the rear of the property. Part of the property was rebuilt in the late 20th century.

The building is in poor condition and is vacant. The windows are missing as is large portions of stonework. The building appears to be structurally unsafe. The ruinous 17th century wing is severely overgrown with vegetation. The site requires urgent attention.

Yarde Farmhouse, Salcombe Road Marlborough

Domestic

Grade: I

Risk Category: F

Conservation Area: N



Summary

Farmhouse, formerly a manor house. Late 16th or early 17th century fabric is present but it may date back further. A large front range was added in 1718. The property has been largely unaltered although some areas of the property have become disused in recent years.

Major repair scheme in progress which is being carried out in conjunction with English Heritage and South Hams District Council. It has been decided to keep Yarde Farmhouse on the Register until all repairs have been carried out to the 18th Century Mansion House.

Cyder Pound and Jail at Batson Hall Farmhouse, Higher Batson

Salcombe

Domestic

Grade:

II

Risk Category:

B

Conservation Area:

N



Summary

The Cyder Pound is roofless, doorless and subject to the elements. The structure is overgrown by vegetation and the stone work is falling away in many places. It is believed that parts of the machinery have gone missing over the recent years. The Cyder Pound is will remain on the Buildings at Risk Register but is subject to the approval of planning reference 41/1404/09.

Jail / Former Prison is roofless, doorless and subject to the elements. The Eastern elevation and steps were rebuilt in 1981. The interior contains the remains of a smoking hole and domed roof, which is collapsing. The west wall is in a very dangerous state; timber props were removed in recent years. The internal structure is severely overgrown with vegetation and the cell is on the verge of collapse.

Pridhamsleigh Farmhouse

Staverton

Domestic

Grade: II*

Risk Category: B

Conservation Area: N



Summary

These properties date back to the 16th/17th century. Crosswing to the south extends to the south east and is now separated as Pridhamsleigh Farmhouse.

Pridhamsleigh has been divided into two properties, Pridhamsleigh Manor and Pridhamsleigh Farm, Pridhamsleigh Manor is not at risk. Pridhamsleigh Farm is under redevelopment, it is largely derelict and the subject of Enforcement Action. The Council's Conservation Officers are currently in discussion with the owner with regards to preventing further decay of the property.

39 High Street

Totnes

Domestic

Grade: II*

Risk Category: C

Conservation Area: N



Summary

39 High Street is a 3 storey, 17th Century, “deux corps de batiments” Merchants House. The interior has good examples of decorated plaster ceilings.

The upper two-storeys are currently uninhabitable with a large amount of historic fabric lost due to neglect. The Conservation Department are in discussions with the owner to put a repair scheme in place, no way forward yet agreed.

Remains of Chapel at Painsford Manor

Ashprington

Ecclesiastical Building

Grade: II

Risk Category: C

Conservation Area: N



Summary

Private chapel of ease rebuilt by John Kelland of Painford Manor in 1683 on the site of a medieval chapel licensed in 1400. It is now a roofless ruin.

The ruins are structurally unsafe and it was not possible to comprehensively inspect the chapel due to its condition. The remains are very overgrown with vegetation.

Chest Tombs at Church of St Mary

Berry Pomeroy

Ecclesiastical Building

Grade: II

Risk Category: C

Conservation Area: N



Summary

The group is made up of 5 Chest Tombs 18th and early 19th century, 1 is in far better condition than the rest. The three in poor condition are covered in a thick layer of ivy and other vegetation. The inscriptions are illegible except on the Memorial to Phillis and Julia King.

Fox Chest Tomb 10m Northwest of Tower of St Clements Church Dartmouth

Ecclesiastical Building

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

This chest tomb dated 1829 in memory of Thomas Fox is built of limestone, rectangular in form with a flat top and moulded edges, the chest tomb which is deteriorating slowly. The inscription on the lid is largely illegible. There is a large crack down the north face.

5 Chest Tombs at St Andrews Church East Allington

Ecclesiastical Building

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Chest Tombs in varying states of disrepair with inscriptions largely illegible.

Hyne – Inscription plate slightly damaged.

Scoble – Inscription largely legible, quite good condition,

Chest tomb completely overgrown by vegetation.

Chest tomb overgrown, inscription illegible.

Chest tomb completely obscured by vegetation.

6 Headstones at St Andrews Church

East Allington

Ecclesiastical Building

Grade: II

Risk Category: C

Conservation Area: N



Summary

Skelly Headstone inscription partially missing

Mann Headstone inscription partially missing (*pictured above*)

Murch Headstone inscription partially missing

Pair of Hall Headstones inscription partially missing

Gellerd Headstone in good condition

Hurrell Headstone inscription missing lots of vegetation

Group of 3 Chest Tombs at Church of All Saints

South Milton

Ecclesiastical Building

Grade: II

Risk Category: C

Conservation Area: Y



Summary

Set of 3 Chest tombs dating from the late 18th century.

2 of the 3 Chest Tombs are heavily covered in vegetation, the inscriptions are still partially legible. They are not at threat of rapid decay, however, the vegetation is causing erosion to the mortar.

Folly 100m East of Oldstone Farm

Blackawton

Other Buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Folly in the form of a barbican, late 18th century early 19th century built of local slate rubble.

The Folly is very overgrown with vegetation, it is in the middle of a farmers field on a working farm. The owners state that the condition of the Folly has not worsened over recent years.

Dovecote 60m SW Of Buckland Tout Saints Hotel

Goveton

Other Buildings

Grade:	II
Risk Category:	C
Conservation Area:	N



Summary

Possibly 16th or early 17th century dovecote, circular in structure and built of stone approximately 4 metres in diameter. The interior has a series of regular square openings in 1:5:5:5 rows separate by continuous slate string courses and with slate perch to each hole.

The dovecote is not currently in use or under repair. The roof is completely missing and was at the time of listing. There is vegetation growing around the top of the walls. Neither window is in place and there is some sag in walls around the windows. There is a large crack to the right of the door.

Remains of Salcombe Castle

Salcombe

Other Buildings

Grade: II

Risk Category: C

Conservation Area: N



Summary

Salcombe Castle is a 16th century castle consisting mainly of one round tower now a ruin. It was part of Henry VIII South Coast fortifications. It is also a Scheduled Ancient Monument.

The ruins are at risk from the elements and there is an issue over ownership and responsibility for the Castle. There are ongoing discussions between English Heritage and South Hams District Council.

Gate Piers and Walls Adjoining South West of Pridhamsleigh Manor

Staverton

Other Buildings

Grade:	II
Risk Category:	A
Conservation Area:	N



Summary

Early 18th century gate piers and adjoining garden wall.

The Gate Piers and Wall form part of a boundary between Pridhamsleigh Manor and Pridhamsleigh Farm. Pridhamsleigh Farm is currently being redeveloped and the wall and piers have been damaged by construction machinery. The ownership of the wall and gate piers is uncertain. The Wall and Gate Piers have a heavy coverage of vegetation and are quite inaccessible.

Garden Wall, Steps and Gate Piers South of Langdon Court Hotel

Down Thomas

Other Buildings

Grade:	II*
Risk Category:	A
Conservation Area:	N



Summary

Early 18th century boundary wall to formal terraced gardens with flight of steps and gate piers. The walls are constructed in English bond with plain stone coping.

The garden wall is in need of substantial repair in many places, bricks are falling away and missing.

East Gazebo South of Langdon Court Hotel

Down Thomas

Other Buildings

Grade:	II*
Risk Category:	C
Conservation Area:	N



Summary

Early 18th century Gazebo graded II* for its group value with the West Gazebo.

The Gazebo is roofless, doorless and subject to the elements. The structure is overgrown by vegetation and the stonework is falling away in many places.

West Gazebo South of Langdon Court Hotel

Down Thomas

Other Buildings

Grade:	II*
Risk Category:	C
Conservation Area:	N



Summary

Early 18th century Gazebo graded II* for its group value with the East Gazebo.

The roof and door are missing and building is suffering due to the weather. Considerable vegetation on the walls and the finial from the gable top is missing. Internally second storey floor is missing.

Further Information

The Buildings at Risk Register has been put together by the Conservation and Design Team at South Hams District Council. Every effort has been made to ensure that all information contained in the Register is accurate and as up-to-date as possible. It is all produced in good faith and South Hams District Council cannot be held responsible for its accuracy.

Comments on the Register, suggestions for buildings to be included and evidence to show that a building should be excluded should be addressed to:

**Conservation and Design
South Hams District Council**

Follaton House
Plymouth Road
TOTNES
TQ9 5NE

Tel: 01803 861205
www.southhams.gov.uk

Useful Addresses

English Heritage

29 Queen Anne Square
BRISTOL
BS1 4ND

Tel: 0117 9750700
www.english-heritage.org.uk

**Department of Culture,
Media and Sport (DCMS)**

2-4 Cockspur Street
LONDON
SW1Y 5DY

Tel: 0207 2112081
www.culture.gov.uk

Save Britains Heritage

70 Cowcross Street
LONDON
EC1M 6EJ

Tel: 0207 2533500
www.savebritainshertiage.org.uk

**Society for the Protection
of Ancient Buildings (SPAB)**

37 Spital Square
LONDON
E1 6DY

Tel: 0207 3771644
www.spab.org.uk



South Hams
District Council