

4. Settlement Character Areas

Classification

The Mid Devon district has been divided into ten Settlement Character Areas (SCAs) with broadly similar characteristics. These have been loosely based on river catchments, main town catchment, landscape character, topography and geology, all of which contribute significantly to the character and appearance of the district's built environment. For ease of mapping and analysis, catchment areas follow parish boundaries, though several parishes may be included within a character area.

The Settlement Character Areas (SCAs) describe physical and human influences, such as patterns of settlement, influences from pre-historic times to the present day, as well as perceptual characteristics. Each SCA includes: a location plan; a summary; settlement plans and settlement characteristics.

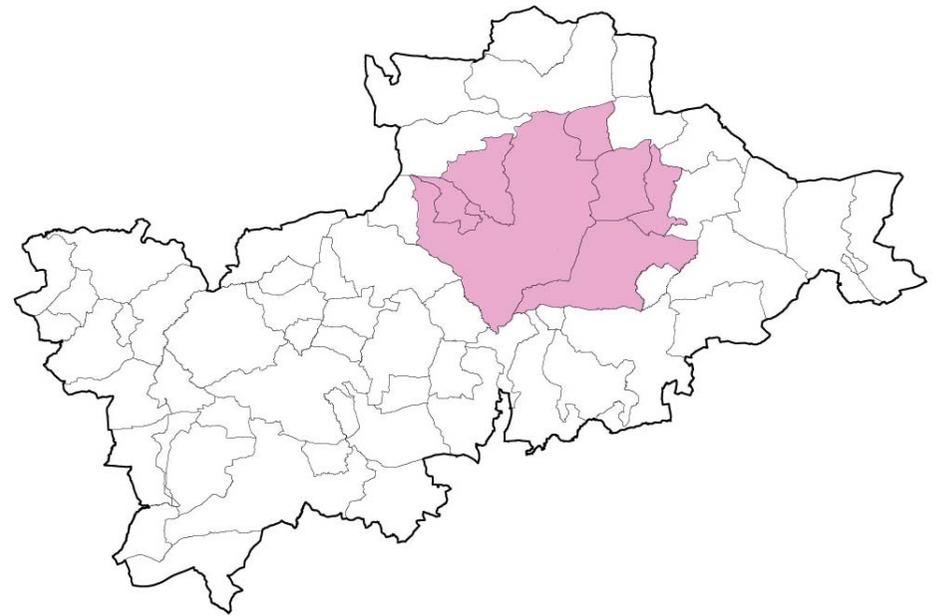
For more information on the different land use types for each settlement surveyed, refer to the 'Field Survey Tables' in appendix 3. It is also important to refer to the 'Conservation Area Appraisals' for those settlements that have them, as these provide a comprehensive analysis of the built form within the conservation area.

Settlement Character Areas

-  SCA 1 Upper Exe
-  SCA 2 Dalch
-  SCA 3 Exmoor Fringes
-  SCA 4 Lower Culm
-  SCA 5 Upper Culm
-  SCA 6 Lower Exe
-  SCA 7 Western Farming Belt
-  SCA 8 Eastern Fringes
-  SCA 9 Taw
-  SCA 10 Dartmoor Fringes



Tiverton



Main Town	Tiverton
Villages	Sampford Peverell, Uplowman, Halberton.
Small villages and hamlets	Ash Thomas, Bolham, Brithem Bottom, Calverleigh, Chettiscombe, Chevithorne, Collepriest, Cove, Eastmere, Green Gate, Huntsham, Loxbeare, Washfield, Witleigh.

SCA 1: Upper Exe

Location

This character area lies predominantly within the centre and to the west of the district. It includes the parishes of Washfield, Tiverton, Huntsham, Sampford Peverell, Uplowman, Halberton and Loxbeare.

Geology

This area straddles what is known as the 'Exe-Tees line', a geological division between older rocks of the upper Carboniferous era and newer rocks of the Permian period. This division is reflected in the topography of the area with the Permian rocks forming the lower areas, whilst the older carboniferous rocks shape the much higher land. The Permian rocks have given rise to what is known locally as the Red Devon sandstones and soils. Historically quarries in the area were found at Ashley, Bolham, Cove Cleave, Cove Cliff, Halberton and Washfield. The stone wall face at Cove is a stark reminder of the area's past quarrying activities.

Landscape

The underlying landscape has a gently rolling landform, with a more steeply undulating landscape present within the 'Exe Valley'. This is a prosperous agricultural landscape, with Grade 1 and 2 agricultural land concentrated towards the centre of the character area. The great soil fertility is primarily due to the Red Sandstone soil, that is characterised by a rusty red colour reflected in the stone/cob buildings and boundary walls.

Settlement pattern

The main catchment town within the area is Tiverton. The larger villages are concentrated on the flattish lowland area that benefits from the rich, highly fertile Red Sandstone soil. This starkly contrasts to the largely sporadic, valley bottom development, particularly farm buildings sited along the heavily wooded sides of the River Exe, and the sparse development located on the high ground of Bampton and Beer Down to the north.

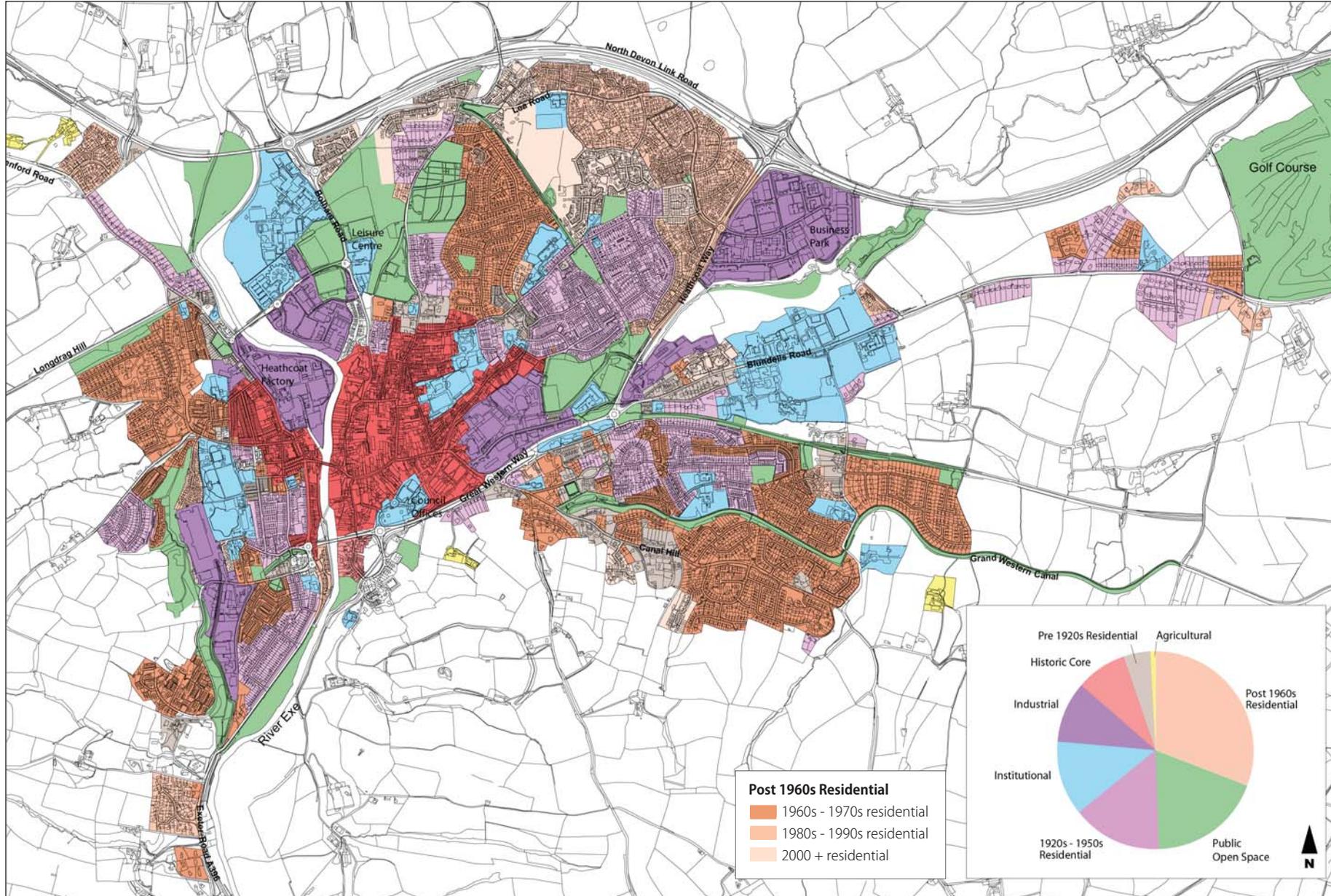
Infrastructure

The M5 passes through the east of the area offering vital links to both Exeter and Taunton. Tiverton Parkway Railway Station can be found adjacent to Sampford Peverell and offers links to Exeter, Bristol and beyond. The character area is dissected horizontally by the A361 (North Devon Link Road) which provides good access to North Devon. The A396 winds its way along the Exe Valley close to the River Exe connecting Minehead, in Somerset to Exeter. The sequence of views along this route are an important visual amenity to the area both for visitors and residents alike and have considerable scenic value. The Exe Valley Way, a long distance route for walkers, explores the length of the Exe River valley and is a valuable resource for walkers and cyclists. The Grand Western Canal meanders through this area between Tiverton and Lowdells (near the Somerset border) and is one of Mid Devon's biggest tourist attractions, providing a national cycle-route.

Community and Population

This character area has an estimated population total of 25,998 (2012 data), the highest population density in Mid Devon which is mainly concentrated within the larger conurbation of Tiverton (Devon County Council, Estimated Facts and Figures, 2012).

Tiverton



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Main Town: Tiverton

Settlement Form: Tiverton is the largest of the market towns in Mid Devon, standing at the confluence of the Rivers Exe and Lowman. The town is located within the steeply rolling landform of the Exe Valley, a typically hilly undulating landscape. The settlement spreads over the valley sides and the adjoining hill tops have evidence of human occupation dating back to prehistoric through to Roman times. An Iron Age hill fort 'Cranmore Castle' stands at the top of Exeter Hill above the town. In recent years, Tiverton has become a popular dormitory town for commuters to Exeter and Taunton, and this growth has been supported by large housing projects to the north of the town. The resulting influx of population has led to further development of the town's services and shops.

Movement: The M5 motorway lies to the east of the town with links to Taunton onto Bristol, and Exeter. Tiverton's revival in recent years began with the construction of the A361 (known as the North Devon Link Road), in the late 1980s. The A361 passes close to the town centre, on its northern side providing good links to North Devon and the M5. In the 1990s, a new junction was added to the Link Road, with a distributor road (now the A396) into the town, which became a main gateway. Great Western Way, linking this road to the Exeter Road along the line of the old railway, was also constructed. These two roads opened up a new aspect to the town, and paved the way for expansion.

Historic Town Core: The historic core is defined by Newport Street, Bampton Street, Fore Street and St Peter Street, possibly representing the earlier Saxon core of the town. In the north of the town lies the medieval Tiverton Castle first built in 1106 as a Motte and Bailey type and extensively remodelled in the 13th and 14th centuries. On the west side of the town is the Heathcoat textile

factory, some elements of which are listed, as well as Westex factory housing associated with the 19th century factory. In 1731 a fire destroyed more than 200 houses in the town, and consequently the streets were widened with the removal of medieval 'shambles' type development. After the fires, a change to national law prohibited the construction of thatched roofs in all towns.

Within the town centre there is a wide variety of architectural styles and ages. Many buildings are three storey with a high density built form. This close knit development is built up to the back edge of the pavement and gives a high sense of enclosure. The majority of Fore Street is pedestrianised, creating a safe environment and more comfortable retail experience. Outside the town centre, development is more mixed in density and scale with buildings or terraces occasionally set back from the road allowing small front gardens. Many buildings have long uninterrupted ridgelines that echo the long tenement and court buildings that developed within the burgage plots. Enclosed courts accessed via passageways are characteristic remnants of the medieval street pattern. Curved corners, walls and roofs are particularly distinctive features in this type. There are also a number of attractive three storey Georgian properties along Bampton Street and St Peter Street.

Although there are many rendered buildings in the historic core, particularly along Fore Street, the predominant building material in this area is a rich orangey red brick sometimes painted cream or white. There are a number of Victorian properties that have highly decorative light/cream coloured stone (Bath stone, Beer stone or Hamstone) for quoins, window dressings or other decorative features. The purple stone in buildings such as St Peters Church is from the Exeter Volcanic Series and is typically a purplish grey.



Tiverton

There are a number of 1960s and 1970s buildings which have little architectural detail and are relatively bland in appearance. Usually built from brown or red brick, these buildings often have large continuous panels of windows and tend to have aged poorly in comparison to older historic buildings.

There is a mixture of paving materials and styles in the town. Along Phoenix Lane and within the Pannier Market ground surfaces are randomly laid with grey setts which have purple/pink hues. Along Market Walk red bricks are the predominant paving material laid in herringbone patterns. The Ford Clock Tower is sited in central 'Square' which has red brick paving. Smaller brick sized setts, in herringbone patterns, denote parking bays along Fore Street. Generally kerbs are standard concrete, and footpaths are grey concrete pavers. There is a lack of high quality natural stone materials within the town centre, or consistency in street furniture.

Residential (Pre 1920s): This type is an extension of the historic core usually a mixture of two or three storey dwellings, high density to low density, detached, semi-detached and terraced. There are large numbers of Victorian properties with some Georgian and Edwardian present. Rows of Victorian terraces often have long narrow building footprints, but these are still largish properties with attractive repetitive features and high levels of detailing. Many buildings are edge of road, with some stepped back, providing opportunities for small front gardens, creating varied enclosure. Long rows of attractive terraced dwellings along Melbourne Street and John Street are typical examples of 'model housing' associated with Heathcoat Factory. There are also a few older style cottages circa 17th century, usually two storey, pepper potted throughout the town. Building materials include: light brown bricks, dark orangey/red brick walls, exposed stone walls, cob, arched multi-paned windows, large red bricked chimneys with yellow brick detailing. Yellow sandstone mullions and some

use of blockwork detailing, sash windows/casement windows and slate roofs. Variations include stained glass, more intricate brick detailing above windows including diamond patterned yellow tiles, decorative red clay ridge tiles and roof finials.

Residential (1920s-1950s): These inter-war properties are one or two storey, low to medium density, detached, semi-detached or terraced. Usually occurring in regimented estate layouts with rows of terraces that are uniform in appearance. Garages and off road parking are often present with large front and back gardens. Many of the estates benefit from small pockets of public open green space and large green verges. These inter-war houses follow a standard formula and most estates have only two or three variations on it, though larger detached properties such as those at Post Hill are individually designed. On Old Road, there are a number of Cornish units, pre-fabricated post war housing, with mansard roofs. Along Cowleymoor Road, there are some more unusual prefabricated one storey dwellings, with precast ship lap concrete panels and pitched roofs also constructed from concrete panels.

Residential 1960s-1970s: These are one or two storey dwellings, low density, detached, semi-detached, terraced or apartments with front and rear gardens arranged in 'cul de sac' estates, usually suffering from a general repetition of form. Some properties are set diagonally on to the road as opposed to running parallel to the road (see table p156 for building materials).

Residential 1980s-1990s: Development in this type tends to be high to low density development, one or two storey, either detached, semi-detached, terraced or apartments. Generally larger detached properties are found on the periphery of the settlement such as that on Exeter Hill and Southfield Way. Buildings are sometimes set diagonally to the road and usually benefit from a wider variety of building styles than that seen in the 1960s and 1970s.



Tiverton

Residential 2000+: This is high density, tight built form made up of two or three storey dwellings, detached, semi-detached, terraced and flats. A mixture of housing sizes and roof alignments add variety to the developments, although some large apartment blocks are somewhat monotonous due to large block form and lack of features. These higher density developments are reflective of the town centre as buildings are tall, have a strong sense of enclosure, are edge of road and have high building densities. Some of this high density 'town' type development, particularly that on the fringes of the town can seem somewhat at odds adjoining open countryside. Usually arranged around a central green focal point or green space, these properties often have small unenclosed front gardens (see table p156 for building materials).

Industrial: Usually located on the fringe of the town with good access for vehicles off main roads. These functional buildings are large scale units rectangular in plan, with large blank facades that are usually monotonous in appearance (see table p154 for building materials).

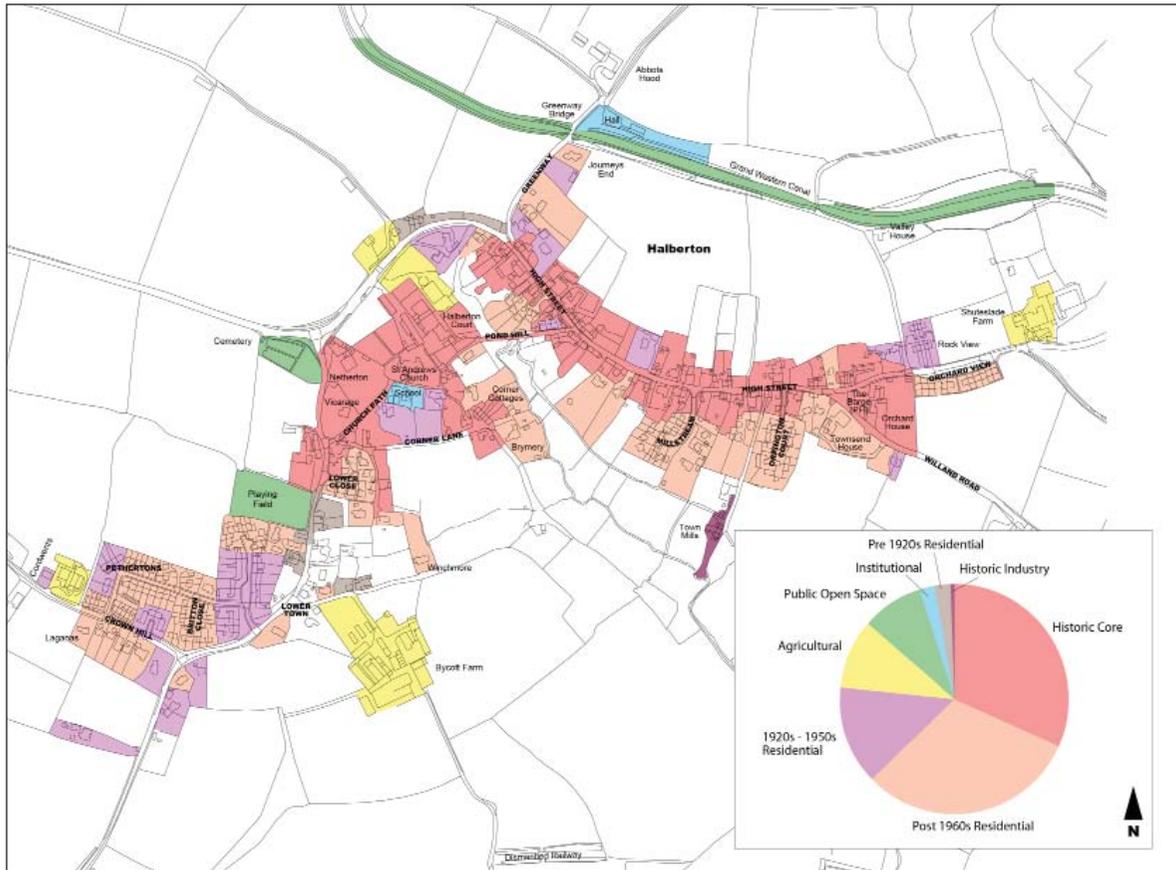
Landmark Buildings: These include Tiverton Castle, Pannier Market, St Peters Church, St George's Church (Grade 1), Old Blundells School, former schools Chilcot's School on St Peter's Street and Blue Coat's school on Castle Street, The Great House and several groups of almshouses, Colliespriest House (Grade II listed), the Town Hall, Heathcoat's artisan houses, Ford Clock Tower, Former Railway Station, police station (Canal Hill), Toll House (Rackenford Road), Cranmore Fort, Corn Market, Blue Coat School, Heathcoat Factory, Tiverton High School, Tiverton primary school, Phoenix House, Castle Place Practice, Exe Valley Leisure Centre and numerous public houses and hotels. For more information regarding historic landmark buildings, please refer to the Tiverton Conservation Area Appraisal, Chapter 2 Special Architectural Interest.

Green open space: There are a number of valuable public open spaces including the People's Park, Westexe Recreation Ground and Horsdon Park. The green areas adjacent to the River Exe and River Lowman provide attractive seating areas with mature trees and views of the river, whilst the Grand Western Canal is a highly beneficial resource, particularly for those who live nearby. The small green open space along Phoenix Lane provides a tranquil refuge from the busy built up areas. Some central road islands also give a spacious feel with provision of trees, hedgerows and grassed areas. There are three Walks in Tiverton that in part follow the former Tiverton railway line, run alongside the canal, travel through the town and through pleasant farmland. Tiverton Golf Course is sited to the east of the town.

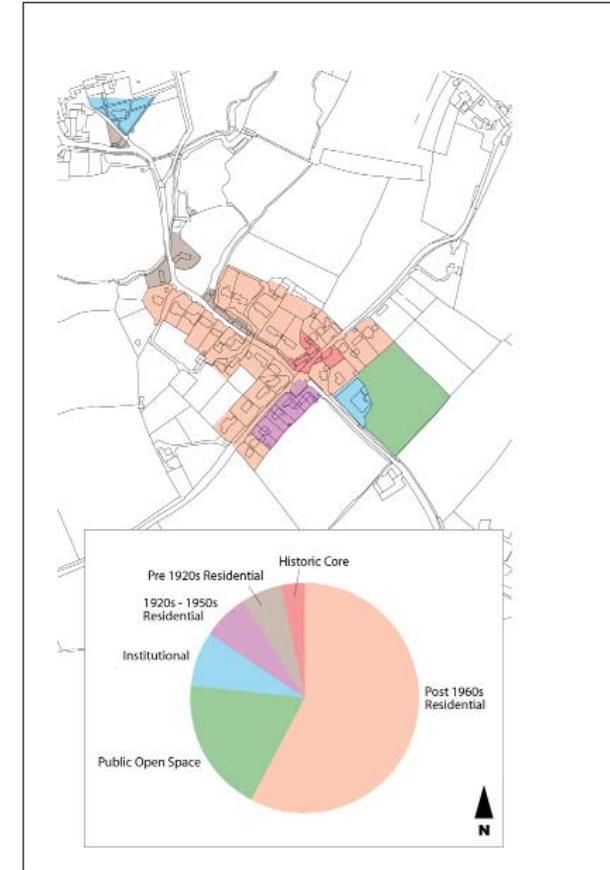
Landscape Elements: Street trees along Fore Street, Phoenix Lane (plane trees), and those in the Pannier Market and along Blundells road are attractive green features positively adding to the street scene. Open green space pepper potted throughout the estates and large green verges to a lesser degree, act as important green breathing spaces. There are many attractive mature trees at the edge of estates, where they adjoin open countryside. The Town Leat and river are important landscape features strengthening the historical character of the town.

Views: The rolling valley form is an attractive backcloth to the built form, providing views of medium scale fields with tightly clipped hedgerows and mature trees from many areas of the town. Expansive views are afforded from the more elevated parts of the town such as those seen from Exeter Hill and south of Canal Hill.

Halberton



Uplowman



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Halberton



Sampford Peverell



Uplowman

Sampford Peverell

Villages: Halberton, Sampford Peverell, Uplowman

Settlement Form: The similar characteristics of these settlements are their underlying geology and proximity to the Grand Western Canal, as there is great variation in terms of age of dwellings and land use. Grand Western Canal is a constant element within the settlements, running through Sampford Peverell and within close proximity to Halberton and Uplowman.

The form of each settlement greatly differs with both linear and nuclear types of pattern, having been influenced by the topography, the canal, more recent development and roads. Uplowman is a settlement with virtually no historic core and is predominantly new development (post 1960s) with its parish church unusually sited separate to the north of the settlement.

Movement: Halberton is dominated by a busy central road (High Street) and only has a pavement on one side of the street leading to an uncomfortable walking environment. Sampford Peverell is also sited on a busy road, but the wide road and presence of footpaths on either side of the street contribute to a more pleasant environment. Pavements are absent in Uplowman, due to its intimate size and rural nature. Traffic calming measures where present significantly alter the character of the street scape by creating a safer and more attractive environment.

Historic Village Core: Buildings within the historic cores are generally two storey, semi-detached or terraced, medium in density. In Halberton, enclosure is created by the narrow streets and boundary walls, whilst in Sampford Peverell these are larger detached dwellings in their own grounds. Buildings are varied in appearance and date from different periods, with Edwardian and Victorian buildings present as well as cottages circa 17th century. There are some thatched buildings such as those found in Halberton and a mix of wall colours with different styles of front doors.

Building materials include: red sandstone cob/stone and /or rendered walls, white/cream walls, small wooden window frames, large porches to the fronts of buildings and slate or clay tile roofs.

Residential Pre 1920s: These buildings are generally lower density, similar in appearance to the historic village core. In Sampford Peverell, development is dispersed with stone walls that abut the road edge, as high as two metres. There are also some converted agricultural buildings.

Residential 1920s -1950s: These are one or two storey, semi detached buildings, some close knit whilst others are more dispersed. There are some cul-de-sac style developments, and buildings arranged in straight alignments parallel to the roads. Dwellings tend to be set back from the road in good size plots of low density and are mostly semi-detached post war properties. Usually car parking is available within the curtilage of the property.

Streets are wider with concrete kerbs and pavements allowing for high mobility, and the bungalows are highly accessible for the disabled or elderly. Building materials include: brick walls, with slate roofs, large wooden windows and porches with a small overhang. In Sampford Peverell, there is a number of local authority type housing with simple render elevations under slate. Mansard style roofs are also common, and different alterations have been made by way of extensions.

Institutional buildings: These are detached buildings spread across the settlements. The village schools are usually set within large plots. Uplowman village hall has reasonable parking provision. However the primary schools offer poorer parking provision.



Halberton

Residential Post 1960s: These are one, two or three storey, detached or semi detached, medium to high density dwellings. Uplowman contains mostly post 1960s bungalows, or semi-detached two storey dwellings. Generally styles and materials rarely differ within each development, leading to identical houses and a repetitive appearance. In Halberton, some historic buildings within the development add interest. Some modern developments are situated around an inner courtyard, whilst majority are cul-de-sac layouts with clearly defined roads and pavements. Front and rear gardens are usually present with car parking within the curtilage of the property. Building materials include: white/cream rendered walls; brick (some dark brown) walls and chimneys; large wooden/uPVC windows; porches with a small overhang; and slate or tiled roofs. Bungalows are highly accessible for the elderly and disabled.

Public open space: The Grand Western Canal is an important wildlife corridor and valuable asset for those villages situated along its length. There is great diversity of plant species such as wild flowers, rushes, and many mature trees including Willow, Maple, Chestnut, Birch and Ash. There is also some cultivated type planting where gardens adjoin the canal. Green verges found adjacent to the tow path give a spacious open feel. The park on Lower Town in Sampford Peverell is mainly grassed but benefits from numerous mature trees including Chestnut, Rowan, Aspen, Cherry and Birch.

Agricultural: Agricultural buildings are generally a mix of different types and sizes, some of a traditional vernacular appearance. Traditional buildings are usually important features in the landscape due to the use of stone and cob with slate roofs. Modern agricultural buildings are dutch barn types with sheet roofs. There are some residential conversions from the early C20 including cob buildings with slate roofs, and some vacant agricultural buildings.

Important landmark buildings: These include: 'The Globe Inn' public house, church and the village school in Sampford Peverell; the new community hall, primary school (an attractive red sandstone building with steeply pitched slate roof), church and public house 'The Redwoods Inn' in Uplowman; the church and public house 'The Barge' in Halberton.

Important features: Characteristic features include the exposed reddish stone and cob walling which acts as a unifying element within the settlements. Remnants of the historic street scape pallet, such as cobbles, can be seen in places. The Victorian style railings, woven willow panels and trimmed hedges are attractive boundary treatments.

Landscape Elements: Front gardens provide valuable green space and provide opportunities for variety and richness. There are many apple trees present, and some back gardens have allotment style gardens. In Uplowman the majority of properties are behind large hedges with trees set back from the road. In Halberton informal cottage style gardens add richness. There is a large number of established trees including beech, ash and sycamore. Along Boobery in Sampford Peverell, there are wide grassed verges with some mixed street tree planting (Copper Beech, Rowan, Cherry and Oak).

Views: In Sampford Peverell, views of open countryside are often obscured by buildings, however some gaps allow framed views towards the surrounding landscape. Pond Hill in Halberton is a particularly attractive well treed route, offering lovely views when looking south over the pond towards the church, which acts as a focal point. Undulating nature of the surrounding landscape allows views in and out of villages towards the countryside.

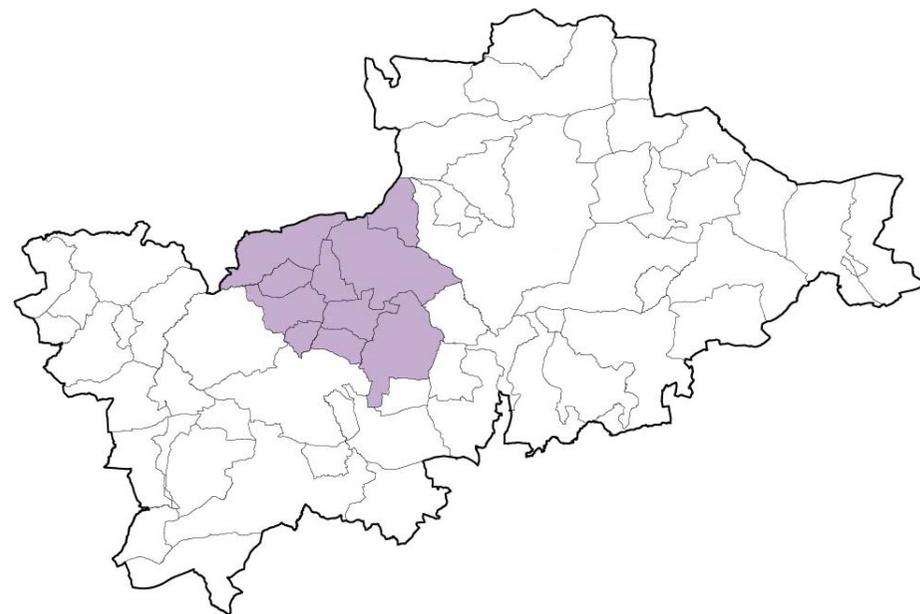
Smaller villages or hamlets: Ash Thomas, Bolham, Brithem Bottom, Calverleigh, Chettiscombe, Chevithorne, Colliepriest, Cove, Eastmere, Green Gate, Huntsham, Loxbeare, Washfield, Withleigh.

- Villages are either concentrated on the flattish lowland area or on the higher flatter plateaux type landscape. Some have more compact forms such as Bolham, Brithem Bottom, Chettiscombe, Chevithorne and Washfield, or linear patterns such as Ash Thomas, Calverleigh, Cove, Huntsham and Withleigh, whilst others have a more dispersed built form such as Loxbeare.
- The area benefits from the highly rich fertile Red Sandstone soil which is responsible for the red mortar and pinkish stone building materials of the area, informed by the Permian Breccia's underlying geology.
- There are some very attractive stone properties with ornate detailing, associated with large estates in the area. For instance Bolham and Chettiscombe have associations with Knighthayes Court, and Huntsham with Huntsham Court. This has led to some high quality Victorian architecture with exposed pinkish stone, brick detailing around doors and windows, decorative roof tiles, (flat orangey clay roof tiles laid in regular overlapping rows with rows of 'beavertail' clay flat roof tiles), decorative clay ridge tiles, porches (some with wooden lattice work) and chimneys. These properties tend to have well established gardens with climbing species of plants on walls and front facades, topiary and tightly clipped hedging.
- The River Exe borders the settlements of Bolham and Cove providing space and visual amenity.
- There is a parkland type landscape present, with numerous mature trees (oak & beech), surrounding those settlements associated with the large estates. Huntsham in particular benefits from large deciduous and coniferous species of trees, giving an intimate enclosed feel to the settlement.
- Some settlements are dominated by main through roads, such as Bolham and Cove to a degree by the A396, and Calverleigh and Withleigh by the B3137. Ash Thomas, Chettiscombe, Chevithorne, Huntsham and Loxbeare are accessed via a series of narrow, curving roads and lanes, with wide verges.
- Buildings within the historic core of a settlement traditionally include two storey terraced or detached cottages that front onto the road. There are also some larger detached properties. Building materials include reddish or grey stone, cob, curved walls, whitewashed rendered facades (often pebble rendered), red bricked chimneys and slate roofs. Some buildings have slate on front elevations, although this is unusual.
- Inter-war housing has a looser, more open density and tends to be sited in more exposed sites, whereas older dwellings are located in the valley bottoms that provide more shelter and enclosure.
- Post-war housing tends to be located towards the outskirts of settlements. They are generally semi-detached, two storey local authority type properties, with white or cream painted render, concrete tile roofing, generously sized rooms, and largish plots, although unimaginative in design.

- Many bungalows from the 1950s, 1960s and 1970s are present with tile roofs, rendered or red bricked facades, large uPVC windows and a block form. Much of the larger housing is detached with garages. Detached red bricked properties from the 1980s are present in large plots accommodating off road parking and garages.
- There are few new buildings post 2000, only infill or affordable housing present. These usually include wall dormers, slate roofs and rendered walls with some brick detailing.
- Agricultural barns and lincays are dominant in many of the smaller rural settlements such as Chettiscombe. The traditional barns are constructed using stone, with a segmental soldier course of red bricks around arched windows and large arched openings. Nearly always corrugated iron sheet roofing has replaced the traditional thatch. Newer type agricultural buildings are steel framed with corrugated iron sheet walls and roofs.
- There is a particularly attractive stone barn in Colliepriest, that unusually has retained its thatch roof. It is reminiscent of an early single storey 'Devon Longhouse' divided into two, one half for the human inhabitants and other half for animals.
- There are very few thatched properties within the area with the exception of those at Brithem Bottom, Colliespriest, Eastmere and Washfield. This is probably due to the railway that traversed through the area allowing the transport of brick and slate from Wales.
- Characteristic features include old railway bridges such as those at Bolham and Huntsham. Low greyish/reddish stone walls are also important characteristic features of the settlements. Some settlements have a central village green such as that found at Washfield.
- Settlements such as Calverleigh and Chevithorne enjoy expansive views towards undulating landscape, although offer little in the way of mature trees. From many of the villages there are long distant views to the east, towards the Blackdown Hills and Sidmouth Gap, and wide sweeping views to the south over the valley landform. Other settlements are nestled within the rolling rural landscape and have a strong sense of enclosure, with limited long distant views out.
- Some interesting buildings act as important landmark buildings such as the former post office at Huntsham. This attractive hexagonal Victorian stone building has a wooden porch and multi-paned leaded light windows and stone mullions. Other such buildings include the old Methodist chapel in Chevithorne, church in Calverleigh, church in Washfield, primary school and Hartnoll Hotel in Bolham, and the Norman stone church in Loxbear. Uplowman Primary School is located in Green Gate and has a sensitive attractive extension that uses the same traditional materials of exposed red sandstone and cream stone quoins and window surrounds, as the main building.



Nomansland



Villages	Cheriton Fitzpaine, Kennerleigh
Small villages and hamlets	Black Dog, Cruwys Morchard, Nomansland, Pennymoor, Poughill, Puddington, Templeton, Templeton Bridge.

SCA 2: Dalch

Location

This character area lies centrally north of the district. It includes the parishes of Templeton, Cheriton Fitzpaine, Cruwys Morchard, Kennerleigh, Thelbridge, Puddington, Stockleigh English, Washford Pyne, Woosfardisworthy and Poughill.

Geology

The underlying geology of this area is part of the 'Bude formation, sandstones, siltstones and mudstones', comprising of discrete black marine mudstones and thickly bedded deltaic sandstones. The mudstone and sandstones possess a discrete, linear or ribbed form. A lack of folding within these rocks suggests that they have a brittle nature.

Landscape

This character area contains two contrasting types of landscape. The first is flat plateau moorland and Culm grassland to the north, which forms a small part of the extensive Culm Measures of North Devon. This type can have an exposed nature, often leading to wide, sweeping views only interrupted by wind-shaped trees and small copses. The land in this area rises in a series of irregular rolling hills that are somewhat flattish. The second type is a more intricate rolling landform which is found to the south of the area. This landscape includes undulating hills, coniferous woodlands, and has a prevailing damp character with stream filled valleys, lush meadows, springs and wet pasture due to the heavy clay soils that easily become waterlogged.

Settlement pattern

The main catchment town that serves the area is Tiverton with the larger village of Witheridge situated to the north outside the district boundary. The area has had little development in the last century which is key to the unspoilt rural tranquillity of the settlements. Key characteristics of the area include sparse settlement patterns, nucleated village forms often sited on a crossroads and flat plateau landscape allowing distant views out over open, undulating countryside.

Infrastructure

The B3137 is the largest road dissecting the area providing connections to Tiverton and Witheridge. The majority of routes are minor, straight narrow roads, with large green verges and hedgerows. Public transport is limited. The percentage of households who can access a shop within 30 minutes by public transport is significantly below the county and national averages. (DCC, Tiverton Baseline Profile, 2009).

Community and Population

This character area has an estimated population total of 3,760 (2012 data), one of the lowest population densities in Mid Devon (Devon County Council, Estimated Facts and Figures, 2012). The sparse population experiences poor access to services. Those services which are present, tend to be limited to village halls with only Pennymoor, Black Dog and Nomansland benefiting from a local pub. The nearest primary schools can be found in Witheridge, Morchard Bishop or Tiverton (Rural Services in Mid Devon, 2011).

Villages: Cheriton Fitzpaine, Kennerleigh

Settlement form: Both the settlements of Cheriton Fitzpaine and Kennerleigh have linear development forms, with buildings running parallel to the main through road. These are farming settlements that still retain a large proportion of agricultural use at their fringes. Land use types are fairly well proportioned in these settlements.

Movement: These settlements are accessed via a series of narrow, winding roads. In Kennerleigh, the principal traffic movements are along the wider, through road which runs north to south. The Kennerleigh Post Office/shop provides an important focal point at the centre of the village and the road is wider here, providing safe pedestrian access and adequate short term parking for customers. Cheriton Fitzpaine has a choice of routes to/from its centre with numerous intersections and focal points. As expected within rural farming settlements, there is an absence of pedestrian pavements.

Historic Village Core: The historic core of the village of Cheriton Fitzpaine is focused on the parish church at the west end of the village. The main building form is two storey with varying ridge heights and has an intimate enclosed feeling. There is a mix of architectural styles in Cheriton Fitzpaine, whilst the majority of historic properties in Kennerleigh are thatched. The focus of the historic village core in Kennerleigh is around the church and is at the intersection of a network of local footpaths. Building materials include cob or stone rendered walls, thatch, tile or slate roofs, red brick chimneys, casement windows and low doorways. The low stone walling and Devon green banks all contribute to a rural feel in Kennerleigh.





Black Dog



Puddington



Nomansland

Kennerleigh

Buildings Pre 1920: These properties tend to be large detached buildings in their own plots, with long gardens running adjacent to the road or behind the dwellings. Building materials include stone, cob render, red brick detailing around windows and doors, sash or casement windows and predominantly thatch roofs. The rectory building in Kennerleigh is a large attractive Georgian style building, set in a large plot with walled garden.

Residential post 1960s: These are one and two storey, detached or semi-detached properties. In Kennerleigh these are individually designed, large detached properties set in large plots benefiting from a greater range of styles. The properties found in Cheriton Fitzpaine tend to be medium density and repetitive in style with a lack of architectural variety. There are many 1960s-1970s bungalows on red brick bases, with part rendered walls, large windows, facing gable on and a number of detached 1980s properties, rendered, with integrated garages and brown roof tiles.

Landmark Buildings: These include the churches and church towers at both settlements which are easily seen within the wider countryside. The primary schools and public house 'Half Moon Inn' in Cheriton Fitzpaine are also landmark buildings.

Landscape Elements: Tightly clipped beech hedging and Devon green banks are important characteristic boundary treatments. Often there are mature trees present within the hedging. Climbing species of plants are attractive features on the front elevations of many cottages.

Agricultural: Traditional agricultural buildings are constructed of exposed stone and reddish exposed cob, with red brick detailing around windows and openings and rusted corrugated or slate roofs. The newer type buildings are steel framed with corrugated iron walls and roofs.

Views: Generally within Kennerleigh views are restricted by the number of mature trees present. However, approaches into and out of the settlement provide some expansive views. When approaching Kennerleigh from the south, attractive views towards the steep valley landform are afforded. The northern approaches into the settlement allow panoramic views across flat plateau moorland, with far distant views of Dartmoor Haytor and on as far as Okehampton. In Cheriton Fitzpaine views towards the countryside are limited due to the flat plateau landscape.

Small villages and hamlets: Black Dog, Cruwys Morchard, Nomansland, Pennymoor, Poughill, Puddington, Templeton, Templeton Bridge.

- These are small settlements that generally have similar dispersed settlement patterns sited on cross roads, with linear historic cores running alongside a road.
- Nomansland has no historic core as the village was recently developed. In Pennymoor later developments have extended the village along the axis of the crossroads. Some of these settlements do not have churches.
- Houses generally follow consistent building lines parallel to the road and are medium to low density, mostly two-storey buildings.
- Poughill has a tight enclosed urban grain along the south side of the main through road, consisting of traditional buildings including a former coaching inn, forge and bakery. On the north side, properties are elevated above the road. Here the built form has a loose urban grain, of mainly 1970s detached properties with large plot sizes and integral garages.
- The majority of the settlements are situated on flattish high ground that has a rather unsheltered windswept appearance. This often leads to open, wide views interrupted only occasionally by wind-shaped trees and small copses. The exception is Templeton Bridge and Cruwys Morchard which have an enclosed wooded feel.
- There is a mix of building ages and styles including 18th Century Victorian and Edwardian buildings together with some modern dwellings.
- The historic cores of the settlements include buildings constructed from stone, rendered cob, red brick detailing (although Poughill has some yellow brick detailing) with predominantly slate roofs of varying heights (some hipped roofs in Puddington), some use of tile, red brick chimneys, traditional sash and casement windows with timber doors.
- There are some thatched buildings in Black Dog, Poughill, Templeton, Pennymoor, Nomansland and Puddington. These traditionally thatched properties often have cob curved walls and roofs that have distinctive rounded hips and curved eaves at the roof ridge, typical in Mid Devon.
- Post war housing, particularly local authority type housing, tends to be located towards the fringe of a settlement, on higher exposed land. The majority of building materials are render, brick with either slate or tile roofs. These buildings are a general standard, uniform in appearance, centrally positioned within their plots with a garden to front and rear usually with off road parking.
- 1960s-1970s bungalows tend to be located towards the settlement fringe, are detached properties in their own plots with off road parking, large windows and generally tidy gardens. Building materials include white render and concrete roof pantiles.
- Post 1960s - 1990s residential properties are generally large two storey detached properties in their own plots. In Nomansland, there is a development of 16 new dwellings built post 2000. These are terraces, semi-detached and detached buildings, which are white rendered with slate roofs and red brick chimneys.

- Agricultural uses are sited towards the outskirts of the settlements. Buildings include traditional barns of stone and red brick detailing and more modern type barns constructed of corrugated iron sheeting. The approach into some of the settlements is dominated by agricultural land use such as at Templeton.
- This is an accessible landscape on foot and by small vehicle with generally a good network of lanes, metalled and unmetalled roads and public rights of way.
- Landmark buildings include the 'Black Dog Inn' public house in Black Dog (a half rendered, half exposed stone building), the churches at Poughill, Cruwys Morchard, Black Dog and Templeton, the village hall (former primary school building) and former vicarage at Poughill, 'The Cruwys Arms' public house in Pennymoor and the 'Mount Pleasant Inn' public house in Nomansland. These are important announcement points, however signage is limited. Other important features include the attractive grey stone bridge at Templeton Bridge.
- There is limited street furniture in this type, with the absence of pavements and kerbs. The street scape is characterised by some stone walls, green verges and hedgerows, although generally there is an open feel. In Pennymoor a traditional red telephone box adds character to the street scene.
- Grass verges are an important part of the street scene and provide the opportunity for spring bulbs. The stone walls are of importance as they form enclosure adding extra interest to the wider landscape.
- Private gardens add visual richness to the street scape, with cultivated type planting, tightly clipped topiary and hedges, and mature trees being positive landscape elements. There is also a small public garden in Poughill.
- Mature trees, where present, are important characteristics in the settlements, such as the knarled Oak trees in Black Dog and mature trees in the hedgerows of Cruwys Morchard. These trees are often centred in and around the churches.
- The name 'Poughill' derives from Old English meaning "Heap of Hills", which is reflective of the surrounding steeply rolling landform.
- The isolated houses and farmsteads often benefit from high levels of tranquility and remoteness with panoramic views and unbroken skylines.
- The line of buildings on the south side of the main road through Poughill have outstanding views over Mid Devon to Haldon and Dartmoor. There are also key views afforded from the village hall, and from vantage points along the Puddington road.
- The historical sense of isolation has in places been eroded by the introduction of modern dwellings, mainly bungalows and large-scale farm buildings. These buildings can have a form and proportions which sit uncomfortably within the landscape.