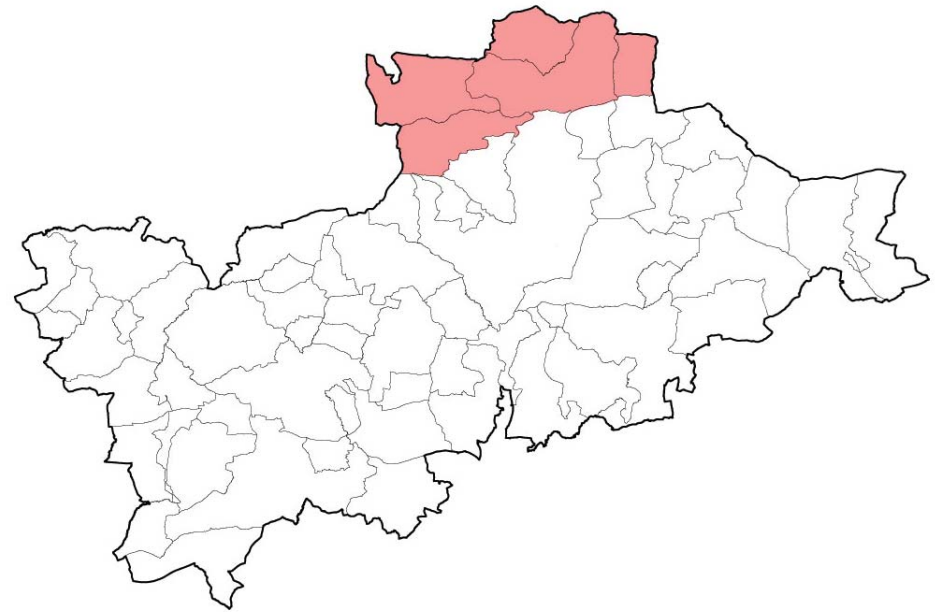




Bampton



<b>Main Town</b>	Bampton
<b>Small Villages and Hamlets</b>	Clayhanger, Exebridge, Morebath, Oakford, Oakford Bridge, Petton, Shillingford, Stoodleigh.

## SCA 3: Exmoor Fringes

### Location

This character area lies to the north of the district with its northern and eastern edge forming the border of Somerset. The western boundary of the area is marked by the Exe Valley, to the north Exmoor National Park and to the south, the area is defined by the parish boundary and local geology. It includes the parishes of Bampton, Clayhanger, Morebath, Oakford and Stoodleigh.

### Geology

The underlying geology to the south of the character area was formed during the Lower Carboniferous Period which lasted about 65 million years, starting some 345 million years ago. Underlying these are the older Devonian rocks which also form the uplands of Exmoor. It is likely that the local limestone has been quarried around Bampton since the time of the Romans. For centuries, lime was produced in the local lime kilns to make mortar, and many of the older buildings present within the historic cores of the settlements are built of local limestone, as are the bridges, churches and numerous walls. Although there are many quarries within the area, it is quite difficult to spot them because trees have grown up to cover the scars in the earth.

### Landscape

The steeply rolling landform of this landscape is located predominantly within the Exe Valley environ. The majority of the landscape drains into the Exe Valley and is characterised by lush and fertile land giving rise to extensive tracts of medium-scale fields of permanent pasture.

### Settlement pattern

The main catchment town within the area is Bampton. Settlement within the area tends to be situated on open exposed land with some impressive far reaching views. This starkly contrasts to the largely sporadic, valley bottom development, particularly farm buildings sited along the heavily wooded sides of the River Exe.

### Infrastructure

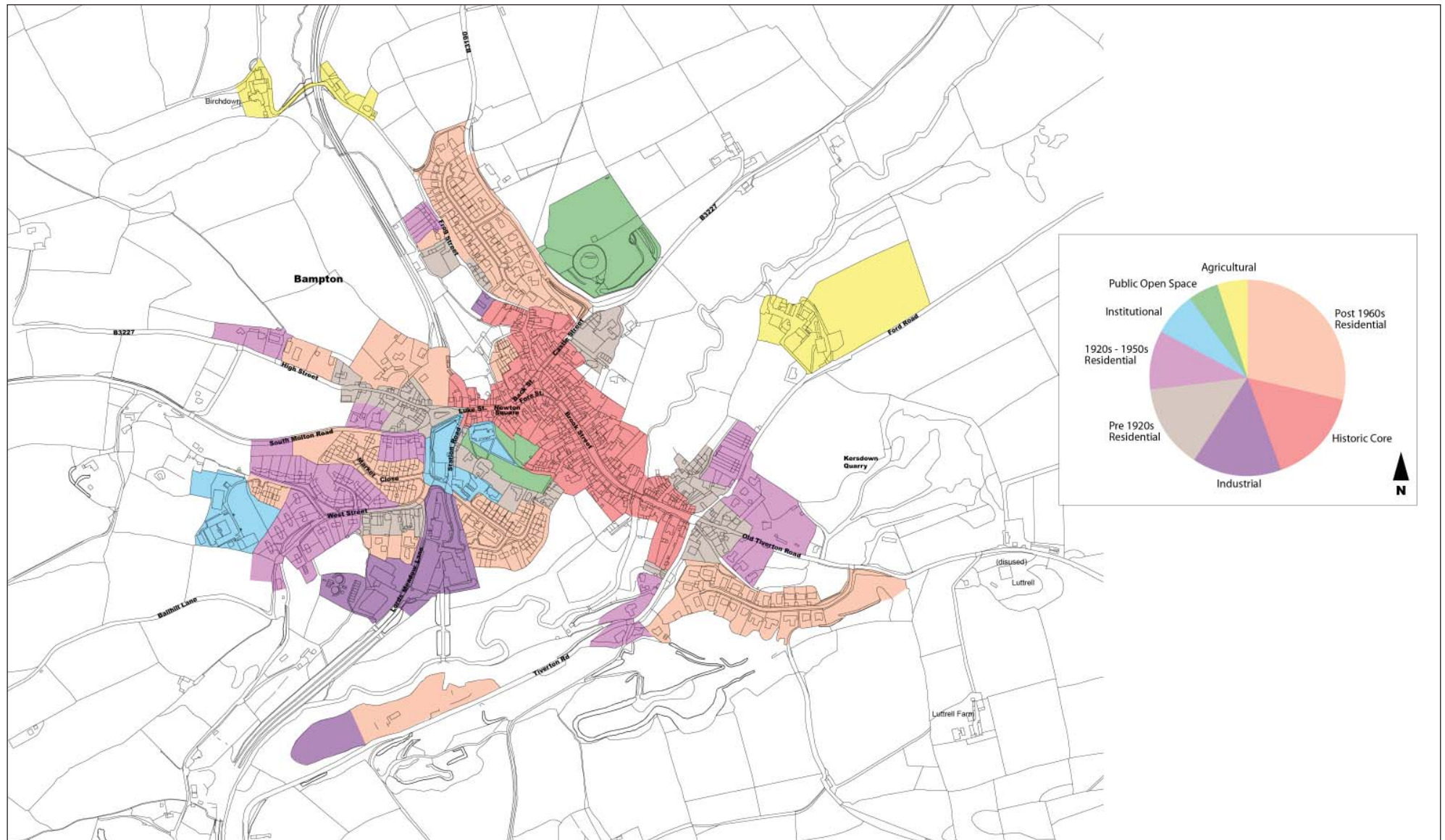
The A396 is a route of considerable scenic value as it winds its way along the Exe Valley close to the River Exe. The sequence of views along this route are an important amenity to the area for visitors and residents alike. Away from the A396 and B3227, one of the areas most noteworthy characteristics is its remoteness, and absence of traffic noise, as generally the only traffic on the narrow roads is associated with uses for the area. The Exe Valley Way (a long distance route for walkers and cyclists) is a valuable resource exploring the length of the Exe River valley offering splendid views.

### Community and Population

This character area has an estimated population total of 2,813 (2012 data) and contains people whose pattern of living is distinctively rural. They live not just outside major population centres but also deep in the countryside, in small communities which have been little influenced by the influx of urban commuters. (Devon County Council, 2012).



## Bampton



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## Main Town: Bampton

**Settlement form:** Bampton is a market town, which has historic connections with Exmoor National Park. Located within the hilly terrain of the River Bathern and River Exe, Bampton is the main catchment town of the surrounding hinterland and is an attractive, appealing settlement. Bampton benefits from a well preserved townscape of 18th Century houses built in the attractive local limestone. There is a Norman motte and Bailey castle, built on earlier Saxon fortifications and nearly 100 listed buildings. The town has a historic linear development form, with development of the town at this time appearing to be focused between the two sites along Castle Street, Back Street and Fore Street. The town hosts the annual Bampton Fair in October, which is one of the oldest (since 1258) surviving Charter Fairs in the country. For centuries, the fair mainly sold sheep and cattle, but during the 1880s to the 1980s, it evolved to become the famous Bampton Pony Fair trading in Exmoor ponies.

The town benefits from a good mix of different land use types. Later expansion of the town throughout the last century, has been to the west, north and to a lesser degree south of the historic core.

**Movement:** The town is within close proximity of the A396, providing good links to Tiverton to the south and Minehead to the north. The B3227 dissects the northern part of the town, providing access to Wiveliscombe and Taunton to the east, and South Molton to the west.

**Historic town core:** The buildings found within the historic core are predominantly built of local 'Bampton Lime Stone', with the majority of properties remaining unrendered, creating a sense of continuity. Properties are mainly two storey, with some three storey present, and have slate roofs, sash windows and stone chimneys. The historic main route through the historic core,

(Brook Street) is wide, fronted by attractive exposed stone properties. An open leat runs down a cobbled drain each side of the Street and there are a number of old carriageway entrances which in the past would have permitted coaches to enter the backs of the properties. Boutique style shops with well maintained shop fronts and street spillage of market stalls with canopies, are interesting features, enlivening the street scene.

Characteristic features include sash windows and timber pilaster porches with panelled reveals and door heads. Many of the buildings have brightly painted front doors, interesting name plaques, door surrounds, porches, door knobs and stained glass window features.

The streets leading off the main roads, are quiet backwaters that have an intimate nature enhanced by their narrowness. Properties front directly onto these streets and the steep slope of some of these, produces a variety of roof alignments. Properties here have a less uniform built form with a mix of rendered and stone properties.

**Industry:** These are one storey, brown brick buildings, large in scale with tiled apex roofs. The older industrial units in Bampton are accessed via Station Road, but have poor announcement and an untidy entrance. The new industrial units at Scotts Quarry are smaller units, timber shiplap painted green with a more tidy appearance.

**Residential 1920s - 1950s:** These are largely two storey terraces or semi-detached properties located on the fringe of the town. There is a large amount of local authority type housing. These buildings are well set back from the road with large front and back gardens, either laid out in cul-de-sacs arrangements or running in parallel lines fronting the roads. Along West Street, semi-detached





Bampton



properties front the road gable on. This is an unusual layout for this type of housing and has created very large plot sizes and a low density arrangement with limited vehicular access.

Building materials include painted render, grey concrete render, concrete brown/grey roof tiles, orangey clay roof tiles or hipped roofs. The uniform, repetitive appearance of these properties creates a slightly bland street scene, although the large green verges, thick hedge planting and mature treed backcloth, help to create a more aesthetically pleasing scene to these properties.

**Residential Post 1960s:** One and two storey, low to medium density, detached and semi-detached buildings with development laid out in cul-de-sac arrangements. Properties dating from 2000 have much higher densities, and include pedestrian and cycle routes with some shared road surfaces extending the home zone philosophy.

Buildings dating from the 1960s-1970s are mainly bungalows with some split level, although there are some two storey dwellings with flat roofed dormer windows, bay windows to the ground floor and very large windows. These buildings have limited architectural variety leading to repetition and rather monotonous frontages. Building materials include rendered panels, false stone facades and brown concrete tiled roofs. Front gardens are usually open, although some have been enclosed with low wooden fencing, out of keeping with the style of the estate. Later extensions to these properties are sometimes insensitive to the overall design of the original building. The rural backdrop of undulating hills and garden planting do much to improve the setting of these estates.

Properties post 1980, tend to be more attractive offering more interest through a greater variety of built form and materials including block/render, a variety of brick colours (sandy yellow, red, light brown and grey), tile cladding to gable fronts, brown/grey tiled roofs with uPVC or wooden windows. Properties post 2000 have traditional built forms more in keeping with those in the historic core of the village such as Newton Court off the Square. Buildings are sometimes red brick but most are rendered with smaller windows, red brick chimneys and slate roofs. Where front gardens have boundary treatments these are black railings which allow views in, giving a sense of space.

**Landmark buildings:** These include: the church; public houses 'The Swan', 'Bridge House' & 'The Quarrymans Rest'; the historic shop fronts along Brook Street; the Norman Motte & Bailey Castle; and the primary school. Other landmark features include the cobbled leat and the granite kerbs along Brook Street. For more information regarding historic landmark buildings, please refer to the Bampton Conservation Area Appraisal.

**Landscape Elements:** There are no street trees present within the town centre, but hanging baskets and planters provide valuable contributions to the overall character of the town.

**Views:** Bampton benefits from panoramic views of the steep river valley sides which can be viewed from many points throughout the town. There are many stunning views out of the town which mostly involve the backdrop of the 'Old Quarries' wood, the hill and quarry to the southeast of the town with roofscapes set against the backdrop of the church. The Motte and Bailey retains a presence over the town but is somewhat detached, due to its distance from the town centre.

## **Small villages and hamlets: Clayhanger, Exebridge, Morebath, Oakford, Oakfordbridge, Petton, Shillingford, Stoodleigh.**

- These are quiet isolated settlements which either have linear or dispersed urban forms, with development running alongside a road.
- Some settlements such as Oakford and Oakfordbridge are situated within a valley setting and have well treed approaches via narrow lanes, giving a strong sense of enclosure. Exebridge and Shillingford are sited within the flat valley plains with wider views afforded.
- Settlements Oakfordbridge and Exebridge are sited on the River Exe. The stone bridge at Exebridge is attractive with mature trees such as Ash, Maple and Willow present, whilst the bridge at Oakfordbridge is a new replacement.
- Where settlements are located on higher land, such as Stoodleigh, Morebath, Petton and Clayhanger, they are afforded expansive views over the surrounding countryside across to Exmoor, Blackdown Hills and Sidmouth Gap.
- Exebridge and Shillingford are sited on busy roads B3222 and B3227 respectively, with the majority of development on one side of the road only with flat fields on the other.
- Stoodleigh Court Country House is an attractive large estate house, built in 1881 and situated to the west of Stoodleigh in its own woodland and grounds. The building is constructed from exposed stone, with cream sandstone window dressings and mullions, and tudor style elevations.
- Buildings are generally two storey with a medium to low density built form. Houses generally follow consistent building lines parallel to the road. Front porches with slate or tile roofs are a characteristic feature of both old and new properties.
- The historic cores of the settlements include buildings constructed from exposed stone, cob, render or pebble dash, red brick detailing (although Petton and Clayhanger both have buildings with yellow brick detailing), with predominantly slate roofs of varying heights, some use of red clay roof pantiles, some red clay decorative ridge tiles, tall red brick chimneys, traditional sash and casement windows, and timber doors. Some buildings have slate hanging on end elevations.
- Terraced cottages are often set on the road edge, whilst newer buildings tend to be set back from the road allowing space for a front garden and parking.
- There are some large detached properties, quite often dating from the Georgian period, with large plots and walled gardens.
- Residential 1920s to 1950s is often council type housing, usually located towards the fringe of a settlement, on higher ground, set back from the road. The majority of building materials are render, brick with either slate or tile roofs. These buildings are of a general standard, uniform in design, centrally positioned within their plots with a garden to front and rear, usually with off road parking.
- There is very little development dating from 1960s onwards and new builds tend to be limited to infill development only.

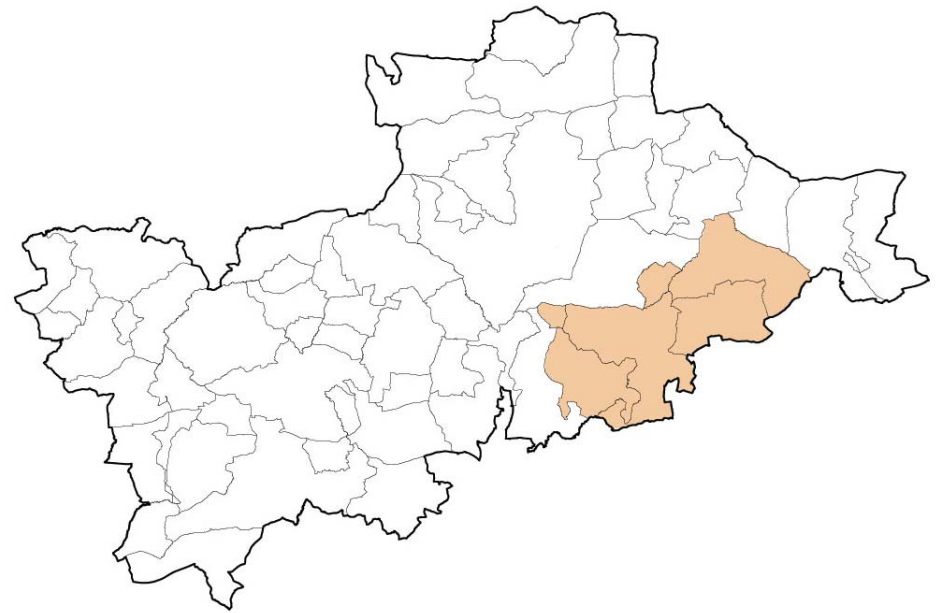
- Thatch roofs are a more unusual feature in this character area, although there are some thatched dwellings in Morebath.
- Settlements benefit from good access to countryside with numerous public footpaths. The settlements of Morebath, Stoodleigh, Oakford and Oakfordbridge have well treed approaches with mature trees including Ash, Poplar and Oak.
- Landmarks include the stone churches at Oakford, Morebath, Clayhanger Stoodleigh and Petton. Other buildings that act as important focal points within a settlement include the 'Red Lion Hotel' in Oakford, Oakford Mill in Oakfordbridge and 'The Anchor Inn' at Exebridge.
- Characteristic features of the built form include exposed stone walls of grey, brownish/orange stone (sometimes part rendered), reddish mortar joints, red brick detailing around windows and doorways, slate roofs and tall red brick chimneys or sometimes exposed stone chimneys.
- Boundary treatments vary including stone walling (exposed or rendered), wooden fencing, high hedgerows and either Devon green banks or green verges.
- Cottage style and allotment type gardens, with cultivated shrubs and flowers, add variety and interest to the settlement character. Many of the older properties and stone walls have climbing plants such as wisteria, clematis and hanging plants on walls.
- There is some evidence of orchards such as those at Oakfordbridge, which are traditional features of the area. Other important features include the telephone boxes at Exebridge and Petton.







Cullompton



<b>Main Town</b>	Cullompton
<b>Village</b>	Bradinch, Kentisbeare, Uffculme, Willand,
<b>Small villages and Hamlets</b>	Ashill, Blackborough, Butterleigh, Craddock, East Butterleigh, Hele, Langford, Smithincott, Stoford Water, Westcott.

## SCA 4: Lower Culm

### Location

This character area lies to the east of the district with its eastern edge forming the border of Somerset. The western boundary of the area is defined by the topography and geology of the area. To the south the boundary is formed by that of the Mid Devon district adjoining East Devon. This area includes the parishes of Bradninch, Butterleigh, Cullompton, Kentisbeare, Uffculme and Willand.

### Geology

The lower land present within the character area is underlain with rocks formed in the Permian and Triassic periods giving rise to a sequence of red sandstones. The weathering of these underlying red sandstones created the famous red soils of Mid Devon. In the river valleys, sands and gravels were laid down to form the Bunter Pebble Beds. To the higher land of the character area found in the far east of the district, the geology is unique, due to an extensive outcrop of Upper Greensand.

### Landscape

This is a landscape known as 'The Culm Valley', characterised by an open, low lying flat landform with the River Culm meandering through. The landscape changes from a gently rolling landform, to the more strongly undulating landscape of the Blackdown Hills. This is a prosperous agricultural landscape, managed as arable farmland in many areas, due to the fertile red sandstone soils. The higher land of the Blackdown Hills is located to the east of the character area and is covered by the national designation of Area of Outstanding Natural Beauty.

### Settlement pattern

The isolated villages and springline farmsteads found in this area, retain a quiet rustic charm, traditionally using local building materials such as chert stone, cob and thatch. The low land to the west of the area is more heavily settled, by Devon standards, due in part to the M5 corridor and railway line.

### Infrastructure

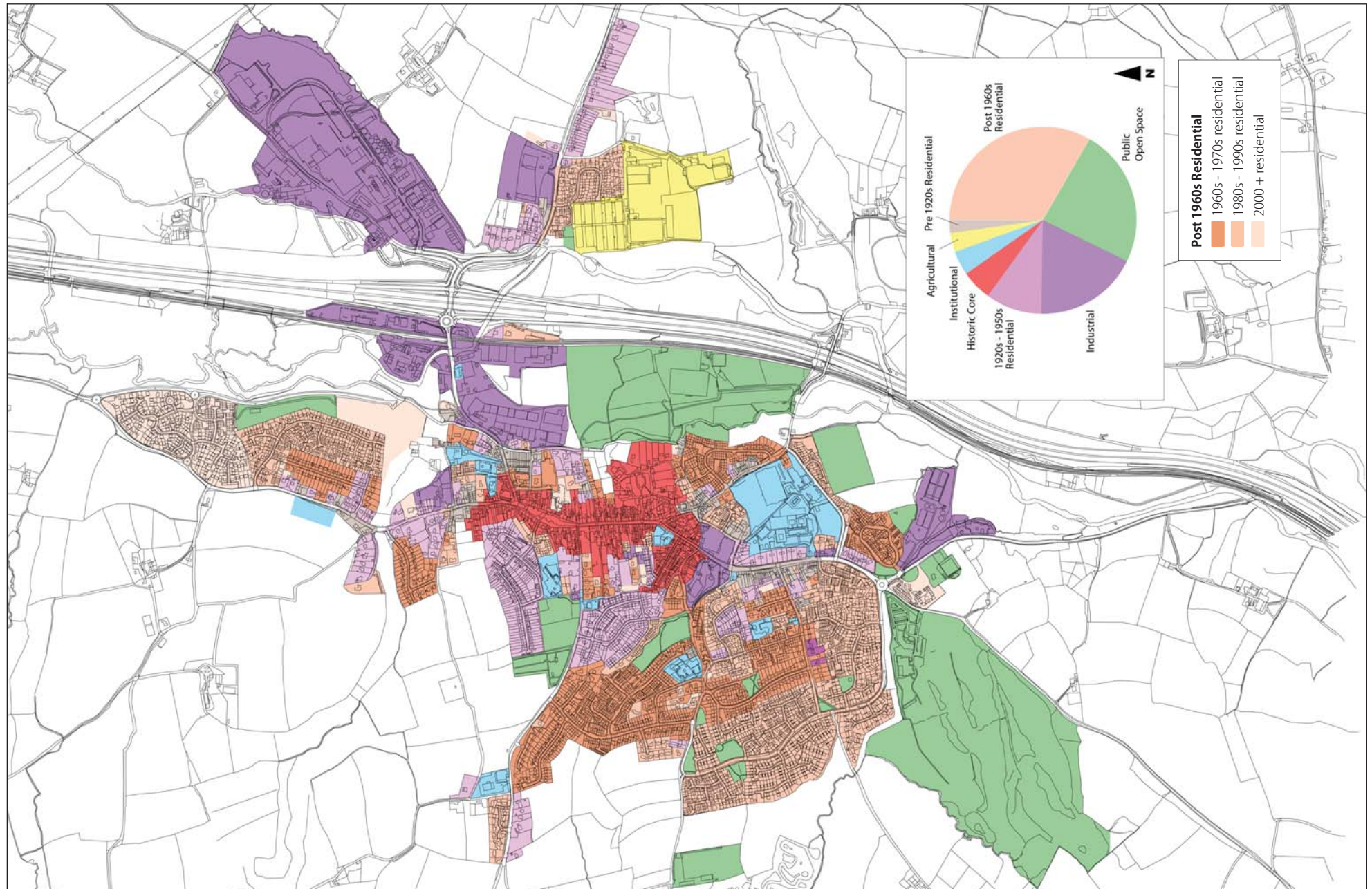
The M5 and railway line dissect the western fringe of the character area running north to south. These major infrastructure routes have greatly contributed to the expansion of settlements such as Willand and Cullompton in recent years. The B3440 runs west to east through the area connecting Tiverton to Hemyock, via Willand and Uffculme. The settlements within the character area are relatively close to the M5 providing easy access to the larger settlements of Exeter and Taunton.

### Community and Population

This character area has an estimated population total of 18,806 (2012 data), one of the highest population densities in Mid Devon, mainly concentrated within the larger conurbation of Cullompton, with high concentrations in Uffculme, Willand and Bradninch (Devon County Council, Facts and Figures, 2012).



## Cullompton



## Main Town: Cullompton

**Settlement form:** Cullompton is a historic market town situated 11 miles north of Exeter and about 20 miles south west of Taunton along the M5 which is only 5 minutes from the town centre. The town lies in the Culm Valley with the river passing to the east side of it. The underlying geology is red marl, sandstone and conglomerate and these make up the Devon Redlands. The geology gives rise to quite distinctive hummocky hills and well drained fertile soils which support arable farming. The origins of the town are thought to be Saxon, with Alfred the Great having bequeathed the town and lands of 'Columtune' to his son Ethelward in his will dated 872AD. In 1278 the town was granted Thursday markets and an annual three day fair at the Festival of St John the Baptist, while additional markets were granted in the 14th century. Evidence of the market is reflected in the distinctively medieval street pattern still witnessed today in the distinctive bow shape of the Higher Bullring, typical of towns holding markets.

The development of the town in the 16th century reflected the importance of the woollen trade, which brought great wealth, reflected within the merchants town houses of which some are still present in High Street and Fore Street. In the 17th and 18th centuries, industry expanded into paper making, tanning and rope making. A number of fires broke out in the town during the 17th and 18th centuries which greatly affected the built environment that remains today. The Walronds was built in 1602 following a disastrous fire which also destroyed the properties where the Merchant's House and Manor Hotel now stand.

From the 20th century onwards the town began to expand significantly, growing beyond the historic town core where all previous development had been located. Large housing estates grew throughout the 20th century, particularly to the north, west and south. Industrial development arose next to the M5 motorway and in particular on the eastern side of the town.

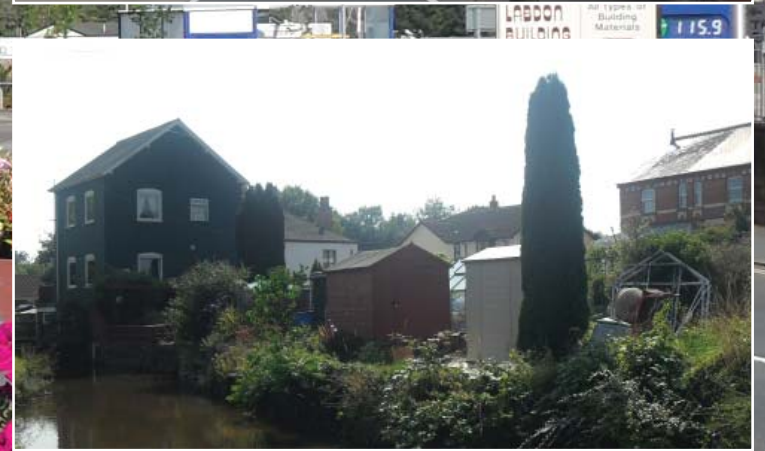
**Movement:** Cullompton is located next to junction 28 of the M5, which gives it excellent motorway links to Plymouth, Bristol, London and beyond. The principal road through Cullompton is the B3181 which cuts through the core of the town and links to Willand and Exeter. This route is subject to a high volume of vehicular traffic, affecting the amenity of the town centre. Hence a relief road is scheduled for construction in 2014, along with a new road through the planned north west urban extension to relieve traffic from Tiverton Road.

**Historic town core:** Cullompton is an old town and this is evidenced in its two grade I listed properties along with some ninety grade II properties. The most significant in Cullompton are along Fore Street, including The Walronds, the Merchants House and the Manor House Hotel. Also surrounding the grade I listed St Andrews Church are fine examples of cob and thatch construction from the 15th Century onwards.

The principal through roads are High Street and Fore Street. High Street, which incorporates Higher Bullring, is a wide tree lined road with a variety of buildings, predominantly Georgian, on either side. Fore Street is narrower and the buildings show evidence of medieval structuring. The pavements are newly refurbished with granite kerbing and tile stone detail to signify the many alleyways leading off of this road. Some buildings are in need of cosmetic enhancement and schemes to manage this are being promoted locally.

The buildings found within the historic core are constructed of a variety of materials though brick and render predominate. Properties are largely two or three storey, with a tight knit feel, particularly along sections of the High Street (with the exception of the wider Higher Bullring). Some properties have moulded brickwork with high quality detailed patterning and use of contrasting





Cullompton

coloured bricks. Infrequently there are buildings constructed of cob or stone. The majority of the roofs are covered in slate, which is sometimes artificial. Some buildings make use of clay tiles, with infrequent thatched roofs showing evidence of the materials used prior to major outbreaks of fire, after which slate predominated.

**Industry:** This type is mainly located to the eastern fringes of the town. These are large low density buildings which provide ample parking and are predominantly of latter 20th century construction, although a limited number are of an older red brick construction. There is a variety in the size of the floor space and building heights of the units.

**Residential 1920s – 1950s:** These are largely one and two storey developments, of semi detached, terraces, flats or bungalows. Dwellings have either been constructed in estates (typically local authority housing) or in isolated individual developments, often closer to the town centre.

Building finishes are either render or red brick with slate or clay roof tiles. Properties are built with chimneys either gable or ridge stack. Canted bay windows are a feature of some of the semi detached properties of the era. On street parking is the norm, leading to tighter streets sometimes with only room for one car to pass. Other roads have a cluster of pre fabricated garages, some of which require refurbishment.

Housing estates often have a uniform repetitive appearance. However there are large grass verges and many properties have well established hedge planting to provide more green cover and areas for wildlife.

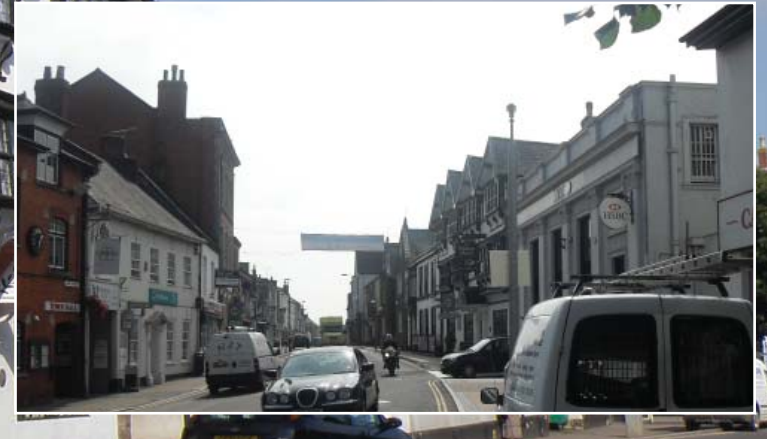
**Residential 1960s – 1970s:** These are largely one or two storey, detached and semi detached medium density developments. Many were built as estates, which were at the time on the edge of the town, but have since been encompassed by later housing growth. Streets are wider than previously, often with frequent cul-de-sac offshoots.

Building finishes are red brick, render or a mix of both. Some properties feature weather boarding or hung tiles in panels on the elevations while others feature steeply pitched roofs with flat roof dormers. Where garages or porches are present these are typically flat roofed. Some properties have the gable end fronting on to the street, occasionally with an off centre ridge. Other unusual features of this period include Neo Georgian doorways as evidenced in Gatehouse Close.

**Residential 1980s – 1990s:** These are mostly two storey detached, semi detached or short terraces of medium density developments. Typically they have been built in large estates, though some have arisen from infill across various parts of the town. Some estates have distributor roads with offshoot cul-de-sacs. Front gardens are generally small throughout and are often laid to lawn. Developments are generally on the edge of the town with a green, but with a repetitive street scene.

Building finishes are buff or brown brick, render or a mixture of both. Roofs are generally tiled, whilst buildings have either white or brown uPVC windows. Some buildings have a mock Tudor effect whilst other notable features include an arch of soldier course bricks above the windows and porthole windows at the front as featured in Headweir Road. Porches and roofs are both pitched, many properties feature half dormer windows. Hung tiles feature on some





Cullompton

properties whilst others have front doors on the side gable elevation. Buildings are largely very similar in style, with the colour of the render being the principal means of providing contrast.

**Residential 2000+:** Properties from this period are higher density, predominantly two or three storey developments with bungalows a rare exception. Dwellings are either detached, semi detached, short terraces, coach houses or apartments largely built on the estate model at the edge of the town. Most properties are also on a smaller plot than earlier developments. Streets are generally wide, on a distributor model with cul-de-sacs announced by a short brick course at the junction. One notable cul-de-sac at Stuart Crescent features a turning circle around a tree. Some areas feature cycle paths and provide play areas as focal points of the development.

Building finishes are red or buff brick, render or a mixture of both. A few properties are built with faux stone facades or 'ashlar' effect to the render giving the appearance of dressed stone. Particular features include leaving the quoins free of render to expose the brickwork, an arch of soldier course bricks above the windows or pre cast lintels with a central 'V' projection. Occasional buildings are in mock Tudor, and neo-Georgian doorways feature regularly. Roof coverings are either clay tiles or slate, often artificial. Not all properties are built with chimneys. Rear boundary treatments are either in brick or featheredge timber. Front gardens are generally much smaller than earlier developments.

**Landmark buildings:** The historic core includes the majority of the town's landmark buildings. These include the 15th century St Andrews Church, Trotts Almshouses, The Walronds, Merchants House and Manor House Hotel. More recently the addition of the Library and the Community Centre have

contributed to bringing the town into the 21st Century and providing contrast to the historic elements. The Culm Valley Integrated Centre for Health was opened in 2008 and incorporates a doctor's surgery and other professions allied to medicine. For more information regarding historic landmark buildings, please refer to the Cullompton Conservation Area Appraisal.

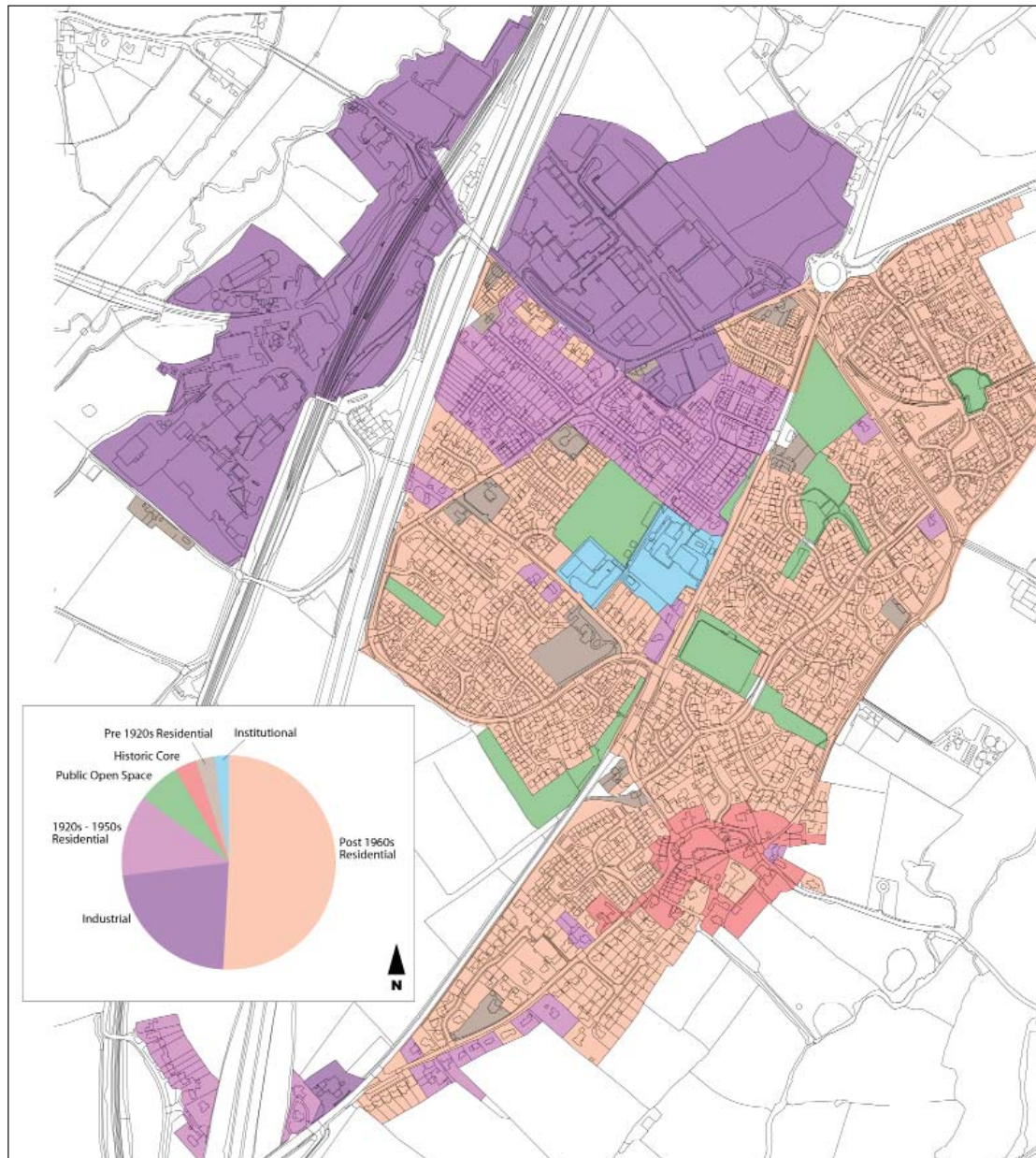
**Institutional:** Cullompton has a variety of facilities including an 18 hole golf course, a leisure centre, fitness studio, skate park, and a number of play areas.

**Landscape Elements:** There are established trees at Higher Bullring although green elements are largely absent from other parts of the town centre with exception of St Andrews Churchyard. Green open space features in most of the post war housing developments and within minutes of the town centre are 32 acres of countryside walks known as the Cullompton Community Association fields.

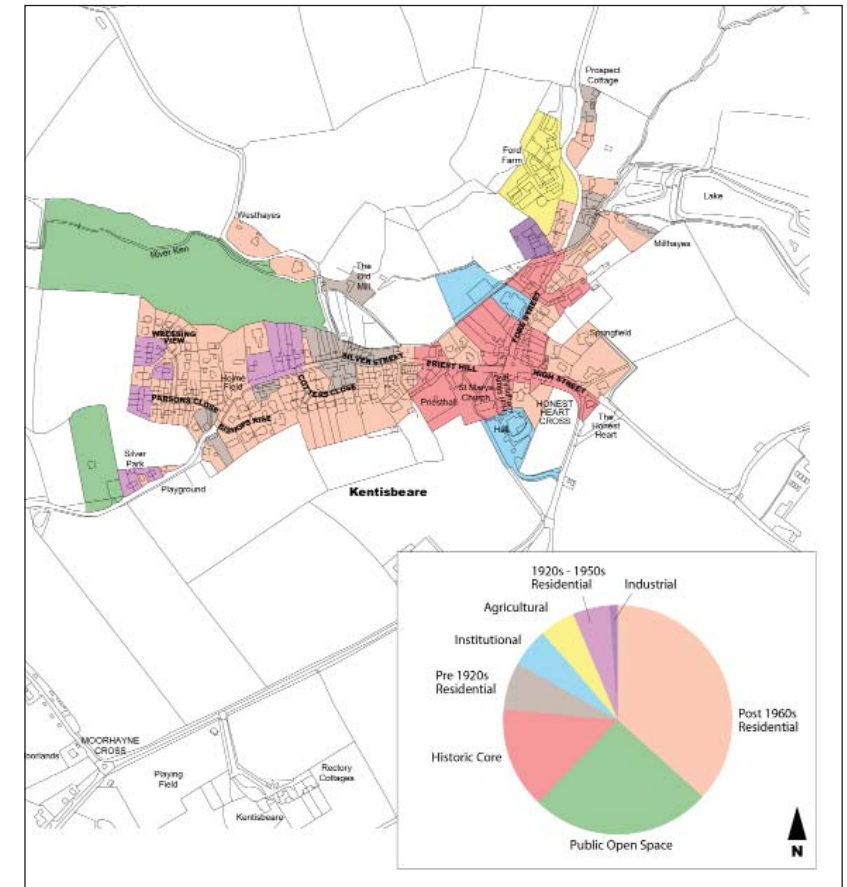
**Views:** Edge of settlement development have views toward open countryside including the Blackdown Hills, whilst views from the majority of residential areas are limited.



## Willand

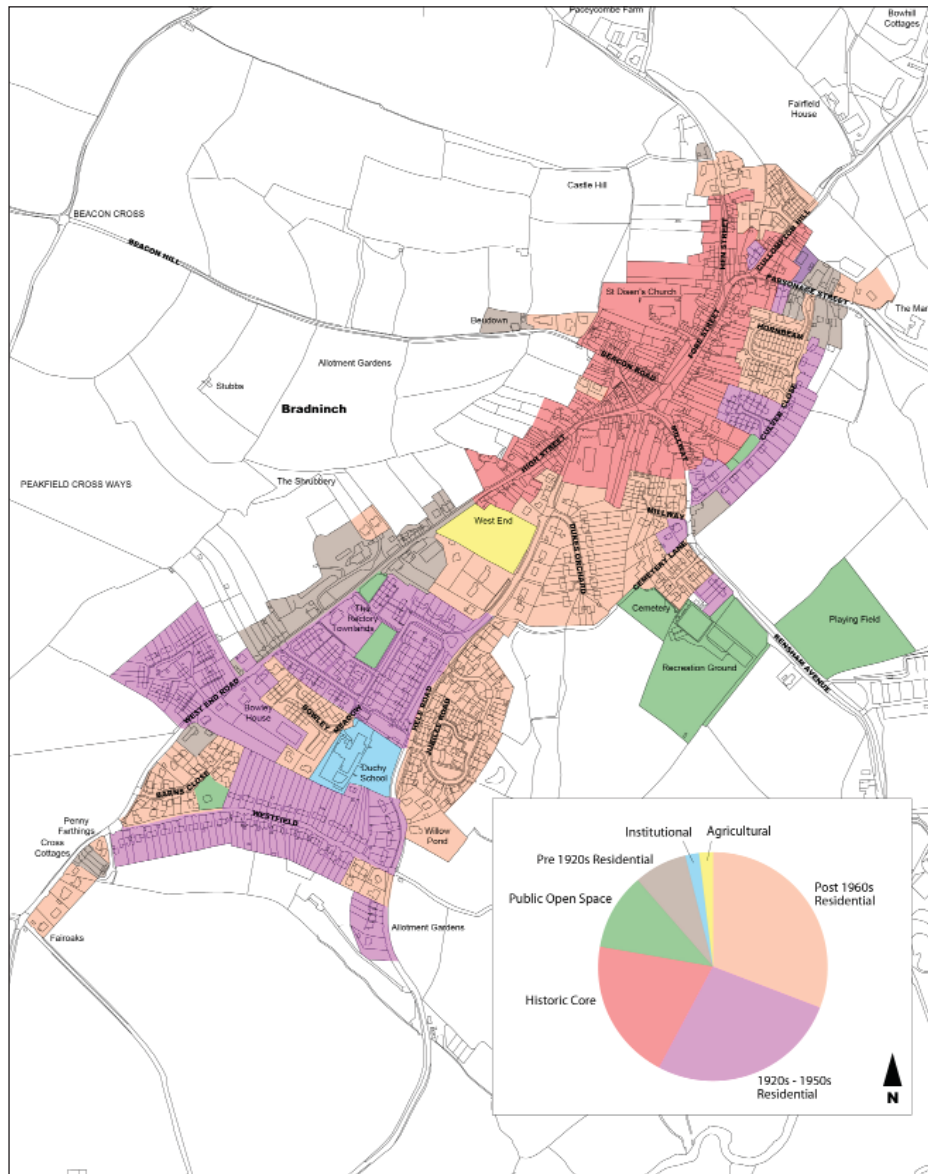


## Kentisbeare

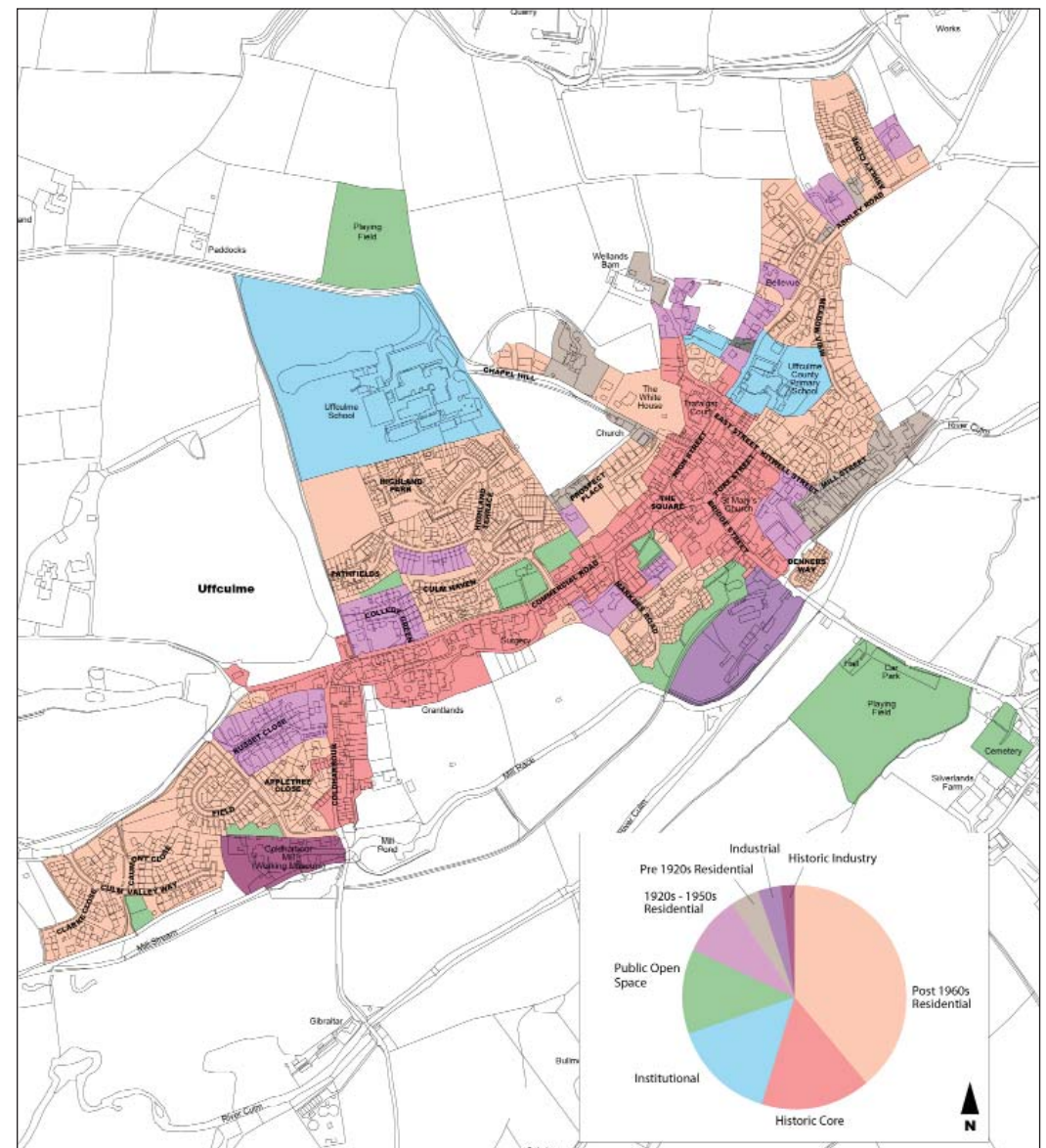




## Bradninch



## Uffculme







Kentisbeare



Bradninch



Willand

Uffculme



## Villages: Bradninch, Kentisbeare, Uffculme, Willand

**Settlement form:** The common characteristics of these villages are that they all have linear settlement forms running alongside a main through road, and are all located within the Culm Valley with strong associations to the River Culm. The village of Uffculme is located on the higher ground of the River Culm's floodplain, whilst the settlements of Willand and Bradninch are located northwest along the valley side of the River Culm. Kentisbeare is located on a tributary of the Culm, (the River Ken). The villages of Kentisbeare and Uffculme have seen similar growth patterns in terms of land use. The village of Willand has grown substantially in the latter part of the 20th century expanding almost a kilometre northward, whilst Bradninch has seen the least expansion during this period.

**Movement:** All the villages have good access to the M5 and are served by the larger town of Cullompton. Willand is accessed via the B3181, B3440 and M5 which runs along its western boundary. The settlement of Uffculme is accessed via the M5 two kilometres to the north, and has good access via the B3440. Kentisbeare is accessed via minor roads, typical 'Devon Lanes' and is reasonably quiet. The village of Bradninch is again easy to access via the M5 located one kilometre to the east.

**Historic village core:** The historic core of the village of Bradninch is characteristic of a medieval settlement with narrow property plots aligned on both Fore Street and High Street. Willand, until the more recent new development, consisted of a small village centred on the parish church. The settlement of Uffculme has industrial origins as evidenced in the former mills that retain a visual prominence, whilst Kentisbeare is a former farming settlement with a more centred historic core.

Properties tend to front directly on to the road which creates a strong sense of intimacy and enclosure. Roads tend to be quite narrow and pavements are often absent. Uffculme has narrow roads that have created definite turns

producing obvious pinch points such as on Bridge Street. Uffculme has a central square that offers a sense of space to the tight packed built form, with attractive cobbles and pleasant building frontages to all sides. Unfortunately the space is cluttered and would be greatly enhanced through the reduction of parking, and addition of landscaping. Kentisbeare has a quintessential village square with pleasant building frontages and tree on a small grassed island that acts as a focal point. Unfortunately it can become cluttered with parked cars.

The main building form is two storey, terraced cob properties with either slate or thatch roofs, or larger detached properties with slate roofs. Some buildings front directly onto the street whilst others are set back in their own plots. In Willand and Bradninch, there are a number of Georgian properties. The roads in this type have a varying sense of space. Some are fairly straight with subtle curves whilst others are narrow and winding with a strong sense of enclosure created by the close knit building form.

**Buildings Pre 1920s:** The main building form tends to be two storey, medium density dwellings in rows of terraces or detached. Building materials include rendered cob and stone walls, red brick walls, with thatch, clay tiles or slate roofs. Small cottage style windows predominate, with a mix of sash or casement styles. Simple timber doors are present on the oldest dwellings. These buildings are interesting and attractive, making variable street scenes.

**Industry:** Willand has large areas of Industrial use. Historically Uffculme had large areas of industry such as Coldharbour Mill (a heritage site) and the Old Brewery (now converted to flats). These are more than four storeys high, attractive red bricked buildings with traditional side hung casements, render and stone finishes under slate roofs, with tall red brick chimney stacks. Present modern industry in Uffculme includes the feed mill on Bridge Street which has large scale, utilitarian buildings of varying heights. There are some large scale industrial units located to the northern edge of Willand adjacent to the M5.





Uffculme



Willand



Kentisbeare

Bradinch

These modern units are constructed from materials that include sheet metal, have large blank facades and large areas of hard surfacing for parking.

**Residential 1920s - 1950s:** This type is found in large quantities in Bradninch and Willand, and is mostly two storey terraces, bungalows or semi-detached properties, either laid out in cul-de-sacs or fronting roads. There is also a large amount of local authority type housing. These properties are usually well set back, with integrated garages and large front gardens. Building materials include red brick walls, painted render, part render/part brick, red brick chimneys, concrete brown/grey roof tiles, orangey clay tiles, and sometimes slate roofs. In Willand the uniform, repetitive appearance of these properties creates a slightly bland streetscene, although the different painted colours of frontages and large green verges with tree planting help to alleviate this. In Bradninch, there is more variety in style, with porches, hipped roofs, gables, different window sizes and building materials.

**Residential post 1960s - 1990s:** This type contains one and two storey, low to high density, detached and semi-detached buildings. Development is usually served by cul-de-sacs, set back from the road. Some buildings are arranged in courtyards, and properties often have garages and off street parking. There is often limited architectural variety in each estate as properties have repetitive styles. Building materials include block/render, brick walling under tiled roofs, although there are some slate roofs. Wooden/uPVC windows, some front porches and some use of tile hanging is present.

**Residential post 2000:** There are a number of newer housing estates in the settlements. One good example is 'Landunez Place' in Bradninch, which is an attractive development with organic layout and wide variation in materials. In Uffculme there are three terraced properties along Coldharbour, which are reflective in style and proportions of neighbouring historic stone buildings.

**Agricultural:** This comprises a mixture of styles, with traditional buildings using materials such as stone and slate, whilst more modern functional buildings are

of greater dimensions and overall scale, using materials such as concrete block or corrugated sheeting on steel frames.

**Landmark buildings:** These include: the church, the four storey Old Brewery, chimney of Coldharbour Mill, Grantlands, public library, primary school, and the public house 'Ostler Inn' in Uffculme; the church, primary school, village hall and public house 'Wyndham Arms' at Kentisbeare; the public house 'Halfway House' and school at Willand; the church and the public houses 'The Castle Hotel' and 'White Lion Inn' at Bradninch.

**Other landmark features:** Cobbles are evident at the front of some properties providing textural interest to the wider street scene. In Uffculme, the River Culm and footbridge provide an attractive setting. 'The Shambles' a wooden framed structure in Uffculme Square is an attractive focal point as are the cobbled leat and tree within the central square at Kentisbeare. Stone walling is an important unifying element within the older parts of all the settlements. In Kentisbeare this walling uses local chertstone, which is particularly distinctive. The natural stone kerbs at differing heights, raised footpaths and thatched bus shelter are attractive features in Bradninch.

**Landscape elements:** The communal green spaces in developments allow for tree planting and recreation, as well as making the spaces more attractive. The mixture of trees, shrubs and hedgerows to well-kept front gardens contribute positively to the appearance of the villages. In Uffculme, the old Culm Valley Light Railway line follows the river, and forms popular riverside walks. Kentisbeare benefits from publicly accessible woodland 'Silverwood' adjoining development on its north western edge.

**Views:** In Uffculme, the feed mill is an unfortunate focal point particularly when looking toward Uffculme from the south. Views looking out of Willand are more limited within the settlement, due to the close knit nature of the building form. Kentisbeare and Bradninch are afforded some fine views towards the undulating countryside.



### **Small villages and hamlets: Ashill, Blackborough, Butterleigh, Craddock, East Butterleigh, Hele, Langford, Smithincott, Stoford Water, Westcott.**

- These are small settlements, generally with linear urban forms with development running alongside a road, although sometimes sited on a cross roads. Usually a loose grain urban form with properties benefitting from large plot sizes.
- These settlements are sited within the 'Culm Valley' and often have well treed approaches via narrow lanes, with views afforded over low lying flattish or gently undulating countryside. Blackborough and Butterleigh are both situated on a hillside with views over the undulating countryside.
- Settlements are close to the M5 and railway line, but also benefit from good access to countryside with numerous public footpaths.
- Settlements are usually accessed via narrow, rural winding lanes. However the hamlet of Westcott is spread along the busy B3181.
- Craddock is a settlement associated with a large estate property 'Craddock House'. Consequently, there is an enclosed environment with variety of mature trees including maple, cedar, chestnut, copper beech, silver birch, aspen and oak. There are many mature oak trees in large fields and high stone walls with attractive black railings. Cottages have attractive wooden porches, clay roof tiles and multipaned windows.
- Hele has strong industrial associations and is situated on the River Culm. The historic paper mill consists of large red brick buildings and corrugated iron units with large hard surfacing for parking which dominate the settlement and surrounding landscape.
- These are medium to low density, mostly two-storey buildings. Houses generally follow consistent building lines, parallel to the road. Front porches with slate or tile roofs are a characteristic feature of both old and newer properties.
- The historic cores of each settlement consists of buildings of varied ages. Buildings are constructed from: exposed stone (chert in some places); rendered cob and stone; red brick; red brick detailing around fenestration and quoins (usually found on converted barns); predominantly slate roofs of varying heights (although some red clay pantiles and decorative ridge tiles are present); tall red brick chimneys; traditional sash and casement windows (often multi-paned); and timber doors. Some buildings have slate hanging on end elevations, whilst one large country house in East Butterleigh has canted bay windows that extend to the first floor.
- There is an extensive use of red brick within the area, with red or brown clay pantiles widely used on roofs. Unusual buildings in Ashill include the church, a red brick building with small brown roof tiles and small tower; a prominent 3 storey detached, red bricked early Victorian property with yellow brick detailing in flat arches above windows, and some unusual timber clad buildings. Some of the slate roof tiles have interesting diagonal patterns and there is use of chert stone evident in some buildings with red brick detailing around fenestration.
- Terraced cottages are often set on the road edge, whilst newer buildings tend to be set back from the road allowing space for a front garden and parking. There are some large detached properties dating from the Georgian or early Victorian period with large plots and walled gardens.

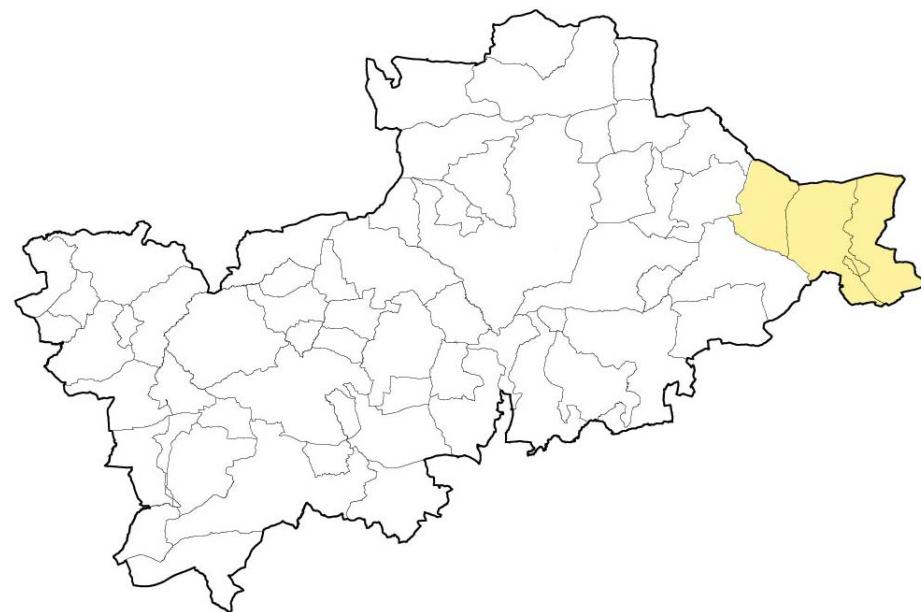
- Residential development post 1960s consists of bungalows and two storey buildings, low density with large plots. 1980s style buildings are red brick with some render. Newer builds that date post 1990 tend to be limited to infill development, although 'Bramley Way' (a newer estate located in Ashill) has unusual properties that are part rendered and part wooden clad, with red brick banding. These properties have interesting wooden porches, and are almost reminiscent of a scandinavian style.
- There are a number of thatch roofed properties in Ashill, Smithincott and Hele, which have low eaves, steep roof pitches and often thatched porches.
- There is a strong agricultural influence in Langford and Westcott, with large modern and traditional barns present. The traditional barns tend to be constructed using cob, red brick or stone with replacement corrugated iron sheet roofs. Many traditional barns have been converted to residential use.
- Landmark buildings that act as important focal points within the settlements include the stone churches at Ashill and Butterleigh and the public houses 'The Butterleigh Inn' at Butterleigh, 'Ashill Inn' at Ashill and 'Merry Harriers' at Westcott.
- Characteristic features of the area include exposed grey stone walling with reddish mortar joints capped with red clay pantilles, red brick walling, tall red brick and exposed stone chimneys.
- Green verges offer opportunity for spring flowering bulbs such as daffodils. There are cottage style, allotment type gardens and large walled gardens all well stocked with shrubs and flowers, adding variety and interest to the settlement character. Some of the settlements have a valuable central green space or small green area perhaps with a tree at a road junction.
- Other important features include the watercourse and stone bridge at Craddock.







Culmstock



Village	Culmstock, Hemyock
Small villages and Hamlets	Clayhidon, Culm Davy, Nicholashayne, Rosemary Lane.

## SCA 5: Upper Culm

### Location

The character area lies to the east of the district with its eastern edge forming the border of Somerset. The western boundary of the area is defined by the topography and geology of the area. To the south the boundary is formed by that of the Mid Devon district adjoining East Devon. Parishes included within this character area include Clayhidon, Culmstock and Hemyock.

### Geology

The unique geology of the Blackdown Hills is key to the area's farming patterns, settlement patterns and traditional building materials. The bedrock of the hills is an extensive outcrop of Upper Greensand, a hard sedimentary rock, which also contains nodules of chert, a creamy-coloured quartz stone. Below the greensand are 'Marl' mudstones, used in cob construction. Flints, greensand and chert are all commonly used in the traditional local buildings.

### Landscape

This is a gently rolling and undulating landscape with low-lying land adjacent to the rivers, characterised by the steep ridges and high plateaux of the Blackdown Hills. The landscape consists of small hedged fields, straight roads bounded by beech hedges and isolated mature trees. This character area is located within the national designated landscape of the BlackDown Hills Area of Outstanding Natural Beauty (AONB).

### Settlement pattern

There is a strong sense of agrarian land use and cultural history, with traditional settlement patterns that have remained largely undeveloped in the 20th century. The larger settlements of Hemyock and Culmstock are located at the valley bottom of the 'Culm Valley'. However, settlements are generally small, often situated on a springline. The smaller, isolated villages and springline farmsteads retain a quiet rustic charm and traditionally use local building material such as chertstone, cob and thatch. Many of these buildings are considered to be of high architectural merit.

### Infrastructure

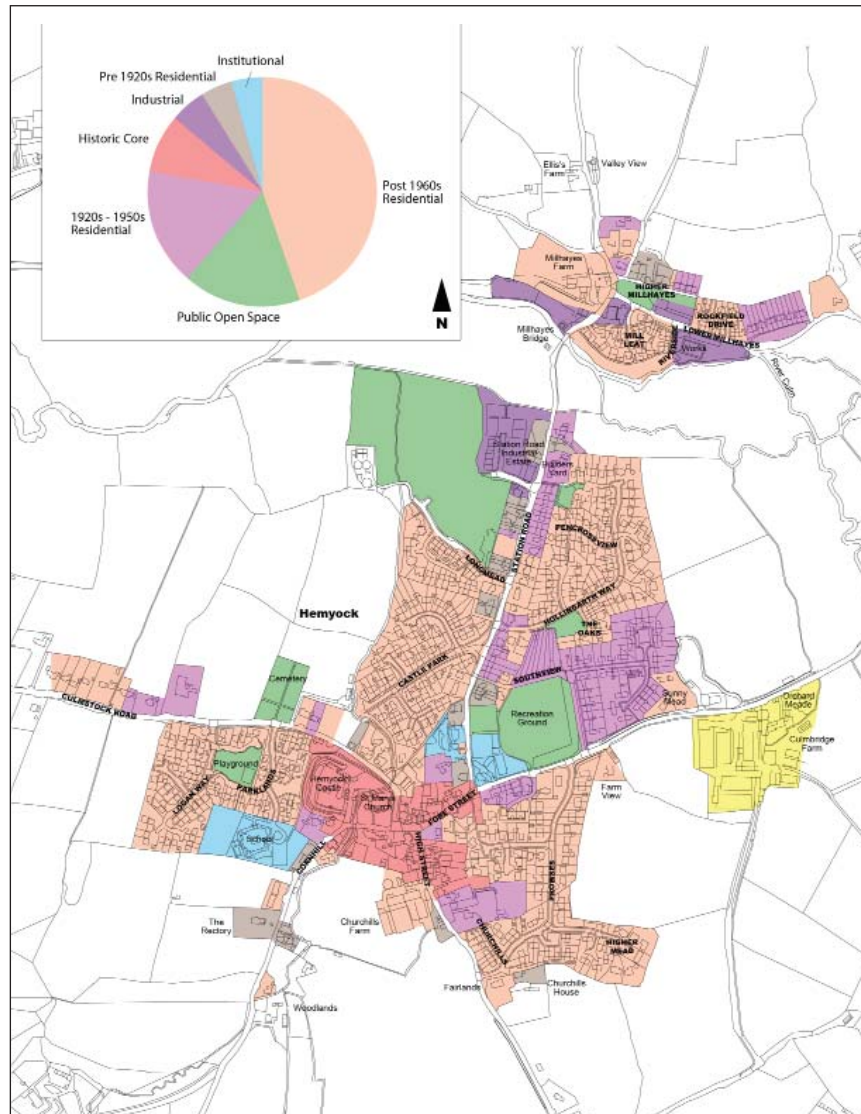
The B3391 is the main route into and out of the area connecting the settlements of Culmstock and Hemyock with the M5. Generally roads are narrow and winding within the area, typical 'Devon Lanes'.

### Community and Population

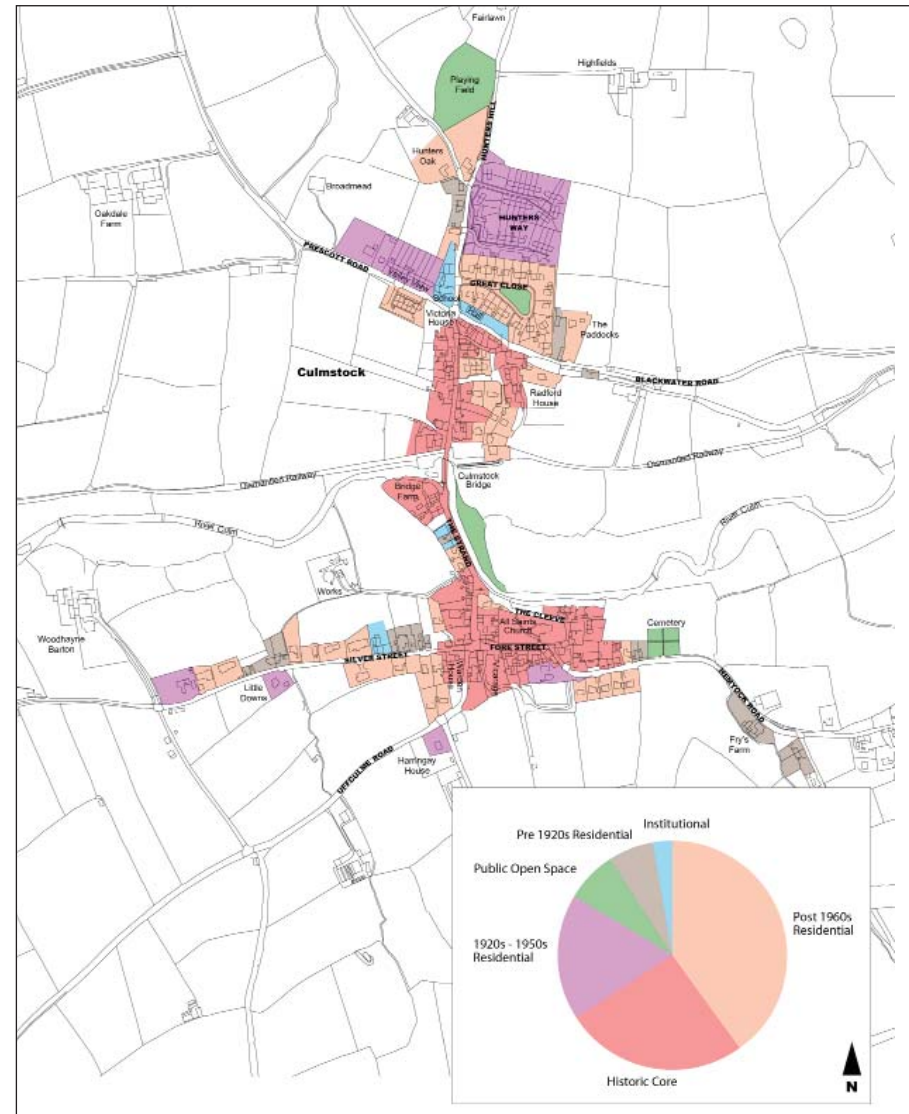
This character area has an estimated population total of 3,503 (2012 data), with the highest population density concentrated within the larger conurbation of Hemyock (Devon County Council, Facts and Figures, 2012).



## Hemyock



## Culmstock



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## Villages: Hemyock, Culmstock

**Settlement form:** These villages have similar characteristics in that they both have: a similar landscape setting in the Blackdown Hills; are sited along the River Culm; and the use of distinctive chert stone can be found in the traditional buildings of both settlements bestowing them with a similar style.

Hemyock is a village that has developed in a nucleated form, originally clustered around the focal point of the church and castle, although widespread recent development has extended the village to the north. The church has an early Norman tower, whilst Hemyock Castle dates to the 14th century and is a Scheduled Monument. The village expanded substantially in the latter half of the 20th century, to the north and west of the church. Culmstock is a village with a linear form laid out on both sides of the River Culm connected via a single historic stone bridge. It was once a market-town and still has fairs. The late 19th and early 20th century OS maps show that Culmstock has two focuses of development, the southern around the parish church and the northern between Millmoor and the railway station.

**Movement:** The main through roads into and out of the villages tend to be quite wide, whilst the minor roads are narrow and offer a strong sense of enclosure. Uffculme Road, Town Hill and The Strand are busy roads through Culmstock that can give a sense that the settlement is a through channel to elsewhere. Pavements within the settlements are variable, with limited sections of pavement in stretches, or roads being devoid of pedestrian footways altogether. There are pedestrian pavements only within parts of Hemyock.

**Historic village core:** Hemyock has a small historic core, relative to its size, grouped around the parish church and castle. Culmstock has a large historic core that straddles the River Culm. Many of the traditional houses have a

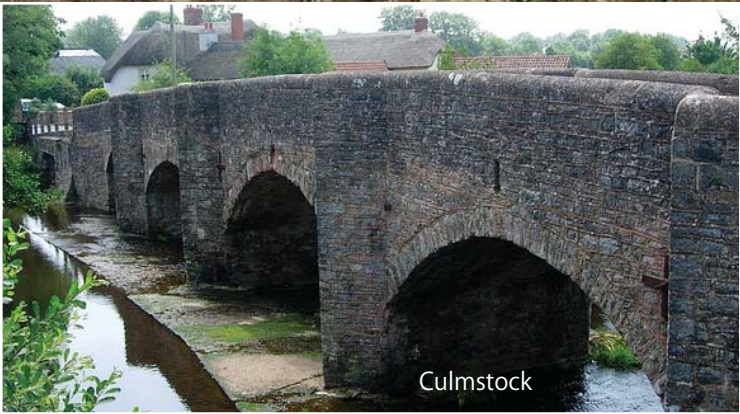
functional simplicity, built from locally available materials with the most characteristic construction material being chert. Chert is generally laid randomly rather than in courses and gives the buildings a creamy coloured, rough textured appearance. In Hemyock the Baptist Church, Parish Church and Castle are built from the local chert stone. Where cob has been used it is brown-red in colour due to the 'Marl' mudstone soils in the mix. Brick or slate features are also found within this area.

**Buildings Pre 1920s:** The main building form tends to be two storey, medium density dwellings in rows of terraces or detached. Properties either front directly on to the road or are set back within their own plots. Red brick chimneys are interesting features and the mismatch of roof alignments provides character and charm.

Building materials include rendered stone or cob, exposed chert stone with red and yellow brick detailing, red brick walls, with predominantly roofs of slate, pantile or grey/brown concrete, although there are some thatched properties present.

**Residential 1920s - 1950s:** These are mainly two storey terraces, semi-detached properties with some bungalows. Properties run parallel to the streets and are set in fairly large gardens. This type often includes local authority type housing. Pavements run alongside the front gardens with occasional grass verges in places. There is reasonable mobility for the disabled and elderly. Buildings either front onto the main roads in and out of the villages, or are situated in cul-de-sacs. These are simple rectangular buildings, with limited variation to offer interest. Building materials include orangey/red brick walls, either grey/brown concrete tiled or slate roofs, with timber or uPVC windows.





Hem-yock



**Residential Post 1960s:** These can be either two or one storey, low to high density, detached and semi-detached buildings. The very recent housing (post 2000) found in Hemyock, is mainly two storey with higher building densities, interspersed with some three storey. There is a mixture of detached, semi-detached and terraced dwellings with relatively intimate layouts. Buildings are either set within a cul-de-sac layout, crescent or front the main roads. Pavements are usually present and sometimes green verges are interplanted with trees. The majority of these properties have off road parking.

Buildings have simple rectangular forms with a mixture of materials that include block/render painted various colours, reddish brick, with some artificial stone features, exposed natural stone walls, grey/brown concrete tiled roofs and slate roofs. Many properties have relatively steep pitched roofs and large windows. Some are bland in appearance with little architectural merit, while other such as the new dwellings off Station Road in Hemyock blend more closely with the historic character of the village.

**Institutional buildings:** This type includes a mixture of buildings styles that include a range of materials such as orange/red brick walls, rendered walls, brown coloured concrete roof tiles or slate roofs with white uPVC windows. Hemyock Primary School is a modern building with rendered walls and slated roof, situated in landscaped grounds. Hemyock Parish Hall is an attractive orange/red brick walled building with slated pitched roof.

**Green Open Space:** Important green open space includes the sports field, recreation ground and bowling green in Hemyock. In Culmstock the natural landscaping alongside the River Culm is an important green corridor.

**Landmark buildings:** The churches are important focal points in both villages. Landmark buildings also include: the three storey mill and mill house, Culmstock Bridge, village hall, Culm Valley Inn and primary school in Culmstock; and Hemyock Castle, primary school, parish hall and Baptist church in Hemyock.

**Other landmark features:** These include: red telephone boxes; dwarf chert stone walling (which adds visual richness and contrasts); and the parish village pump and tributary stream passing between the Castle and the Parish Church at Hemyock. The natural stonewalled bridge over the River Culm at Culmstock is an important landmark feature of the village.

**Views:** Views towards the Blackdown Hills and Culmstock Beacon are from the southern end of Culmstock, particularly from The Cleeve, Fore Street, Silver Street and the Churchyard. There are pleasant views of The Strand's river meadow in Culmstock, particularly from the Town Hill. Generally views within Hemyock are inward views looking towards adjacent built up areas, set against a backdrop of the undulating Blackdown Hills.

**Landscape Elements:** Well kept gardens, trees and shrub planting positively contribute to the street scene. Other important landscape elements include: the mature trees within the churchyards and in grass verges; the grass banks, and hedgerows to roadside boundaries.



## **Small villages and hamlets: Clayhidon, Culm Davy, Nicholashayne, Rosemary Lane.**

- These are small settlements, generally with linear urban forms with development running alongside a road. Usually a loose grain settlement pattern with properties benefitting from large plot sizes.
- Settlements are usually sited above the valley bottoms on the side of a slope, where there was ready access to water in the form of spring mires. This allows extensive views over the undulating landscape of the Blackdown Hills.
- These settlements are approached via narrow winding country lanes.
- This is a tranquil, rural and relatively remote landscape. Settlements benefit from good access to countryside with numerous public footpaths accessing the surrounding designated Blackdown Hills AONB.
- Buildings are medium to low density, mostly two-storey, and generally follow a consistent building line parallel to the road.
- The historic core of the settlements include buildings constructed from exposed chert stone, cob, render and red brick detailing often arched around windows and doorways. Predominantly slate roofs of varying heights, some with clay red decorative ridge tiles, although some have corrugated iron sheeting and red clay pantile roofs, red brick chimneys, traditional sash and casement windows with timber doors.
- Traditional farmhouses, 2-up-2-down and rectangular in form are present in many of the settlements, particularly Nicholashayne. These properties tend to be rendered, have red brick chimneys and porches, slate roofs, with a variety of windows (multi-paned, sash, casement). Often sited on edge of road with associated agricultural buildings within the site plot.
- Terraced cottages are usually set close to the road, either parallel to the road or gable end on, whilst newer buildings tend to be set back from the road allowing space for a front garden and parking. The gable ends of houses provide a characteristic sense of enclosure along lanes and in smaller settlements.
- Low density bungalows and two storey dwellings in large plots are the dominant development dating from 1960s and 1970s. These have large windows, concrete brown roof tiles, red bricked walls, render or faux stone-clad facades. Many of the properties dating from this period, particularly those at Rosemary Lane, have a variety of dormer windows that are flat roofed or gable fronted.
- Newer builds dating post 1990 tend to be limited to infill development. There are some good examples of new builds in Clayhidon that successfully reflect the traditional character of the surrounding built form through use of part exposed chert stone, part render and red pantile or slate roofs.
- There are very few thatched properties, although there are some present in Culm Davy and Madford. These typically have low eaves, steep pitches and thatched porch.
- There are a few detached Victorian properties such as those at Rosemary Lane, with render and bay windows in larger plots.

- There are a number of attractive, exposed chert stone traditional agricultural barns with arched red brick detailing around fenestration, and flat reddish/brown clay roof tiles.
- Landmarks include the stone church at Clayhidon and chapel at Culm Davy, which are attractive chert stone churches. Other buildings that act as important focal points within the settlements include the 'Half Moon Inn' in Clayhidon and the former primary school at Rosemary Lane which is constructed of chert stone with red brick detailing and brown roof tiles.
- Characteristic features of the built form include exposed chert stone walls with arched red brick detailing around windows and doors. Boundary chert stone walls are distinctive features in the settlements and are either capped with chert stones placed alternately horizontal then vertical to the wall stones beneath, or capped with red brick.
- Cottage style and allotment type gardens with shrubs and flowers, add variety and interest to the settlement character.
- Large trees in beech hedgerows provide mature settings and greening to settlements. Some of the settlements such as Nicholashayne are well enclosed with numerous mature tree species including ash, oak and maple allowing only glimpses to the surrounding undulating countryside.
- Some of the settlements have small green areas, although this is more unusual due to the small size of the settlements. Nicholashayne has a small triangular green space with a bench at a road junction.

