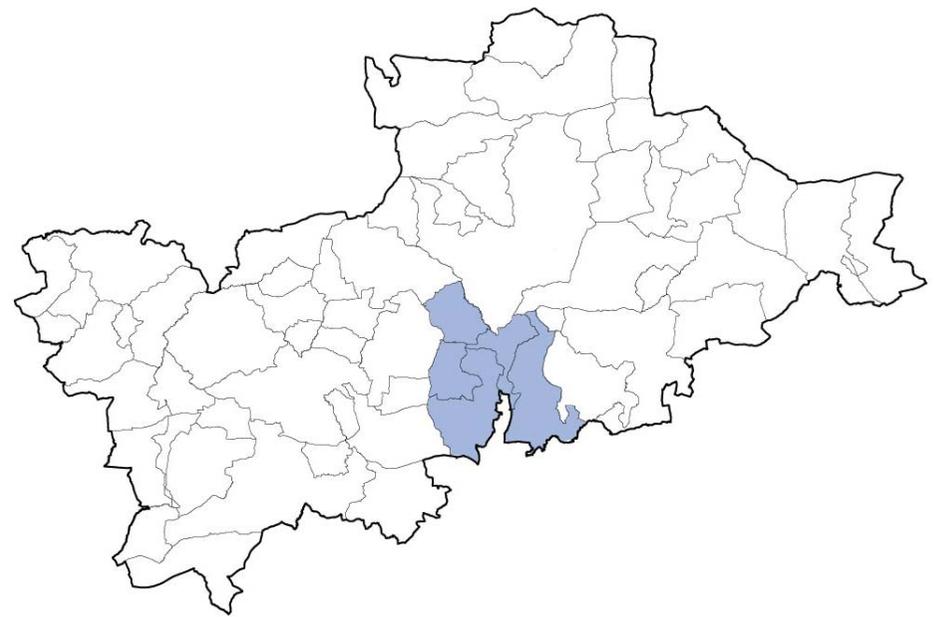




Thorverton



<b>Villages</b>	Bickleigh, Silverton, Thorverton
<b>Small villages and hamlets</b>	Berrysbridge, Cadbury, Cadeleigh, Ellerhayes, Raddon

## SCA 6: Lower Exe

### Location

The character area lies to the south of the district with its southern edge forming the border with East Devon District. The area is defined by parish boundaries, the topography and underlying geology. The parishes of Bickleigh, Cadbury, Cadeleigh, Thorverton and Silverton are included within this area.

### Geology

The underlying geology consists of the national division between old and new rocks, called the 'Exe-Tees' line. The southern part of the area has the newer underlying geology of Permian sandstones and mudstones, whilst the northern part is formed of the older Upper Carboniferous sandstones and slates. Bickleigh Wood Quarry, a Site of Special Scientific Interest (SSSI) has underlying older rocks from the carboniferous period. Thick beds of sandstone of the Crackington Formation can be seen in the old quarry, on the east side of the A396, near a lay-by. Thorverton is associated with 'Thorverton stone', a volcanic trap stone quarried at Raddon 1.6km to the west, from the 12th century onwards.

### Landscape

This landscape is located to the east and west of the River Exe, having steep wooded sides in the upper valleys with a strong sense of enclosure and lush valley landscape. The landform becomes a more gently rolling landscape further from the River Exe, with medium scale arable and pasture fields.

### Settlement pattern

Settlements within the area are small and tend to be nestled within the rolling landform. Villages and hamlets are characteristically found alongside the rivers and there are a number of historic land uses associated with the river, such as mills, fish farms and factories.

Settlements within this landscape tend to have developed over time by spreading up onto higher land away from the rivers, rather than along their banks. Historically building materials are stone and cob with thatched roofs, which have often been replaced by either slate or tile.

### Infrastructure

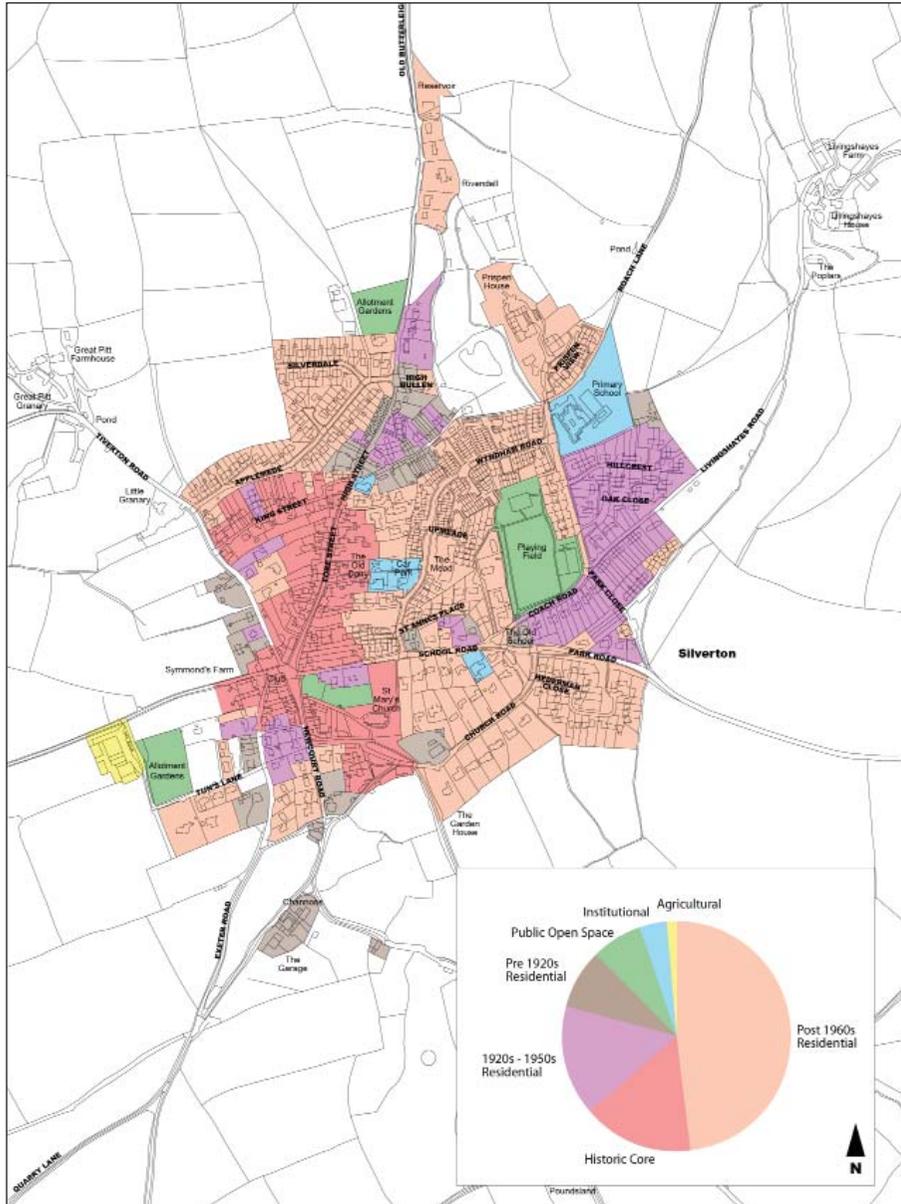
Main transport routes within the area, include the A396 connecting Tiverton to Exeter following the Exe River corridor, and the A3072 connecting Bickleigh to Crediton. Characteristically roads follow the valley floor edge, above the risk of flood. Some of the minor roads have stonewalls and there are many stone bridges crossing the rivers. The 'Exe Valley Way' is an important valued route, popular with local people and visitors for informal recreation such as walking, fishing, cycling, horse riding and trekking.

### Community and Population

This character area has an estimated population total of 7,210 (2012 data) with the highest concentration being in the settlements of Silverton and Bickleigh. (Devon County Council, Facts and Figures, 2012).



# Silverton





Silverton



Thorverton



Bickleigh

Silverton

## Villages: Bickleigh , Silverton, Thorverton

**Settlement form:** The settlement of Bickleigh has a linear form dictated by the local topography and River Exe, obscured in a wooded valley. Bickleigh is also somewhat unusual, in that it has little new development post 1960, and is largely made up of dwellings that pre date 1900. Silverton and Thorverton are both compact nucleated villages, and are considered to be Anglo-Saxon in origin, having arisen due to the rich fertile red sandstone soils.

**Movement:** All the villages are situated close to the A396 connecting Tiverton to Exeter. The Exe Valley Way provides opportunity for recreational activities such as walking, cycling and horse riding. In Bickleigh streets are very narrow and steep. In Thorverton most streets have pavements, many of which are cobbled.

**Historic village core:** The layout of the historic core in the village of Silverton is medieval in character. The properties along Fore Street front the street with long narrow burgage plots of land. A leat also runs along Fore Street, necessitating stone or slate crossings to access properties. The cross roads at Silverton provide a sense of space, whilst the terraced streets create a sense of enclosure.

The village of Thorverton arose on what was once a busy junction of roads between Exeter and Tiverton. The centre of the village is known as 'The Bury', a wide rectangle traditionally used for cattle trading. The majority of the buildings date to the 17th to 19th centuries. A leat winds through the village, with an attractive stone pedestrian bridge and ford crossing the stream at Silver Street.

The historic core of Bickleigh is grouped on the west side of the church and includes early post-medieval dwellings and farm houses.

There are traditional shop frontages, both currently active and historic but in-situ within the villages. Roads within the historic village cores tend to be narrow with subtle curves that contain and focus views. The lack of off street parking in the historic cores of the villages can lead to clutter.

**Buildings Pre 1920s:** The main building form tends to be two storey, medium density dwellings in rows of terraces or detached. Bickleigh is generally low density, while development can be fairly close and intimate in parts of Thorverton and Silverton. There are a number of dwellings dating from the Georgian period in Silverton.

Building materials include cob, stone or red brick walls, largely white render, with thatch, clay tiles or slate roofs. Buildings have small cottage style windows, a mix of sash or casement style windows, many of which are multi-paned, and simple timber doors on the oldest dwellings. Yellow or red brick banding and segmental arched detailing around fenestration is often present on buildings dating from the Victorian period. Varying roof alignments, large brick chimneys all add interesting vertical rhythms to the street scene. In Thorverton many properties are thatched, some have recessed doors, one has an oriel window and others have tudor styles.

**Residential 1920s - 1950s:** These are largely two storey terraces, semi-detached or detached properties mostly laid out in cul-de-sacs arrangements. There is local authority type housing located on the fringes of the villages. These properties usually have car parking to the front of the dwellings, with pedestrian



Bickleigh



Bickleigh



Thorverton

Thorverton

footways provided. These are slightly bland, featureless buildings, although the buildings themselves do not contribute negatively to the wider street scene.

Buildings tend to be well set back from the street with large front gardens. Wooden or stone walls divide the public realm from the private. The use of different boundary materials and finishes can detract from the overall street scene.

Building materials include brown brick, render, concrete roof tiles, clay tiles, slate, timber or uPVC windows. Elevations are simple and plain with some individual changes over the years (largely replacement uPVC windows). Small open porches or canopies are sometimes present. Generally the limited variation in style of these buildings creates repetitive frontages.

**Residential Post 1960s:** Mostly two storey, low to high density, detached and semi-detached buildings. Primarily this type dates from the 1960s-1970s, and some from the 1980s. In Thorverton this is low density development including larger gardens and open green verges. The massing of the buildings varies from small bungalows to buildings containing flats or larger detached properties. In Silverton, this type is a mixture of densities, with low density dwellings set in relatively large plots, and high density buildings following the road pattern but generally set back from it.

Building materials include block/render, brick walling under tiled roofs, although there are some slate roofs as well. Wooden/uPVC windows, some front porches and some use of tile hanging is present.

**Agricultural:** This type is a mixture of traditional farmyards that include: buildings tight on the road; some lincast structures; and more modern buildings of greater dimensions and overall scale. Traditional building materials include cob and red brick buildings with slate roofs. Modern structures are concrete block or corrugated iron sheeting on steel frames.

**Landmark buildings:** These include: the church, 'The Silverton Inn', 'The Lamb Inn' and 'The Three Tuns' at Silverton; the church, 'The Thorverton Arms' public house, Baptist Church and primary school at Thorverton; and the church, Bickleigh Mill, Bickleigh Castle, Fisherman's Cott, 'The Trout Inn' and primary school at Bickleigh.

**Other landmark features:** The war memorial is a key feature at the edge of the open space of the cross roads in Silverton. Bickleigh Bridge on the A396 and Thorverton bridge both have a historic importance. The cobbled pavements in Thorverton add texture and interest to the street scene. Stone or cob walls are important to the wider street, as they form enclosure and add interest. Thorverton has some particularly high stone and cob walls. Red telephone boxes in each village are attractive elements.

**Landscape Elements:** The open spaces are important to retaining the feeling of space amongst the close-knit buildings. Some gardens are highly treed, contributing to the rural feeling of each village. In Silverton there are limited public amenity spaces within the developments themselves. However, there is one large park with play equipment adjacent to Coach Road. There is also a fine avenue of trees to the south west of the church. In Bickleigh there is a valuable play area north east of the village with playing fields. Thorverton benefits from a rectangular village central area known as 'The Bury' with a picturesque stone arched bridge over a water channel and grassed area with mature shrubs and trees. Thorverton also has a recreation ground at the western edge of the settlement, and Millennium Green (a 5 acre green meadow).

**Views:** Views are afforded towards the undulating countryside in both Silverton and Thorverton. However, in Bickleigh, most houses are hidden behind high hedgerows, offering poor visibility and limited views in and out.

## Small villages and hamlets: Berrysbridge, Cadbury, Cadeleigh, Ellerhayes, Raddon.

- These are small settlements, with either linear urban forms with development running alongside a road such as Cadbury, Berrysbridge and Raddon, or more compact urban forms such as those seen at Cadeleigh and Ellerhayes.
- Both the settlements of Cadbury and Cadeleigh are sited on hill sides, benefitting from views over the undulating countryside, whereas Berrysbridge and Ellerhayes are sited on a low lying flattish type landscape.
- These settlements tend to be approached via narrow winding lanes with typical Mid Devon beech hedgerows. However, Cadbury adjoins the A3072.
- Settlements benefit from good access to the countryside with public footpaths numerous in many areas, and are fairly close to the River Exe.
- There are important estate houses within close proximity of these settlements that include Killerton House (adjacent to Ellerhayes), Cadeleigh Court (close to Cadeleigh), Raddon Court, (a Saxon court, west of Thorverton) and Fursdon House (a significant large house in the Thorverton area).
- Generally development is medium to low density, mostly two-storey detached or semi-detached buildings. Settlements with a compact built form have higher build densities to those with linear urban forms. Houses follow consistent building lines parallel to the road, are sited in cul-de-sacs, or are set well back from the road.
- Development pre 1920s is a mixture of terraces, detached or semi-detached, either fronting the road located on the road edge, or facing gable end on to the road. Building materials include exposed stone, cob, render, with red brick segmental arching around fenestration and red brick quoins. Roofs are predominantly slate of varying heights. Many properties have red clay decorative ridge tiles on roofs, red brick chimneys and traditional sash, multi-paned and casement windows, and timber doors.
- In Cadeleigh the older style properties have small windows on facades fronting the road, with some unusually shaped horizontal windows. The backs of the properties have larger windows and porches that are more visually interesting than the fronts.
- Ellerhayes is an unusual settlement in that it has no historic core, all development is post 1900, constructed during the late Victorian period, inter war period and in the 1980s.
- The late Victorian properties in Ellerhayes situated on the main through road, are a mixture of terraced, semi-detached and detached. They have bay windows, mock tudor style wood cladding to gable ends, porches, red bricked walls with interesting yellow feature bricks and slate roofs with decorative red clay ridge tiles.
- Residential development between the 1960s and 1970s usually consists of bungalows, although there are some two storey buildings. These dwellings enjoy low densities with large plots and off road parking. They are usually rendered or brick with brown concrete roof tiles and large windows.

- Residential 1980s buildings tend to be either red brick, or part red brick part render, with brown concrete roof tiles. These properties are usually detached with garages, off road parking and front and back gardens. Chimneys tend to be absent on this type of development.
- There are a number of thatched properties in Berrysbridge and Raddon which exhibit the typical use of thatch with low eaves, steep pitched roof and thatched porches. Some of these properties have wooden cladding on end elevations and climbing plants on front facades.
- Landmarks include the stone churches at Cadbury and Cadeleigh. Other important focal points include Cadbury Castle, and 'The Cadeleigh Arms' in Cadeleigh, which has attractive wooden bay windows and wooden porch.
- Characteristic features include the exposed grey stone and cob boundary walls varying in height found in all the settlements, and the stream that runs alongside the road in Berrysbridge.
- Many of these settlements have strong agricultural influence which is evidenced in the number of farmsteads present within the settlements and on the fringes. In Raddon, there are at least 3 farmsteads with traditional reddish stone and cob barns, some with wooden cladding and slate, or corrugated iron roofs. There are also numerous modern type barns with corrugated sheet iron walls and roofs present.
- Gardens with cultivated shrubs and flowers add variety and interest to the settlement character. Ellerhayes has a valuable central green space with children's play area.
- Mixed species hedgerows are an important characteristic boundary treatment in many of the settlements. Often there are mature trees present within the hedgerows.



Cadeleigh



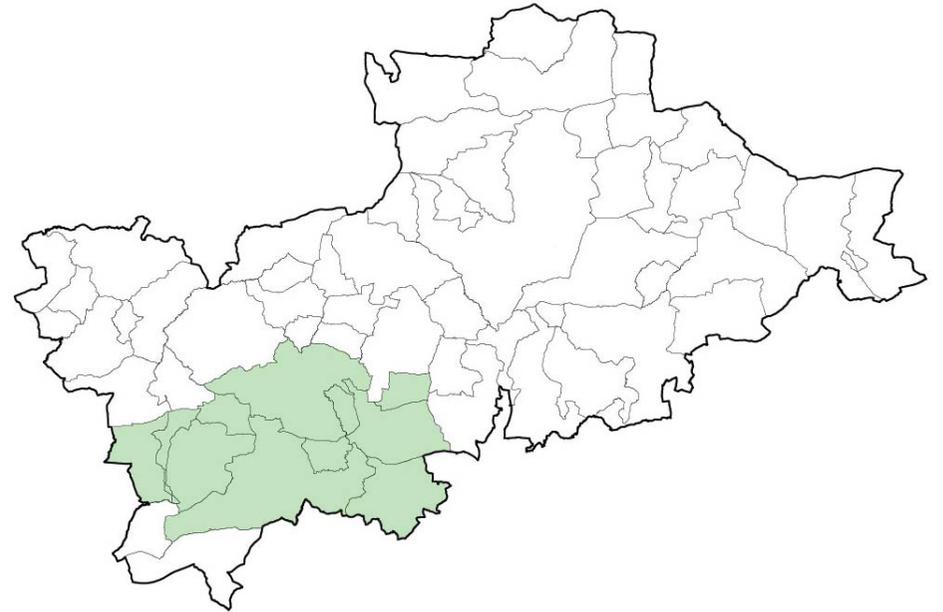
Bickleigh



Silverton



Crediton



<b>Main Town</b>	Crediton
<b>Villages</b>	Bow, Coppleshone, Newton St Cyres, Sandford, Shobrooke, Yeoford.
<b>Small villages and hamlets</b>	Colebrooke, Coleford, East Village, Hookway, Knowle, Newbuildings, Nymet Tracey, Penstone, Shute, Stockleigh Pomeroy, Upton Hellions, Venny Tedburn, West Sandford, Woodland Head.

## SCA 7: Western Farming Belt

### Location

The area lies to the south of the district with its southern edge forming the border with Teignbridge, and its western forming the boundary with West Devon. The area is defined by parish boundaries, topography and underlying geology. The parishes of Bow, Clannaborough, Colebrooke, Coplestone, Crediton, Crediton Hamlets, Newton St. Cyres, Sandford, Shobrooke, Stockleigh Pomeroy, Upton Hellions are included within this character area.

### Geology

The middle section of the character area has newer underlying geology of Permian sandstones and mudstones, whilst the northern and southern swathes are formed of the older Upper Carboniferous sandstones and slates. This area is often referred to as the 'Mid Devon Farming Belt' and is characterised by the highly fertile, rusty red colour of the sandstone, which is reflected in the cob buildings in the area. This 'belt' is also commonly known as the 'Crediton Trough', a low lying basin feature of the Culm Measures.

### Landscape

This is an open, low lying, gently rolling landscape that is a prosperous agricultural area. Medium to large scale fields, are primarily managed as arable farmland with some areas of improved grassland. Moving north, the landscape becomes a more steeply undulating, rolling landform.

### Infrastructure

This character area is well connected, with the major route of the A377, diagonally running through the area connecting Exeter to North Devon, passing through Newton St. Cyres, Crediton and Coplestone. The railway line follows the same route as the A377 with railway stations in Coplestone, Newton St Cyres and Yeoford. The A3072 horizontally dissects the area connecting Crediton to the A396 (Exeter Road) that travels to Tiverton to the north and Exeter to the south.

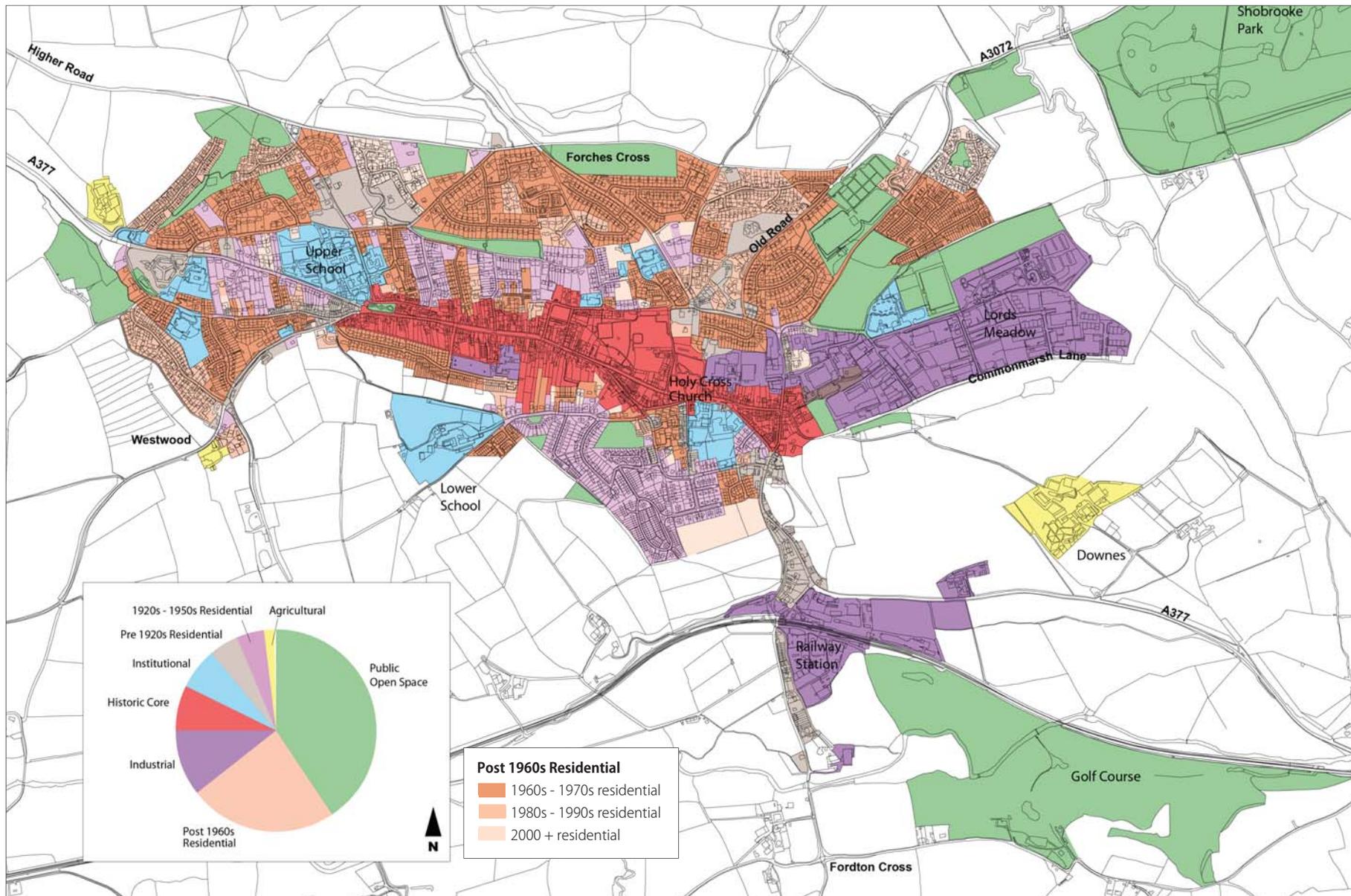
### Settlement pattern

The main catchment town within the area is Crediton, which offers a good provision of services. Settlements originally arose from the agricultural prosperity of the red sandstone belt and this is reflected in the number of listed buildings and farmsteads within the area. More recently, development expansion has been concentrated within those settlements sited along the railway line and the major route of the A377, mainly due to the good connections to Exeter and Tiverton. The smaller villages and hamlets, those located away from the main through routes, have seen less change.

### Community and Population

This character area has an estimated population total of 15,308 (2012 data) one of the highest population densities in Mid Devon, with the main concentration being in the settlement of Crediton. (Devon County Council, Facts and Figures, 2012).

# Crediton



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## Main Town: Crediton

**Settlement Form:** Crediton is a market town, situated 7 miles north west of Exeter. The town is situated near to the Rivers Creedy and Yeo, set within a landscape of farmland extending across gently rolling hills and broad valleys. It lies within what is known as the 'Crediton Trough', a low lying flattish basin feature, which benefits from the rich fertile, red sandstone soils.

The 20th century has seen much expansion of the town and the population has grown significantly, primarily due to Crediton's proximity to Exeter and improved transport systems that allow many people to commute to the city.

**Movement:** The A377, running from Exeter to Barnstaple, cuts through the centre of the town and its conservation area. The A3072, starting in the centre of Crediton, links to Tiverton in the north-east. The town has a railway station offering access to Exeter and north Devon. The town also benefits from a good network of footpaths providing easy access to the countryside and nearby parkland.

**Historic Core:** The linear historic core encompasses both sides of the main through route of the A377, containing High Street, Union Road and East Street, with a section of Western Road and Lanscore at its western end, and Charlotte Street, East Street and Mill Street at its eastern end. Properties within the historic core are north-south aligned, with medieval burgage plots that can still be discerned in the extant boundaries on the south of High Street. To the north they have been largely removed by later housing developments. Buildings within the historic core are high density, tightly knit, two, three or four storey terraces, many of which have commercial or retail uses. At the eastern end of the town, the late 19th century OS map marks the location of St Gregory's Cathedral in the vicinity of Holy Cross Church.

The wide High street is reflective of the town's market origins, although it feels cluttered due to the on-street car parking present. Unfortunately this street is frequented by constant traffic creating an uncomfortable pedestrian experience. The construction of the Crediton Link Road, between the A377 and Lords Meadow Industrial Estate should reduce the amount of traffic through the town.

In 2008 the Crediton Heritage Economic Regeneration Scheme (HERS) offered grants for the repair of the historic fabric of 14 buildings, and towards the restoration of historic features and shopfronts of 13 buildings. The Crediton Town Square Scheme was completed in 2006.

**Buildings pre 1920:** Red brick and render are the predominant building materials, although there are some cob and stone buildings present. Roofs are largely slate, artificial slate or red clay roof tiles (particularly on older cottages). There are a few thatched properties and some properties benefit from decorative joinery work to fascias and pilasters. The Georgian housing present features a variety of decorative elements.

**Residential 1920s-1950s:** These are low to medium density, two storey, semi-detached and terraced dwellings. Sometimes including separate garage units, these properties enjoy large plot sizes with off road parking. Some buildings are sited perpendicular to the street, but generally properties run parallel to the road. Building materials are largely red brick, sometimes rendered with tiled roofs. There are a small number of individually built houses, however the majority of these properties are repetitive in appearance with limited variety or interest. At Winswood there are Cornish units present (post war prefab



Crediton

buildings) with typical mansard roofs. Along Spruce Park, terraces are sited on a steep incline, creating an unbalanced street scene. Where grass verges are present there is a spacious open feel with opportunities for tree planting.

**Residential 1960s - 1970s:** These dwellings are low to medium density, one, two or three storey, semi-detached, terraces or bungalows with integral garages. Road layouts are largely spine roads with offshoot cul-de-sacs. Many properties are link detached and feature flat-roof porches. There are some with gable ends fronting the street, but generally properties run parallel with the road.

Building materials are largely brick, either red, buff or light brown, sometimes partly rendered with clay roof tiles and small chimneys. Some properties feature vertical panels of render across both storeys, other features include flat roof garages, flat roof dormers and large windows.

**Residential 1980s - 1990s:** Medium density, one, two and three storey dwellings, including detached, semi-detached and bungalows. Garages are mostly integral, though some double garages are separate. There is a uniformity of style, but with a wider variation in materials present.

Building materials are predominantly brick (red or buff), part render/part brick, clay roof tiles with small brick chimneys. Other features include box bay windows, mock tudor facades, dormer roof windows and brick detailing.

**Residential post 2000:** These are two or three storey dwellings, mixture of detached, semi-detached, terraces and flats with a range of densities, although higher densities are more common. Some properties are directly perpendicular to the street, whilst others are set in small offshoots, accessed through 5 bar

gates providing a private entrance and driveway for 2-3 properties which are set at right angles to the street or further back from the road. Some roads are brick paved, with brick pavements and parking to delineate greater shared space.

Building materials include red brick or render, or a mixture of both, constituted concrete lintels and clay tiled roofs with small red bricked chimneys. Some buildings feature ashlar effect on the render, giving the appearance of dressed stone on the ground floor and first floor corners. Soldier brick courses form a gentle arch over windows and doorways on a number of properties at Fulda Crescent. Roofs are either grey tiles or slate. Clay tiled porch awnings feature in many properties, either over the doorway or extending from the door to the edge of the building.

**Industry:** The town has two industrial parks located on the eastern edge of the town, at Lords Meadow and Fordton, a dairy and a small collection of units at Westward Business Park and a large unit adjacent to the parish church. These are generally large scale units, with sheet metal on steel frames and asbestos or corrugated roofs. There are large quantities of hard surfacing for parking with grassed verges (sometimes untidy).

**Landmark Buildings:** These include the Church of the Holy Cross (Grade I listed), Spurways Almshouses (Grade II listed), Chapel of St Lawrence (Grade II listed) the square at Parliament Street and the listed stone cross at St. Lawrence Green, all provide landmarks and focal points. Crediton Railway Station is an attractive landmark building constructed from brick and slate, thought to have been designed by Isambard Brunel. For more information regarding historic landmark buildings, please refer to Crediton Conservation Area Appraisal.



Crediton

**Other important features:** These include the cast iron street signs along High Street, the listed K6 telephone kiosk and metal seat at St. Lawrence Green. The north west side of the town had a great wall built in 1276 and it is still partly remaining today, although now it looks no different from a normal cob garden wall. Along Holcombe Hamlets Road, on the west of Crediton town, is 'Cromwell's Cutting' said to have been cut by Cromwell's soldiers to get some guns over a steep hill.

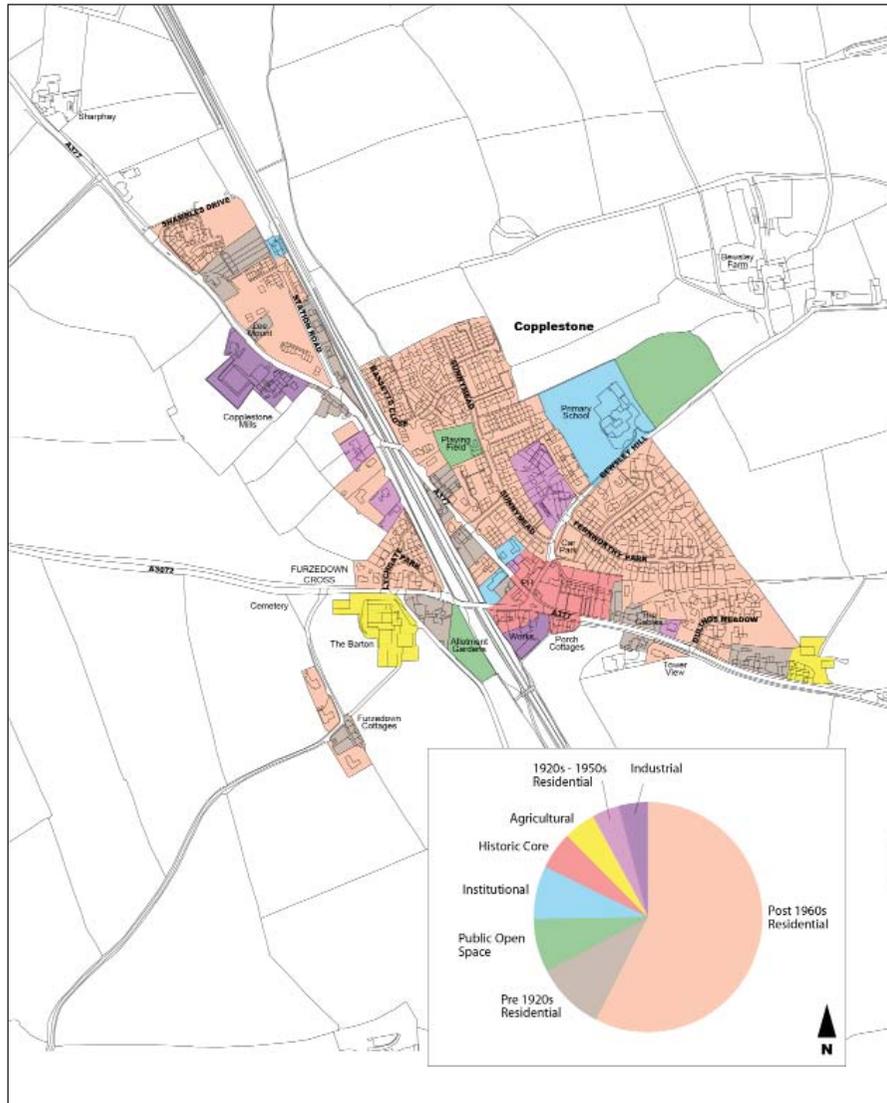
**Public Open Space:** The Town Market Square is an attractive, multi-functional space that greatly enhances the surrounding historic buildings and conservation area. The square has semi-mature deciduous trees around its periphery, aluminium curved benches, natural stone paving in bands and ample parking.

There are several significant green open spaces contributing to the character of the town. These include St Lawrence Green by Queen Elizabeth college, Peoples Park to the north, Newcombes Meadow and the churchyard, all providing tranquil refuges from the busy built up areas. Several of these spaces include visually important mature trees, such as the sequoia at the Peoples Park, the oaks in Newcombes Meadow and the avenue of limes in the churchyard. There are a number of green open spaces within the residential estates such as the focal green space along Barnfield Road.

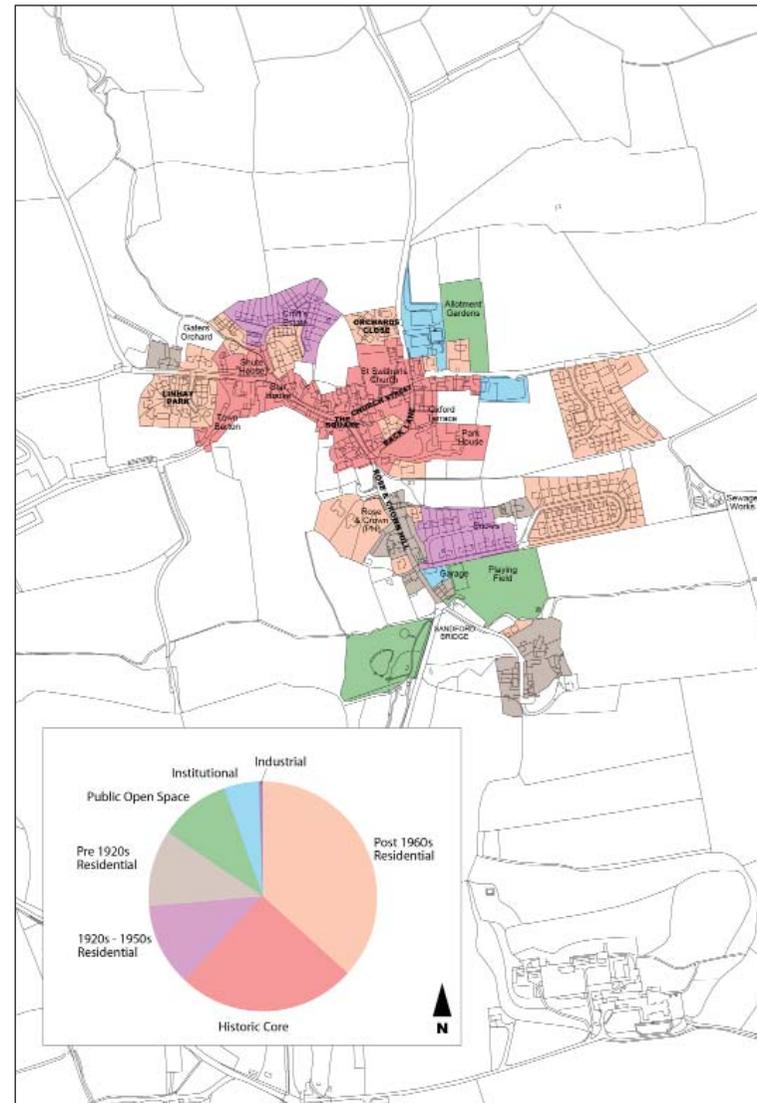
**Landscape Elements:** Some private gardens also provide pleasant pockets of greenery in areas of high density development. Generally the presence of street trees is limited. However, there are some present along Tuckers Way.

**Views:** Along the High Street views are framed by the three storey buildings. Due to the flat basin type nature of the landscape most views within the town are contained by the surrounding built form. There are some views afforded to the surrounding flattish landform from the more elevated sites within the town. There are notable estates and manor houses outside the town, including Shobrooke House, Downes House and Creedy Park, which have important visual relationships to the settlement. There are also important views from Union Road out over Downshead.

## Copplestone



## Sandford



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Newton St Cyres





Coppleshone



Yeoford



Shobrooke

Bow

## Villages: Bow, Copplestone, Newton St Cyres, Sandford, Shobrooke, Yeoford.

**Settlement form:** These settlements have similar characteristics in that they all have linear development patterns either situated on a cross roads or with development alongside a central road. Newton St Cyres and Sandford are situated within the vale of the River Creedy. Sandford and Newton St Cyres are thought to have saxon or earlier origins and arose around the parish church. Bow can be described as a large street-village developed in 1259, when a market and fair charter was granted. Many of the settlements are dominated by linear boundaries such as busy roads (A377 and A3072) and/or the railway line. Both Copplestone and Yeoford are settlements effectively cut into two by the railway line. Bow and Copplestone have expanded considerably in recent years.

**Movement:** Copplestone, Yeoford, Crediton and Newton St. Cyres are positioned on the railway line running from Barnstaple to Exeter. In the 1960s, a large swathe of historic roadside buildings in Newton St Cyres were demolished due to fire damage and when the A377 was widened. Copplestone is also highly dominated by the A377, and part of this route now forms a one way system. Some roads are steeply sloping with raised pavements, such as those in Sandford and Bow, to accommodate the changing levels. The distinctive raised footway in Bow on the south side creates a more comfortable pedestrian experience. Copplestone and Bow have pavements present on both sides of the road providing good pedestrian access. Sandford and Shobrooke are accessed via minor roads, although both are close to the A3072. In Sandford the Rose and Crown public house focuses the principal route through the village. The school can be difficult to access at peak times and emergency access through the square can be difficult due to traffic congestion. There is however, a useful footpath/cycle path to Crediton.

**Historic village core:** Copplestone has a small historic core grouped around a celtic granite cross which is a Scheduled Monument. The parish church of Bow is sited at the older settlement of Nymet Tracey, now a small hamlet. Many properties in Bow have a stone step up to the front door. There are also attractive shop fronts in some of the settlements, and a number of wide entrances which would historically have provided access for horse drawn vehicles to the backs of properties. In Newton St Cyres, there are some large vernacular style dwellings along West Town Road, whereas properties along Pump Street are small and intimate. In Sandford, there is a central square which offers a strong sense of enclosure framed by continuous terraced properties (C18) on three sides. Generally properties front directly onto the road, and tend to be two storey in height, stone or cob rendered. Roofing materials include thatch, slate or tile. Window styles vary and there are some porches evident.

**Buildings Pre 1920s:** The main building form tends to be two storey, medium density dwellings in rows of terraces or detached. There are fairly close relationships between the buildings, with a general absence of front gardens. Often houses front on to the road with remnants of large burgage plots to the rear, hence building densities feels higher than they actually are. In Yeoford, there are two-storey Edwardian houses of either brick or render elements with small front gardens.

Building materials include reddish cob, stone or red brick walls with thatch, clay tiles or slate roofs. Varying roof heights, large brick chimneys add interesting vertical rhythms to the street scene. There are many dwellings dating from the Georgian period in Sandford, whilst there are a mixture of Edwardian and Victorian buildings, as well as 18th Century or earlier cottages in Copplestone.



Colebrooke



Copplestone



Newton St Cyres

Sandford

Thatch is the principal building material in Newton St Cyres. Cottages in the villages traditionally have multi-paned side hung casement windows and simple canopy porches. Higher status buildings have sliding sash windows.

**Residential 1920s - 1950s:** This type largely comprises two storey terraces, semi-detached properties and some bungalows. Buildings are regular in shape and design, generally set back from the roadside with flat roofed porch entrances. This often includes local authority type housing that is uniform in appearance, offering little variation.

There are limited choices of routes in these developments, as they tend to be cul-de-sac layouts with limited recognisable routes, intersections or announcement points. Building materials include brown brick, render, concrete roof tiles, clay tiles, some brick and wooden cladding on facades, and timber or uPVC windows. Small front gardens are often converted to parking bays.

**Residential Post 1960s:** Mostly two storey, medium to high density, detached and semi-detached buildings. There are some bungalows and three storey town houses present. These are close knit residential estate layouts set in groups, courtyards or in small cul-de-sacs. Generally building lines are regular, slightly set back from the street and some staggered around a block. There is some use of roof spaces and dormers evident. Properties have small front gardens, chimneys and canopy porches in places.

Building materials include block/render, brick, stone with tile and slate roofs. There are some timber clad buildings, under concrete tiled roofs. Earlier phases of development can have uniform street layouts, while later phases have introduced some variety. However, there is still an ubiquitous suburban feel. Interest and variety are added where there is variation in roof heights and styles. In Sandford, some buildings have a strong vertical emphasis, with three storey

buildings with steep roof pitches. A more regular horizontal pattern is provided by the two storey elements. Plot sizes are predominantly small or medium sized with small gardens and driveways to the front, side access and rear gardens. In Bow, development in Iler Park presents a more organic village character and appearance including a mock style barn conversion and a number of thatched dwellings.

**Landmark buildings:** These include: the church, school and public houses 'The Lamb Inn' (C16) and 'Rose and Crown' in Sandford; the churches in Newton St Cyres and Shobrooke; the Toll House, primary school and 'Cross Hotel' in Copplestone; the primary school and 'The White Hart' public house in Bow; 'The Crown and Sceptre' & 'Beer Engine House' public houses, primary school and Railway Station (1851) in Newton St Cyres; and the 'Mare and Foal' in Yeoford.

**Other landmark features:** In Bow on the south side of the B3215, buildings front directly onto a cobbled 1.5m raised pavement. There is also a raised part cobbled pavement 3m wide. A stone wall provides a distinctive continuous element for a large entry section on entering the village from an easterly direction. In Copplestone, the Stone Cross provides a clear central point statement. Granite kerb edging is also present in many of the settlements. Traditional wooden fingerpost road signage is an attractive element in Yeoford.

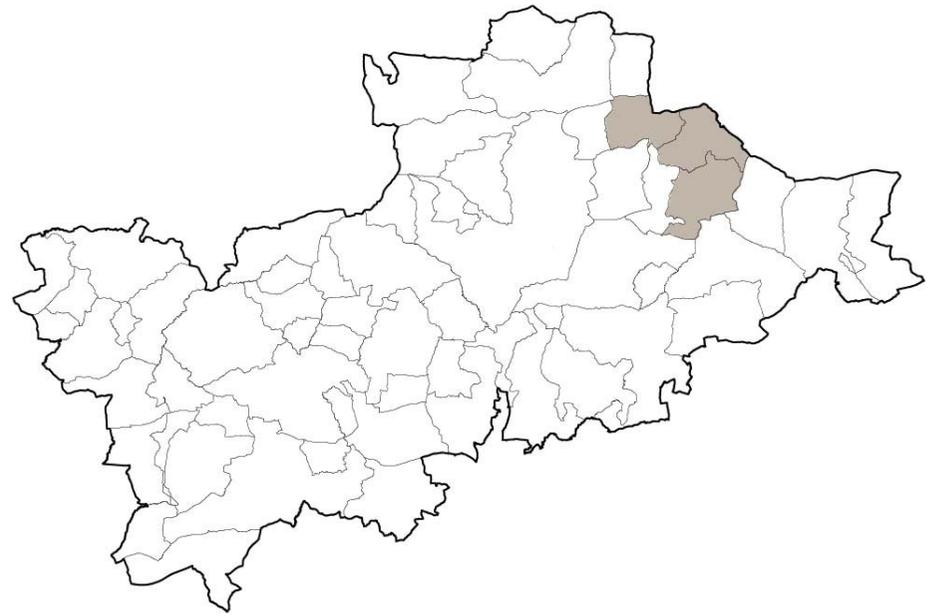
**Landscape Elements:** The village green with benches, semi-mature trees and red telephone box and recreation ground in Newton St Cyres provide valuable open space. Both Creedy Park and Millennium Green are notable open spaces in Sandford.

**Views:** All the settlements are afforded good views in and out of the village towards the surrounding undulating landscape.

## **Small villages and hamlets: Colebrooke, Coleford, East Village, Hookway, Knowle, Newbuildings, Nymet Tracey, Penstone, Shute, Stockleigh Pomeroy, Upton Hellions, Venny Tedburn, West Sandford, Woodland Head.**

- These are small settlements, with either linear urban forms where development runs alongside a road such as Colebrooke, Hookway, Knowle, Penstone, Shute, Upton Hellions, Uton and Venny Tedburn, or more compact urban forms on a cross roads such as Coleford, East Village, Newbuildings and Woodland Head. Stockleigh Pomeroy has a more unusual settlement form as dwellings are situated in a circular arrangement around irregular oval fields originally called The Green. This probably represents the extent of the original Saxon clearing in the woods, close to a lively stream.
- The countryside within this area is gently undulating with rich agricultural land. Many of the settlements are sited on the valley bottoms near streams or rivers, such as: Uton near the River Yeo; Venny Tedbury adjacent to the River Culvery; and Penstone and Coleford on the tributary of the River Yeo.
- These settlements tend to be approached via narrow winding lanes and have a wooded enclosed feel, with a number of mature trees and woodlands present within the vicinity. Settlements benefit from good access to countryside with numerous public footpaths.
- Generally development is low density, mostly two-storey terraced, semi-detached and detached, with some bungalows. Many properties benefit from large plots. Older houses tend to follow consistent building lines fronting the road, whilst newer properties are usually set well back.
- Nymet Tracey is a celtic village meaning 'sacred grove'. It suffered two fires in the 1830s where a large number of cottages were destroyed.
- Many of the settlements are close to the Railway line, such as Colebrooke Coleford and Penstone. The settlements of Hookway and Shute have the majority of development on one side of the road, allowing buildings to benefit from views over the surrounding countryside.
- Housing development pre 1920s is a mixture of terraced, detached or semi-detached, either fronting the road located edge of road, or facing gable end on to the road. Building materials include exposed brownish/pinkish stone, cob, render and red brick with a large number of thatched roofs, although there are many slate roofs of varying heights present. There is red brick detailing present arched over fenestration, very tall red brick chimneys, traditional sash, multi-paned and casement windows and timber doors. Many of the buildings exhibit windows at different levels, some have curved walls and others have grey or yellow brick detailing. In Colebrooke there are some attractive red bricked detached properties with interesting brick and tile detailing around windows.
- Residential development in the 1960s and 1970s usually consists of bungalows, although there are some two storey buildings. These dwellings have low densities with large plots and off road parking. They are usually rendered with false stone facades or red brick, with brown concrete roof tiles and large windows.

- Post war housing is present in the settlement of Newbuildings. This is local authority type housing, sited on the fringes of the settlement on higher land, with a typical block building form with front and back gardens and off road parking. Building materials include render, brown roof tiles and porches.
- 1980s and 1990s residential development is less common, although there are a number of detached dwellings in the settlement of Newbuildings. These properties are white rendered, with steep roofs, garages and large garden plots.
- Thatch is a dominant roofing material in many of the settlements such as East Village, Colebrooke, Venny Tedburn, Penstone and Woodland Head. Coleford is nearly all thatched and even has a three storey thatched building, whilst Venny Tedburn has an attractive one storey thatched property. These thatched properties exhibit the typical use of thatch with low eaves, steep pitched roof and thatched porches, although some porches and parts of the buildings have replacement tiles.
- Landmarks include the stone churches at East Village, Nymet Tracey, Upton Hellions and Colebrooke. Other important focal points include: 'The New Inn' (an attractive thatched building); a particularly distinctive thatched building 'Spencer's Cottage' in Coleford with exposed timber framing; the red brick parish hall at Colebrooke; and a large agricultural cob and stone barn with red tiled roof in Penstone.
- Characteristic features of the settlements include exposed reddish cob boundary walls capped with corrugated iron coping or red clay pantiles. Other distinctive features include the Victorian lampposts in Coleford, lead multi-paned windows, red telephone box at East Village, and exposed stone buttresses that many of the older thatched properties exhibit to the front of their facades.
- There are a number of traditional barns constructed from red brick or exposed reddish cob sitting on exposed stone walls, with rusted corrugated iron roofs. Some of these barns have red brick detailing around openings, although this is a less common feature within the area.
- There is very little new build development post 2000 within the villages and hamlets.
- There are remnants of the historic street palette in areas, including cobbles at the base of some buildings in Coleford, East Village and Newbuildings.
- Many gardens have a cottagey style and climbing plants such as wisteria and roses on the facades. Where traditional buildings are set back from the road potted plants sometimes feature. There are orchards present in many of the settlements such as Hookway and Shute.
- Beech hedging is an important characteristic boundary treatment in many of the settlements and is tightly clipped. Often there are mature trees present within the hedging and in the fields.



<b>Village</b>	Holcombe Rogus, Burlescombe
<b>Small villages and Hamlets</b>	Appledore, Ayshford, Hockworthy, Staple Cross, Westleigh, Whipcott, Whitnage.

## SCA 8: Eastern Fringes

### Location

The character area lies to the east of the district with its eastern and northern edge forming the border with Somerset. The western and southern boundary of the area are defined by the parish boundaries. The parishes of Hockworthy, Holcombe Rogus and Burlescombe are included within this character area.

### Geology

The geology of this character area dates from several periods including: the Transition Group of slates and siltstones; the Upper Carboniferous sandstones and slates (which underlie the majority of northern and western Devon); and Permian Breccias & sandstones; and Exeter Volcanics and Triassic sandstones.

There has been much quarrying activity in the area over the centuries. The historic quarries dating from the 1800s include Sparks Hill Quarry, Park Rock Quarry, Woodfield Quarry, Barge Quarry, Twine Wood Quarry, Old Quarry and Westleigh Quarry. Westleigh Quarry is the only one left in use. Here limestone is quarried from the Carboniferous age dating from about 350 million years ago. The Upper Westleigh Limestone is grey, thickly bedded limestone, with chert. The Lower Westleigh Limestone is thinly bedded and argillaceous with mudstone/shale beds.

### Landscape:

This is a gently to strongly undulating landscape, broadly characterised by small to medium scale farming. Dense, beech hedgerows are well managed and bound regularly shaped, medium to large scale enclosures of pasture.

### Settlement pattern

Settlement in this area closely relates to that in Somerset, particularly the town of Holcombe Rogus which is only 6 miles away from the town of Wellington in Somerset. Settlement is sparse, sited within a gently rolling and steeply undulating landform, dominated by small-scale farming. There are a number of notable estates in the area including Holcombe Court, Hockworthy Court Hall and Huntsham Court.

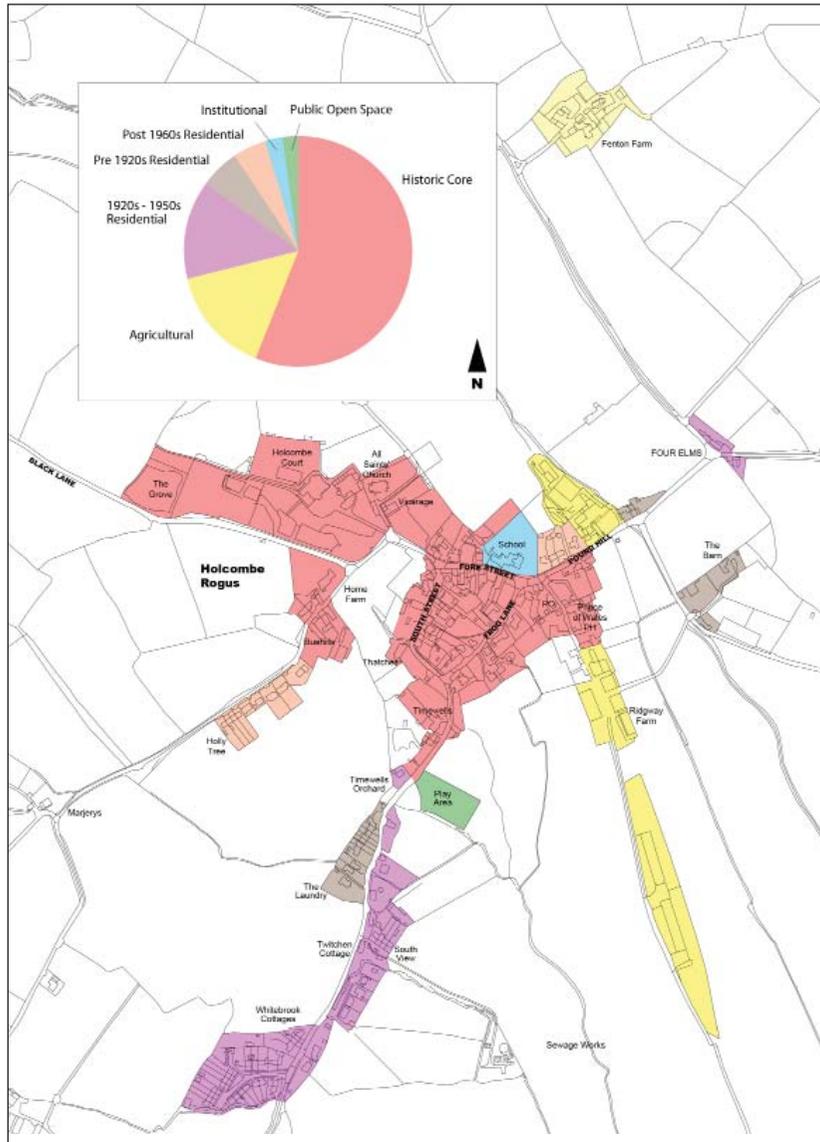
### Infrastructure

Major transport routes include the M5 and railway line which cut through the southern fringe of the character area. However, the general character is that of winding narrow roads with bends that are frequently sunken. Tiverton Parkway situated in Sampford Peverell just south of the character area is of great benefit offering a regular train service to Exeter, Bristol and London. The Grand Western Canal also travels through the south of the character area.

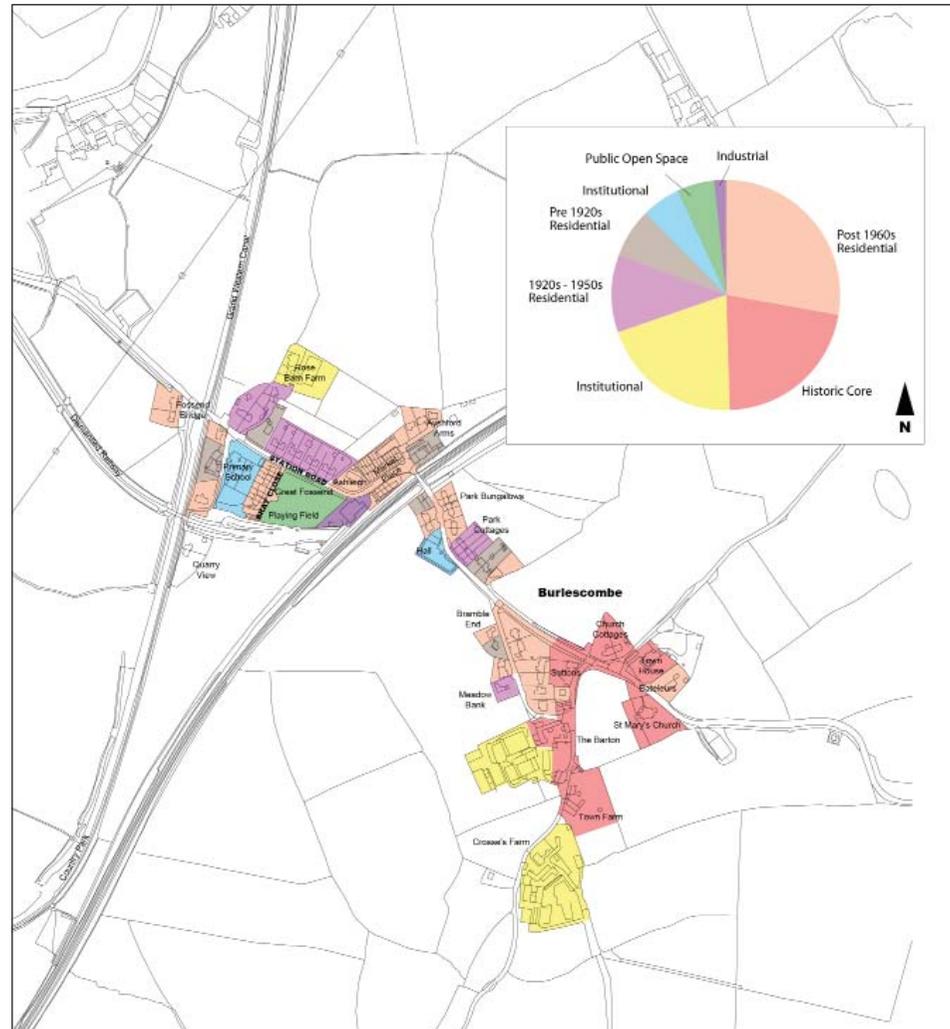
### Community and Population

This character area has an estimated population total of 1,722 (2012 data) a relatively low density, with the main concentration being in the settlement of Burlescombe. (Devon County Council, Facts and Figures, 2012).

## Holcombe Rogus



## Burlescombe



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## Village: Holcombe Rogus, Burlescombe

**Settlement form:** Holcombe Rogus is a settlement little changed in the last century. The majority of the village is classified as historic core, unusual within the villages of Mid Devon. The village has a close knit form with high density development creating a strong sense of enclosure about South Street and Frog Lane. The conservation area extends over a large proportion of the settlement. Burlescombe is a village with a rural atmosphere and linear urban form with low density development running alongside a road.

**Movement:** Holcombe Rogus is approached via minor roads, although it has close links to the A38 to the west. Burlescombe is easily accessed via the M5 and A38 to the south and is dissected by the railway line although there is no station present. There is a high volume of heavy goods vehicles during daylight hours travelling through Burlescombe to gain access to Westleigh Quarry to the north. Pavements are generally on one side of the street only. The Grand Western Canal meanders between Tiverton and Lowdells (which is located north east of Holcombe Rogus). Designated as a Country Park and Local Nature Reserve (LNR) the canal provides a great location for walking, cycling, boating and fishing along its length.

**Historic village core:** The historic core of Holcombe Rogus is located to the south east of the parish church and Holcombe Court (a rare surviving Tudor Manor). Around Holcombe Court, Fore Street and Pound Hill the streets are reasonably wide with a pavement on one side, offering a sense of spaciousness. South Street and Frog Street are narrow and winding with turns in the roads creating obvious pinch-points. The main building form tends to be two storey, in rows of terraces or detached. There are many dwellings dating from the 16th to 19th centuries, with the oldest central part of the village being characterised by two storey cob dwellings with wooden windows, small porches and low

entrance doors. Building materials include exposed stone/cob/render, slate roofs and brick chimneys.

Burlescombe is a settlement strung along the main through road and consequently, lacks a clear structure or proper centre. However it does have a small historic core centred on the parish church of St Mary (15C) comprised of the Vicarage, Mear's, Gadd's and Grosse's Farms, and Town Tenement.

**Residential 1920s - 1950s:** In Holcombe Rogus this is linear residential development fronting roads into and out of the settlement, and two storey local authority type properties set back from the road. In Burlescombe this is one or two storey, council type housing, medium density, semi-detached or terraced with wide streets in cul-de-sac arrangements. The bungalows in this type are highly accessible for the disabled and elderly. Traditionally these properties did not cater for the motor car and parking can be limited. Many vehicles are parked on the side of the main and side roads in Burlescombe. In some instances the parking has created a hazard for road users particularly HGV drivers.

Generally buildings are uniform in appearance offering little variation and are constructed from brown brick and render, faux stone and concrete roof tiles. Building materials include white/cream rendered walls, brown roof tiles, porches and replacement uPVC windows. Building layouts of these types of properties are generous, with large gardens to front and back.

The traditional hedging of privet and beech has mostly been replaced by low wooden panelled fencing which looks tired and tatty in places. However, the large grassed verges improve the setting of these properties.



Holcombe Rogus



Holcombe Rogus



Burlescombe

**Residential Post 1960s:** In Holcombe Rogus a number of properties of mixed ages and styles front the road leading out of the village towards Burlescombe. These are largely one and two storey, mostly detached properties, although one row of terraced red brick properties are present. These properties are in their own plots with off road parking. Building materials include: brown/red brick; render; brown concrete roof tiles; red brick chimneys; and large windows. Boundary treatments are low rendered or stone walls, with attractive well stocked front gardens. In Burlescombe these properties are typically half brick and half render with a bland appearance.

**Agricultural:** In Holcombe Rogus farmyards with old cob buildings are present. These buildings front onto the road, whilst some are converted to residential use. Located around the fringes of Burlescombe, there are collections of agricultural buildings. These are a mix of different types and sizes. Some have a traditional appearance, with stone and/or cob walls with slate roofs. Others have a more modern appearance such as dutch barns types with sheet roofs.

**Industry:** Present on the edge of Burlescombe, industrial units are varied in massing and scale. These include Westleigh Quarry and depot which are large scale units and workshops.

**Landmarks buildings:** These include the 13th/14th century All Saints Church and Priests House, Holcombe Court (which retains a strong presence, enhanced by its slightly elevated position and imposing grey stone walling) in Holcombe Rogus. Other important focal buildings include the school, and 'The Prince of Wales' public house. There is also a significant thatched property in South Street (no 4) which is C16 and a particularly impressive building.

In Burlescombe the church, village hall, public house 'Ashford Arms', and primary school are important landmark buildings.

**Other important features:** In Holcombe Rogus the leat running beside the road part-way along South Street is an impressive feature, the drinking wells and archways in the walls, Georgian and Victorian railings and gates. Remnants of the historic palette such as the cobbles on South Street are also distinctive characteristic elements. There are a number of lime kilns in Burlescombe north west of the settlement.

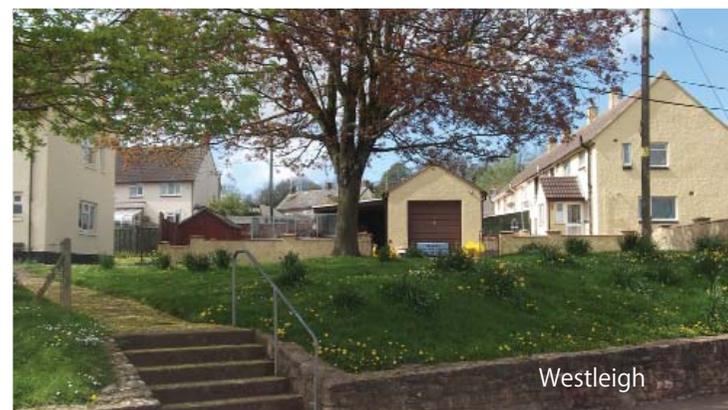
**Landscape Elements:** The finest trees are within the grounds of Holcombe Court at Holcombe Rogus. A small number of trees either side of South Street are also important as they enhance the sense of enclosure along the street, which is one of the principal entrances into the village. Large garden trees have a positive influence on the wider street scene. Private gardens provide natural atmosphere, are well kept and have cottage style planting. A part of Burlescombe is incorporated into the Grand Western Canal Conservation Area due to its mining history and interest stemming from Canonsleigh Abbey remains.

**Views:** Clear views are afforded from the eastern part of Holcombe Rogus along Pound Hill towards the distant Blackdown Hills and Quantocks. Within the centre of the settlement, medium to long distance views are limited due to the flat nature of the landscape. However, mature trees in neighbouring agricultural fields make an attractive backdrop. In Burlescombe when approaching the village on the A38, good views are afforded across the valley, towards the canal and undulating countryside.

## Small villages and hamlets: Appledore, Ayshford, Hockworthy, Staple Cross, Westleigh, Whipcott, Whitnage.

- These are small settlements, with either compact close knit forms on a road junction such as Hockworthy, Staple Cross, Westleigh and Whitnage, or linear urban forms with development running alongside a road such as Appledore and Ayshford.
- Westleigh has a much larger historic core encompassing Old Post Office Lane and adjacent main road (no name) with many properties in excess of 200 years old.
- The countryside within this area is steeply rolling and many of the settlements are sited on the valley sides close to springs. Views are afforded across undulating countryside, with distinctive landmark features such as woodland and hedged fields.
- These settlements tend to be approached via narrow winding lanes which often have a strong sense of enclosure. Appledore is dissected by the A38, whilst Westleigh is dissected by the railway line. The nearest train station is that of Tiverton Parkway in Sampford Peverell.
- Settlements benefit from good access to the countryside with numerous public footpaths and bridleways. Ayshford and Westleigh are close to the Grand Western Canal, which provides recreational activities such as cycling, walking and fishing.
- This is a landscape dominated by small-scale farming with a few notable estates including Hockworthy Court Hall, Ayshford Court, and Staple Court.
- Westleigh has an important mineral history and there are a number of lime kilns south of the settlement.
- Generally development is low density, mostly two-storey buildings and some bungalows. Many properties are detached and benefit from large plots. Houses tend to follow consistent building lines parallel to the road, or are set well back from the road.
- Development pre 1920s is a mixture of terraced, detached or semi-detached, with properties either fronting directly on to the road located edge of road, or facing gable end on to the road. Building materials include exposed brownish/pinkish stone, cob, render, red brick, mainly slate roofs, although there are some thatched properties, red brick detailing arched over windows and doors, very tall red brick chimneys, traditional sash, multi-paned and casement windows with timber doors. Many of the buildings exhibit windows at different levels, and some have grey or yellow brick detailing. In Westleigh pavements are generally on one side of the street only, although there are sections of the main road that have pavements on both sides of the road.
- Residential 1920s to 1950s, tend to be one or two storey, council type housing, medium density, semi-detached or terraced with wide streets in cul-de-sac arrangements. The bungalows in this type are highly accessible for the disabled and elderly. Building materials include brick walls, large windows, porches, canopies, and tiled roofs. Traditionally these properties did not cater for the motor car, and parking can be limited.

- Residential development 1960s to 1970s, usually consists of bungalows, and two storey buildings, detached or semi-detached. These dwellings usually have large windows, and enjoy low build densities with large plots and off road parking. Building materials include render, red brick, red brick chimneys, brown concrete roof tiles and slate roofs.
- There are a number of thatched properties in Hockworthy, Staple Cross, Whitnage, Appledore, Ayshford and Whipcott.
- There are some agricultural buildings located around the fringes of the settlements. These are a mixture of types and sizes. Some have a traditional appearance, using materials such as stone and cob with slate roofs. Others have a more modern appearance such as dutch barns types with sheet roofs.
- Landmarks includes: the 13th/14th century church at Hockworthy; 15th century Ayshford Chapel at Ayshford; dismantled railway line and bridge, village hall and methodist church at Westleigh; and Grand Western Canal.
- There is very little new build development post 2000 within the area. However, there has been a large amount of residential development carried out in the late 1990's in Westleigh.
- Hedgerows and stone or cob boundary walls, make an important contribution to the wider landscape.





Lapford



<b>Villages</b>	Chawleigh, Lapford, Morchard Bishop, Zeal Monachorum
<b>Small villages and Hamlets</b>	Chenson, Coldridge, Down St Mary, Eastington, East Leigh, Eggesford, Morchard Road, Nymet Rowland, Wembworthy.

## SCA 9: Taw

### Location

The character area lies to the far northwestern extremities of the district with its northern edge forming the border of North Devon and its western adjoining the districts of Torridge and West Devon. The parishes included within this area are Brushford, Chawleigh, Coldridge, Down St Mary, Eggesford, Lapford, Morchard Bishop, Nymet Rowland, Wembworthy and Zeal Monachorum.

### Geology

The underlying geology of this area dates from the Upper Carboniferous period consisting of sandstones and slates. This hard-wearing sandstone is durable and evident in many of the buildings, bridges and churches within the area laid in rough coursing. It is a sombre brownish-grey in colour, with some hints of red and is prone to a covering of silver-green lichen which creates a mottled attractive appearance.

### Landscape

This is an intricate, complex and varied landscape within the dramatic 'Taw Valley', and contrasts with the surrounding open elevated farmland. There are fast-flowing, clear rivers meandering through the valleys, including the River Taw. Woodland and slopes combine with bends and spurs in the valley to hide views onward and create constant surprises. Tightly wooded sections unexpectedly open out to display wide vistas across the valley. Further out from the River Taw this landscape becomes a more rolling, undulating landform, characterised by medium to small-scale fields of permanent pasture. The soil is generally poor and badly drained, mostly used for pasture.

### Settlement pattern

Much of the settlement within this area is within close proximity of the A377 or a railway station, sited on the valley sides or hilltops. Morchard Bishop, Coldridge and Lapford are sited on high land that allows expansive views over the Taw Valley environs. Larger settlements that serve the area include Chumleigh to the north and Crediton to the southeast.

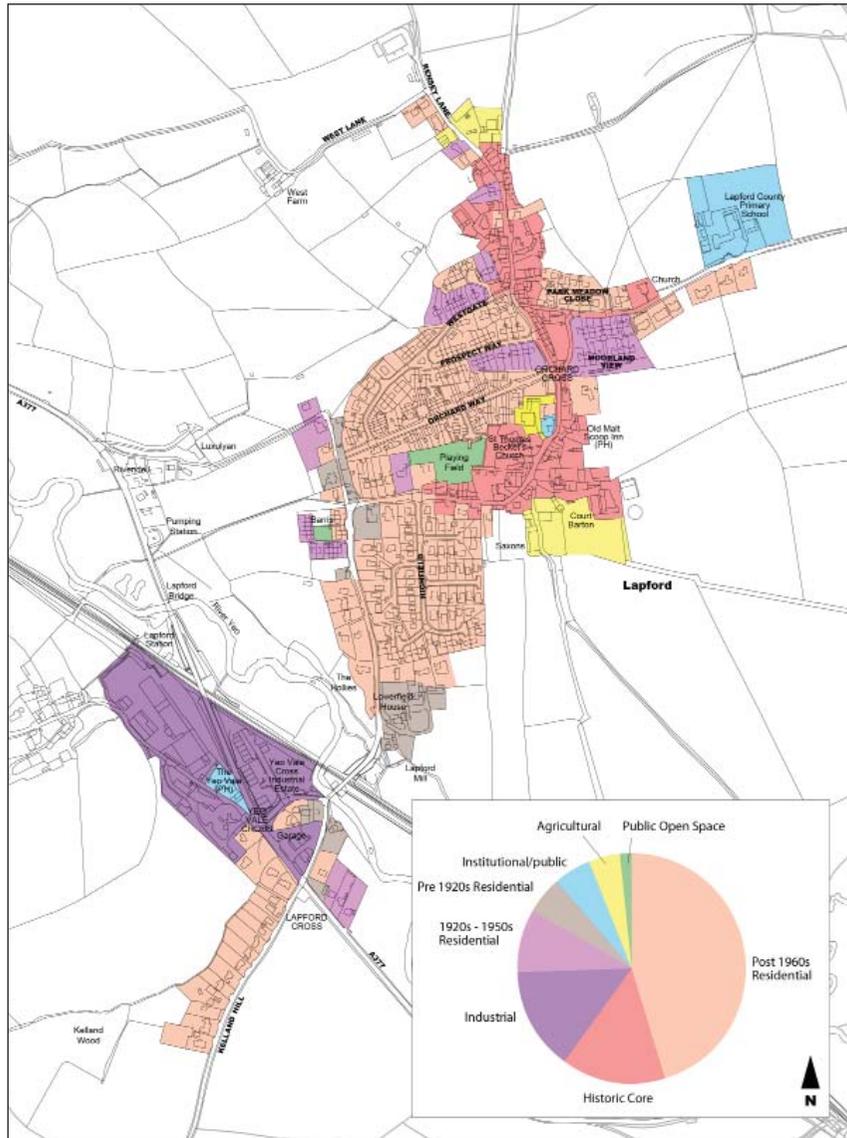
### Infrastructure

The main arterial route through the area is the A377, connecting Barnstaple to Exeter. This road closely follows the River Taw being sited at the bottom of the Taw Valley. The 'Tarka Line' railway between Exeter and Barnstaple, also follows the path of the River Taw, and is a distinctive feature which is well-integrated into its surroundings, providing an excellent way to access and view the landscape. The B3220 runs horizontally through the area connecting some of the smaller settlements. There are a number of accessible forests, particularly located around Eggesford, which are popular for recreational activities such as walking and cycling.

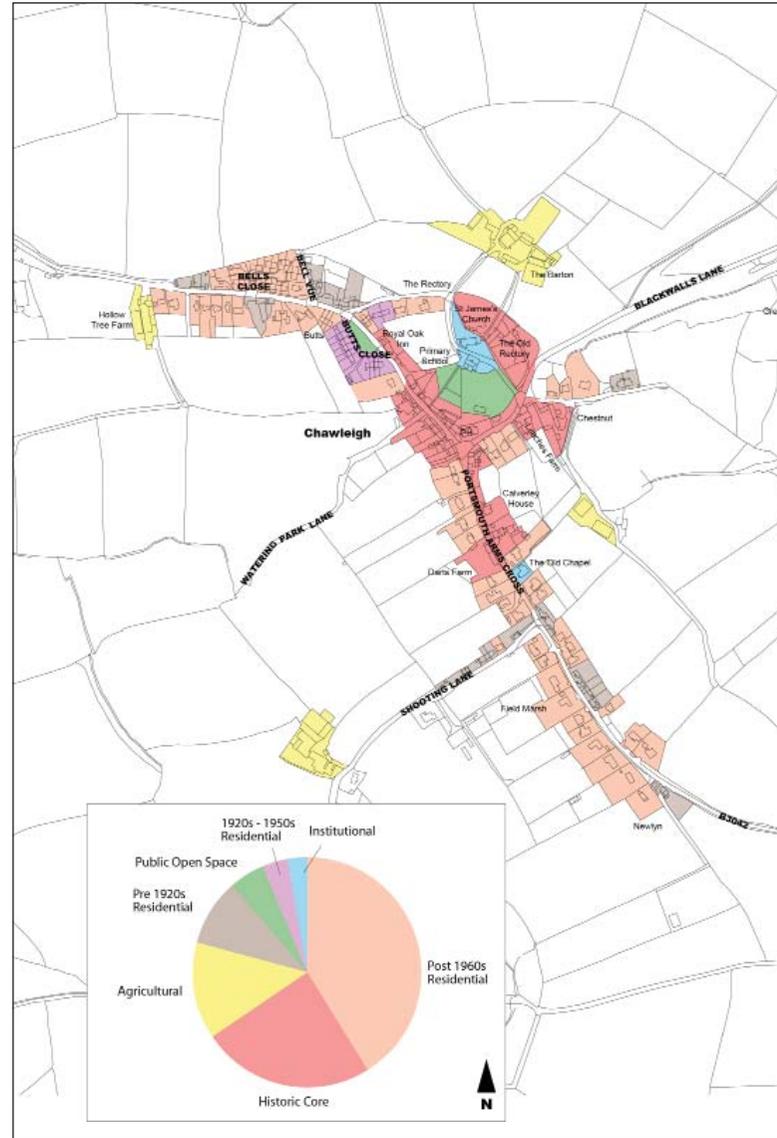
### Community and Population

This character area has an estimated population density of 4,432 (2012 data) one of the sparsest population densities in Mid Devon, with the main concentration being in the settlements of Lapford and Morchard Bishop. (Devon County Council, Facts and Figures, 2012).

## Lapford

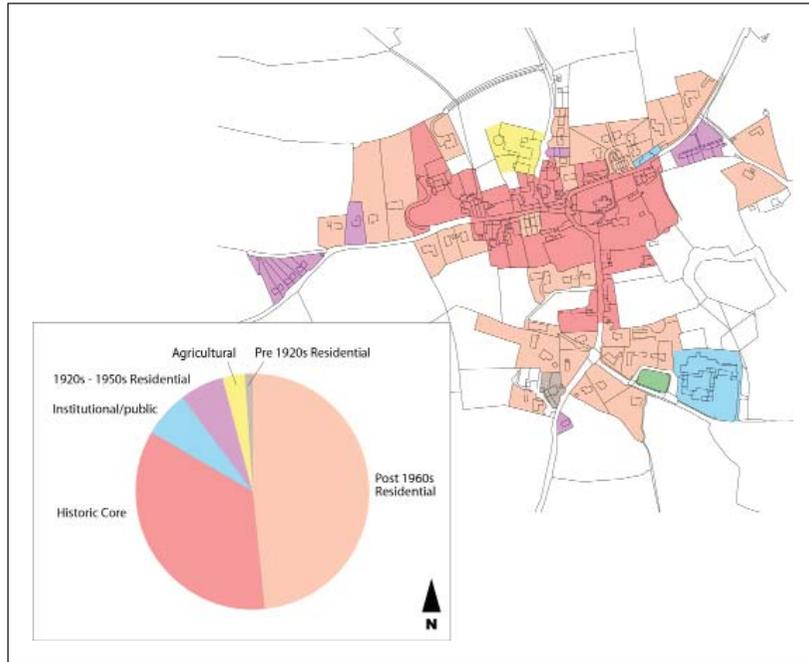


## Chawleigh

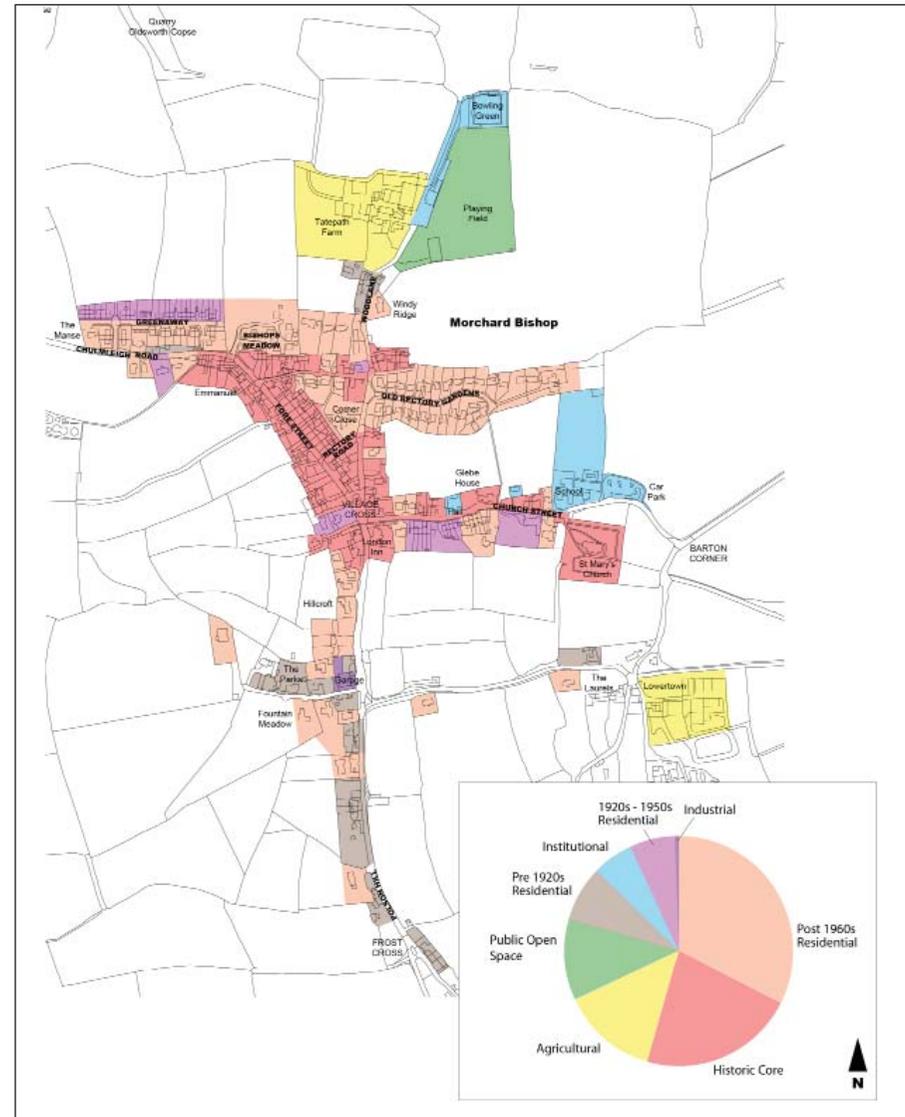


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## Zeal Monachorum



## Morchard Bishop





Zeal Monachorum



Morchard Bishop



Lapford

Chawleigh

## Villages: Chawleigh, Lapford, Morchard Bishop, Zeal Monachorum

**Settlement form:** These villages have similar characteristics in that they are principally farming settlements sited on upper valley slopes or flat plateau landscape. Chawleigh, Lapford and Morchard Bishop have linear settlement forms with the majority of development running alongside the main through road, whilst Zeal Monachorum has a compact form.

**Movement:** These settlements tend to be approached via minor roads, with the exception of Chawleigh which is accessed via the B3042. The A377 is within close proximity to Lapford and Morchard Bishop. All four villages have an absence of pavements in their historic cores, although there are some in the newer developments. There is good access to the countryside with numerous public footpaths.

**Historic village core:** All the villages have a number of listed buildings that range in date between the late 16th and 19th centuries. The historic core of Morchard Bishop is focused on Fore Street and Church Street to the west of the parish church of St Mary, which has medieval origins. The village contains a row of 13 listed 18th century cottages on Fore Street which together form the longest continuous run of thatch-roofed buildings in Devon and probably the longest run in England.

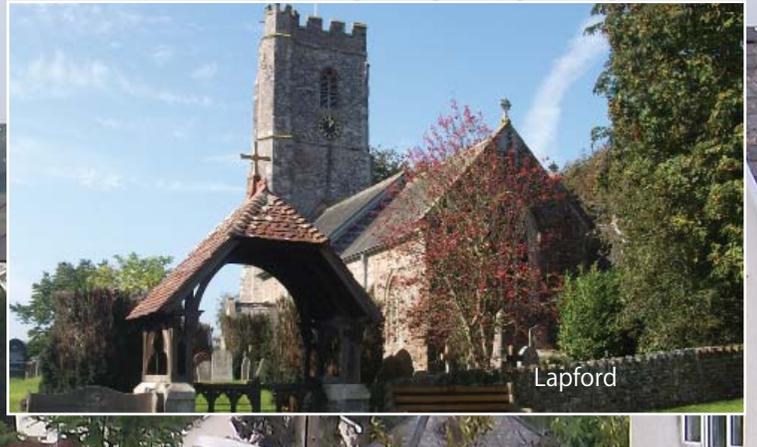
The historic core in Lapford is now situated to the east of the village. It has linear roadside development extending from Higher Town Farm (C16) a grade II listed building, in the north to Court Barton (late C15 or early C16), a grade II listed building. Lapford village hall is an interesting red brick building with decorative cream/yellow sandstone dressing around the windows. Both Morchard Bishop and Lapford have historic cores with high building densities that are closely knit with terraced two storey development.

Chawleigh's historic core contains the parish church, old rectory, a school, two public houses and a village hall. The historic core is somewhat dispersed, circling the village green and running south along the main through route.

Zeal Monachorum has a central historic core with a loose building density that developed on all four points of the compass from the cross roads adjacent to the church of St Peter.

**Buildings Pre 1920:** The main building form in this type are two storey, detached, semi-detached or terraced, rendered cob or exposed grey/brown stone, with roofs of thatch or slate. Usually these properties are edge of road or face gable end onto the road, although some are larger properties set back in their own garden plots. There is a large number of exposed grey/brown stone properties in Chawleigh, with central stone porches with pointed red brick arched doorways. There are many thatched properties in Morchard Bishop.

Building materials include exposed grey/brown stone, cob, render, red brick walls, red brick in segmental arches around fenestration, sandstone dressing around fenestration of higher status red brick buildings, thatch, and slate or tiled roofs. These properties often have red brick chimneys, traditional sash, multi-paned and casement windows, windows of different sizes positioned at different heights, hipped or pitched roofs of varied heights, mottled lichen slate roofs, lichen coloured exposed grey/brown stone, oriel windows supported by wooden corbels, timber doors, and wooden, brick or stone porches with finial decoration. Buildings are generally painted cream or pastel shades of green or blue. The thatched properties have low eaves, thatched gables over the windows and often have thatched porches.



Lapford



Coldridge



Zeal Monachorum

Morchard Bishop

**Residential 1920s - 1950s:** Low density, two storey dwellings can be found in each of the villages. In Zeal Monachorum, Chawleigh and Lapford these properties are terraced, local authority type housing, set back from the road. In Morchard Bishop, these properties are semi-detached, one and two storey. Buildings are uniform in appearance offering little variation. Building materials include brown brick and render, faux stone and concrete roof tiles.

**Residential 1960s - 1990s:** These are usually houses facing parallel to the roads. In Chawleigh, these are large bungalows with low building densities, whilst in Morchard Bishop these are two storey dwellings of medium density, or bungalows such as those at Old Rectory Gardens. In Zeal Monachorum there are two storey properties at right angles to the road and properties dating from 1980s in cul de sac arrangements. Properties in Lapford are a mix of one and two storey, terraced, semi-detached and detached. Building materials include brown and red brick, painted or unpainted concrete render, half render and half brick, half dormer windows, grey or brown concrete roof tiles, and some timber cladding. Generally there are few focal points, and frontages can be monotonous in appearance due to the lack of variation in style and materials.

**Residential post 2000:** At 'School Close' in Chawleigh, there are some one and two storey new builds, white rendered with steep roof pitches and small wooden porches. In Morchard Bishop, 'Corner Close' (a modern development) successfully echoes the character of the historic core through the use of: varying roof heights and alignments; window and building proportions similar to older historic buildings; wooden porches and mixture of materials including render; and exposed stone and wood cladding.

**Landmarks Buildings:** These include: the stone churches and towers in each village; the school, the school house, 'The London Inn' public house and row of thatched cottages at Morchard Bishop; 'The Royal Oak Inn', 'The Earl of Portsmouth' school, village hall and old rectory with its distinctive geometric

leaded window panes at Chawleigh; the school, 'Old Malt Scoop Inn' and red bricked village hall in Lapford; and 'The Waie Inn', Heron Court and Village Hall at Zeal Monachorum.

**Views:** All these settlements have panoramic views over the surrounding countryside due to their locations on the side of a slope overlooking the valleys below. Chawleigh has more restricted views due to its plateau location and linear built form, although there are some far reaching views towards Dartmoor.

**Other important features:** These include: the war memorial at Morchard Bishop; rendered walling capped with slate or tile which acts as a unifying feature; the cobbled raised pavements and granite setts in pavements; and exposed stone walls of varying heights. In Zeal Monachorum the village granite monument commemorating water being installed in the 19th century, grey stone walls and cob walls with red clay pantiles are attractive cohesive features.

**Landscape Elements:** Beech hedging is an important characteristic boundary treatment found at the periphery of many of the settlements and is tightly clipped, often with mature trees present. There are a number of mature deciduous and coniferous tree species present within the settlements.

Cultivated planting, with hanging baskets and pots greatly add positive elements to the street scene. Front gardens and private rear gardens where visible also contribute positively. Green verges provide opportunity for trees which greatly enhance the setting of the settlements.

There is a number of central green spaces. Lapford has a central green area adjacent to the church with play area and benches, and Morchard Bishop has playing fields to the north of its boundary. At Chawleigh the school, village hall and church are sited adjacent to a park with childrens play area and green providing a sense of openness.

## **Small villages and hamlets: Chenson, Coldridge, Down St Mary, Eastington, East Leigh, Eggesford, Morchard Road, Nymet Rowland, Wembworthy.**

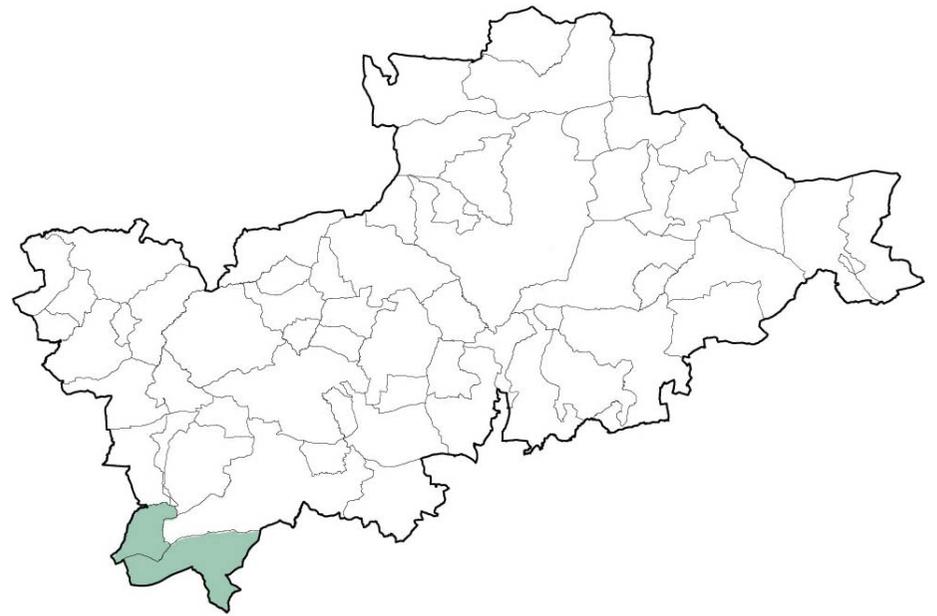
- These are hamlets or small villages, with either compact close knit forms on a road junction such as Wembworthy, Coldridge, Eastington and Down St Mary, or linear forms with development running alongside a road, such as Nymet Rowland, Chenson and Morchard Road.
- Many of the settlements are located on high elevated plateau type landscape set within the Culm Measures. However the landform is also steeply rolling in areas draining into the River Taw and Dalch. Settlements Nymet Rowland, Eastington and Chenson are sited close to a river.
- Generally these settlements are approached via narrow winding lanes and have a tranquil setting removed from the busy roads. The exceptions are Morchard Road, Eggesford Station and Chenson which are sited along the A377 and have a more enclosed wooded feel.
- Outside Coldridge, cropmarks have been identified through aerial photography which may indicate the site of prehistoric settlement. Eggesford Castle, a medieval motte and bailey, is located on the valley side overlooking the River Taw.
- Morchard Road has no real historic core as development arose from proximity to the railway station. Much of the expansion of Wembworthy dates to the late 20th century.
- Settlements benefit from good access to the countryside with numerous public footpaths and bridleways.
- Nymet Rowland, Wembworthy and Coldridge have elevated positions that offer expansive views over the surrounding countryside that dips away into the valleys.
- Generally development is low density, mostly two-storey buildings and some bungalows. Many properties are detached and benefit from large plots. Houses tend to follow consistent building lines parallel to the road, or are set well back from the road.
- Development pre 1920s is a mixture of terraced, detached or semi-detached, either directly fronting the road located edge of road, or facing the road gable end on. Building materials include exposed grey/brown stone, cob, render, lime white wash, red or white brick detailing around windows and doors, and red brick chimneys. Roofs are predominantly slate although there are some thatch and tile. Windows are either traditional sash or casement windows (some multi-paned), doors are timber. Some buildings are rendered on the top half only with exposed stone below.
- Residential development 1960s and 1970s usually consists of bungalows, although there are some two storey buildings, sometimes arranged around a central green space. These dwellings have low densities with large plots and off road parking. They are usually rendered with brown concrete roof tiles and large windows.
- There are some thatch buildings in Nymet Rowland, Down St Mary and Coldridge.

- Down St Mary benefits from a central green space with mature trees and benches. This provides valuable open green space and an attractive green setting to the settlement.
- Post war housing is local authority type, sited on the fringes of the settlements on higher land, with typical block building forms with front and back gardens and off road parking. Building materials include render, brown roof tiles and porches.
- Landmarks include the stone churches at Down St Mary, Nymet Rowland and Wembworthy. Eggesford Station is an important landmark along the A377.
- Characteristic features include low exposed grey stone walls, chunky stone kerbs and historic cobbles next to older buildings. The red telephone box and distinctive tiling on buildings next to the church at Down St Mary are attractive elements.
- There is very little development post 1980 within the area, with the exception of Down St Mary which has experienced some new development.
- Due to the elevated position of many of the settlements there are few trees, but those that are present are located around the churches, or in central green spaces. Tree species found include ash, chestnut, beech, maple, copper beech, birch, holm oak and common oak.





Cheriton Bishop



Village	Cheriton Bishop
Small villages and Hamlets	Hittisleigh

## SCA 10: Dartmoor Fringes

### Location

This character area lies to the far southwestern extremities of the district with its southern edge forming the border of West Devon and Dartmoor. The parishes included within this character area include those of Hittisleigh and Cheriton Bishop.

### Geology

The underlying geology of this character area dates from the Upper Carboniferous period consisting of mudstones, siltstones and sandstones. The sandstone historically used, is a hard-wearing durable stone evident in many of the buildings within the area.

### Settlement pattern

This is a sparsely settled area that closely relates to Dartmoor, as it is partly situated in Dartmoor National Park. Larger settlements that are nearby include those of Tedburn St Mary to the east and Crediton to the northwest.

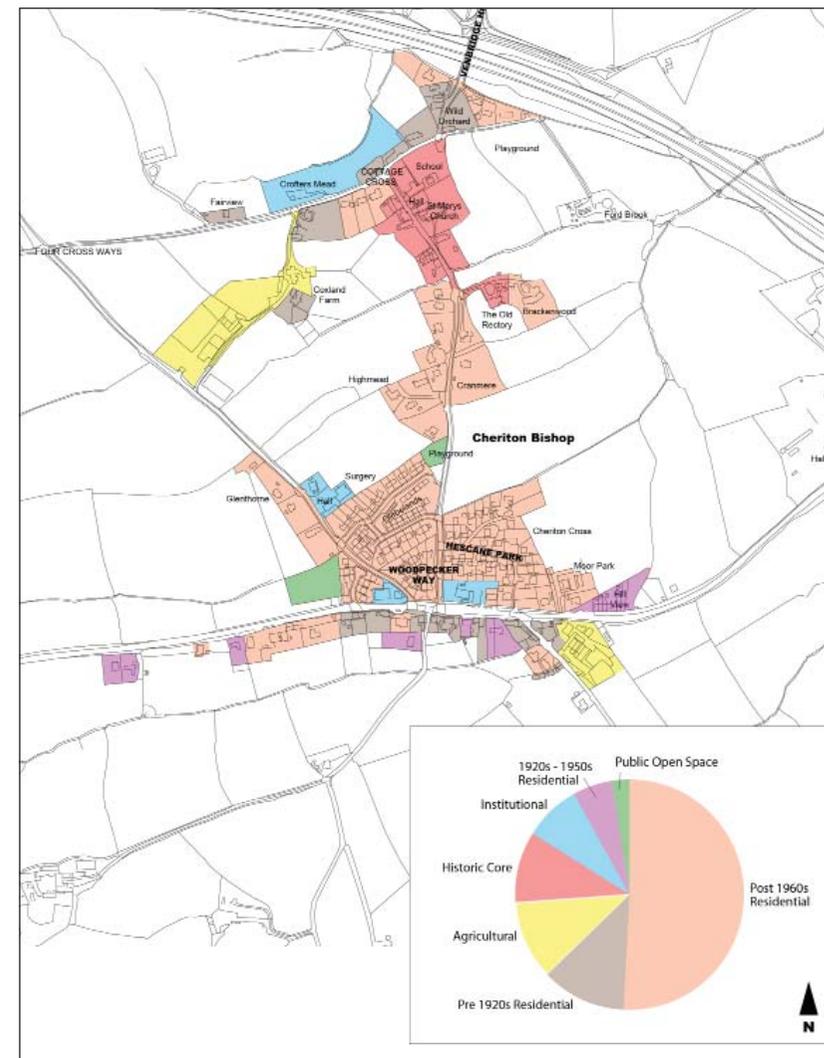
### Landscape

The landscape has a strong cultural association with that of Dartmoor, as it forms part of the setting of the moor. There is a strong sense of isolation with far reaching views from higher areas.

### Community and Population

This character area has an estimated population of 900 (2012 data), one of the sparsest population densities in Mid Devon. (Devon County Council, Facts and Figures, 2012).

### Cheriton Bishop





Cheriton Bishop

## Village: Cheriton Bishop. Hamlet: Hittisleigh

**Settlement form:** The original village of Cheriton Bishop has saxon origins and was formerly known as Cheriton Town. It had a nucleated form and consisted of a collection of buildings clustered around the parish church. In the 17th and 18th centuries, the ridgeway road (former A30) was developed through Cheriton Cross, a smaller hamlet located to the south of Cheriton Town. Gradually over the years, the centre of gravity of the village moved from Cheriton Town to Cheriton Cross, and the two places merged to become Cheriton Bishop. Cheriton Cross was originally a linear development spread along the south side of the former A30. Major expansion of Cheriton Bishop occurred in the late 20th century, primarily to the north of the former A30. Hittisleigh is a small dispersed settlement sited on elevated flat plateau landscape.

**Movement:** The major transport route traversing the area is the A30. Generally roads are minor, narrow winding lanes that have an exposed elevated feel. The former A30 passed through Cheriton Bishop until the new road was built in 1978.

**Historic Village Core:** The historic village core is located in the north of the settlement, and was formerly known as Cheriton Town. The main building form in this type is two storey rendered cob or exposed grey stone. There are some red brick properties which principally include the school and village hall. The school is a mixture of exposed grey stone and red brick with yellow brick detailing around the windows, whilst the hall 'Spalding Hall' has an interesting tudor style wooden porch.

**Buildings Pre 1920:** These are typically thatched cob buildings, with thick cob walls, deep set windows and low eaves with steep roof pitches. Generally detached properties are present with large plot sizes. These properties front edge of road or front gable end on to the road. Usually properties follow

consistent building lines parallel to the road, although some are larger thatched properties set back in their own garden plots.

Building materials include exposed grey stone or cob render, red brick, with thatch or slate roofs. These properties often have red brick chimneys, traditional sash and casement windows (many multi-paned), with timber doors and cobbles at the base of the buildings.

**Residential development 1960s - 1970s:** This type consists of brown brick bungalows and two storey dwellings with concrete roof tiles. These properties are uniform in appearance, have low densities with large plots and off road parking. They are situated in cul-de-sac developments, north of the former A30.

**Residential 1980s - 1990s:** These predominantly comprise of the newer estates north of the former A30. They are largely detached, either rendered or part red brick and part rendered, with slate roofs, off road parking and garages.

**Agricultural:** There is a large number of agricultural barns at Hittisleigh, both old and new. The older buildings are exposed cob or grey stone with red brick detailing and corrugated iron sheet roofs. The newer ones are larger buildings constructed using corrugated iron sheeting with apex roofs.

**Landscape Elements:** Beech hedging is an important characteristic boundary treatment in many of the settlements and is tightly clipped. Often there are mature trees present within the hedging.

**Views and Landmarks:** Landmark buildings include: the stone church, two public houses, ancient cross (at the war memorial), and school at Cheriton Bishop; and stone church at Hittisleigh. Views from the historic village core are increasingly restricted because of the trees and high hedgerows. Where landscape dips, expansive views are allowed over the surrounding countryside.