

7. Appendices

The appendices are divided as follows:

Appendix 1: Land use area table

Appendix 2: Methodology matrix

Appendix 3: Field survey tables

Appendix 1: Land use area table

Settlement	Historic Core	Public Open Space	Industry & Retail	Historic Industry	Institutional & Public	Agricultural	Pre 1920s Residential	1920s - 1950s Residential	Post 1960s Residential
SCA 1 Upper Exe									
Tiverton	8.4%	18.7%	10%	-	12.2%	0.6%	4.5%	14.8%	30.8%
Uplowman	0.4%	18.8%	-	-	7.7%	-	5.9%	6.4%	58%
Sampford Peverell	21%	12.3%	-	-	1.4%	3.5%	10.9%	8.1%	42.8%
Halberton	31.8%	8.5%	-	0.5%	2.2%	9.7%	2.2%	14%	31%
SCA 2 Dalch									
Cheriton Fitzpaine	16.8%	10.6%	-	-	1.4%	19%	8.5%	8.3%	35.2%
Kennerleigh	10.4%	-	-	-	-	22.2%	21.8%	14.3%	31.3%
SCA 3 Exmoor Fringes									
Bampton	15.8%	4.9%	14.5%	-	7.2%	4.8%	13.8%	9.5%	29.4%
SCA 4 Lower Culm									
Uffculme	15.8%	12.3%	3.2%	1.8%	15%	-	4.2%	8.7%	39%
Willand	3%	5.7%	29.8%	-	1.8%	-	2.7%	11%	46%
Kentisbeare	14%	25.5%	1.1%	-	5.4%	5.2%	6.8%	5%	36.7%
Cullompton	5.1%	24%	17.9%	-	4.2%	3.2%	2.2%	9.9%	33.5%
Bradinch	19.9%	10.7%	0.2%	-	2%	1.7%	7.5%	26.8%	31%
SCA 5 Upper Culm									
Culmstock	26%	7.3%	-	-	2.7%	-	6.3%	17.6%	40%
Hemyock	8.3%	16.7%	5.2%	-	4.2%	-	4.5%	16.3%	45%
SCA 6 Lower Exe									
Bickleigh	17.3%	14.5%	-	11%	16.2%	12%	11.9%	2.7%	14.2%
Thorverton	21.7%	18%	-	-	3.2%	2%	13.2%	15.8%	26%
Silverton	15.5%	7%	-	-	4%	1.2%	8.4%	15.5%	48.2%

Settlement	Historic Core	Public Open Space	Industry & Retail	Historic Industry	Institutional & Public	Agricultural	Pre 1920s Residential	1920s - 1950s Residential	Post 1960s Residential
SCA 7 Western Farming Belt									
Crediton	5.3%	7.5%	4%	-	7.3%	4.4%	9.7%	4%	57.4%
Copplestone	9.4%	-	-	-	4.6%	12.8%	6%	1.2%	66%
Yeoford	25.1%	10.2%	0.5%	-	4.8%	-	10.7%	11.7%	37%
Sandford	20.2%	3.6%	18.6%	-	5.6%	7.4%	2.8%	4.2%	37.6%
Bow	6.5%	40.7%	10.6%	-	4.4%	1.8%	4.9%	7.3%	23.9%
Shobrooke	29.6%	7.8%	-	-	0.6%	-	-	14%	47.9%
Newton St Cyres	13%	24%	-	-	1.7%	16.2%	12.4%	15.4%	17.2%
SCA 8 Eastern Fringes									
Holcombe Rogus	56%	2%	-	-	2.5%	15.1%	5.4%	13.9%	4.8%
Burlescombe	21.7%	5.3%	1.6%	-	5.4%	20.2%	6.9%	11%	27.8%
SCA 9 Taw									
Lapford	14.8%	1.6%	14.5%	-	5.1%	4.5%	5.3%	8.8%	45.4%
Morchard Bishop	21.7%	11.4%	0.4%	-	5.8%	13.6%	7.7%	6.5%	32.7%
Zeal Monachorum	34.7%	0.8%	-	-	6.3%	3.2%	0.9%	5.9%	48.2%
Chawleigh	24.4%	5%	-	-	2.5%	13.8%	9.3%	3.8%	41.1%
SCA 10 Dartmoor Fringes									
Cheriton Bishop	10%	2.5%	-	-	8.1%	11.2%	11.8%	5.5%	51%

The following tables outline the land use areas in percentages for each settlement surveyed. These broadly show different land uses patterns within each settlement and are illustrated in the pie charts that accompany each settlement plan. This exercise was not intended to define the use or age of every building, but to focus on the character and local distinctiveness of place, by identifying the broad locations and patterns of land use.

Appendix 2: Methodology matrix

In total 55 settlements were selected: 21 villages (as designated by the submitted Core Strategy):

Village	Primary School	Doctors Surgery	Mobile Library	Shop	Farm Shop	Post Office	Bus service	Pub	Village Hall	Petrol Station	Score
Bow	✓	✓	✓	✓	x	x	Mon - Sat	✓	✓	x	7
Bradninch	✓	✓	✓	✓	x	✓	Daily	✓	✓	x	8
Burlescombe	✓	x	x	x	x	x	3 x per week	✓	✓	x	4
Chawleigh	x	x	✓	✓	x	x	Mon - Sat	✓	✓	x	5
Cheriton Bishop	✓	✓	✓	✓	x	✓	Once weekly	✓	✓	x	8
Cheriton Fitzpaine	✓	✓	✓	✓	x	✓	Mon - Sat	✓	✓	x	8
Copplestone	✓	x	✓	✓	✓	✓	Mon - Sat	✓	x	✓	8
Culmstock	✓	x	✓	✓	x	x	Mon - Sat	✓	✓	✓	7
Halberton	✓	✓	✓	x	✓	x	Daily	✓	✓	x	7
Hemyock	✓	✓	✓	✓	x	✓	Mon - Sat	✓	✓	✓	9
Kentisbeare	✓	x	✓	✓	x	✓	Mon - Sat	✓	✓	x	7
Lapford	✓	x	✓	✓	x	✓	Mon - Sat	✓	✓	✓	8
Morchard Bishop	✓	✓	✓	✓	x	✓	Mon - Sat	✓	✓	x	8
Newton St Cyres	✓	x	✓	✓	✓	✓	Daily	✓	✓	x	8
Sampford Peverell	✓	✓	✓	✓	✓	✓	Daily	✓	✓	x	9
Sandford	✓	x	✓	✓	x	✓	Mon - Sat	✓	✓	x	7
Silverton	✓	✓	✓	✓	x	✓	Daily	✓	✓	x	8
Thorverton	✓	✓	✓	✓	✓	✓	Mon - Sat	✓	✓	x	9
Uffculme	✓ (& sec)	✓	✓	✓	x	✓	Daily	✓	✓	x	8
Willand	✓	✓	✓	✓	x	✓	Daily	✓	✓	✓	9
Yeoford	✓	x	✓	x	x	x	2 x weekly	✓	✓	x	5

34 smaller settlements from parishes that did not have a village or market centre:

Bickleigh	✓	x	x	x	x	x	Daily	✓	✓	x	4
Brushford	x	x	x	x	x	x	x	x	x	x	0
Butterleigh	x	x	✓	x	x	x	x	✓	✓	x	3
Cadbury	x	x	✓	x	x	x	Mon - Fri	x	x	x	2
Cadeleigh	x	x	x	x	x	x	Once weekly	✓	✓	x	3
Clayhanger	x	x	✓	x	x	x	x	x	x	x	1
Clayhidon	x	x	✓	x	x	x	x	✓	✓	x	3

Settlement	Primary school	Doctors Surgery	Mobile Library	Shop	Farm Shop	Post Office	Bus service	Pub	Village Hall	Petrol Station	Score
Coldridge	x	x	✓	x	x	x	Once weekly	x	✓	x	3
Colebrooke	x	x	✓	x	x	x	Twice weekly	x	✓	x	3
Cruwys Morchard	x	x	x	x	x	x	Mon - Fri	x	✓	x	2
Down St Mary	x	x	✓	x	x	x	Once weekly	x	✓	x	3
Hittisleigh	x	x	x	x	x	x	x	x	✓	x	1
Hockworthy	x	x	x	x	x	x	Once weekly	x	✓	x	2
Holcombe Rogus	✓	x	✓	✓	x	✓	3 x weekly	✓	✓	✓	8
Huntsham	x	x	✓	x	x	x	Once weekly	x	✓	x	3
Kennerleigh	x	x	✓	✓	x	✓	Once weekly	x	✓	x	5
Loxbeare	x	x	✓	x	x	x	x	x	x	x	1
Morebath	x	x	x	x	x	x	Mon - Sat	x	✓	x	2
Nymet Rowland	x	x	✓	x	x	x	x	x	✓	x	2
Oakford	x	x	✓	x	x	x	x	✓	✓	x	3
Pennymoor	x	x	x	x	x	x	x	✓	x	x	1
Poughill	x	x	✓	x	x	x	Mon - Fri	x	✓	x	3
Puddington	x	x	✓	x	x	x	Mon - Fri	x	✓	x	3
Shobrooke	x	x	✓	x	x	x	Mon - Sat	✓	✓	x	4
Stockleigh English	x	x	x	x	x	x	x	x	x	x	0
Stockleigh Pomeroy	x	x	✓	x	x	x	Mon - Sat	x	✓	x	3
Stoodleigh	x	x	✓	x	x	x	x	x	✓	x	2
Templeton	x	x	x	x	x	x	x	x	✓	x	1
Uplowman	✓	x	x	x	x	✓	Once weekly	✓	✓	x	5
Upton Hellions	x	x	x	x	x	x	x	x	x	x	0
Washfield	x	x	✓	x	x	x	x	x	✓	x	2
Washford Pyne	x	x	x	x	x	x	x	x	x	x	0
Wembworthy	x	x	✓	x	x	x	x	✓	✓	x	3
Westleigh	x	x	✓	x	x	x	3 x per week	x	✓	x	3
Woolfardisworthy	x	x	x	x	x	x	x	x	x	x	0
Zeal Monachorum	x	x	✓	x	x	x	Once weekly	✓	✓	x	4

The following settlements were not included within the rural services survey 2011: Ashill, Coleford, Craddock, Knowle, Morchard Road, Nomansland, Oakfordbridge, Pennymoor and Shillingford. All settlements with a score of 4 or greater were deemed to have sufficient infrastructure to warrant detailed survey in the Town and Village Character Assessment.

Appendix 3: SCA 1 Upper Exe - Main Town - Tiverton

	Historic Town Core	Institutional Buildings	Industry & Retail	Public Open Space	Residential (Pre 1920s)
Building Enclosure	<ul style="list-style-type: none"> There is a wide variety of architectural styles and ages with mostly 3 storey buildings within the town centre. This is high density, close knit development, built up to the back edge of the pavement, giving a high sense of enclosure. 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. There are a number of attractive 3 storey Georgian buildings along Bampton Street, and St Peter Street with symmetrical windows Enclosed courts accessed via passageways are characteristic remnants of the medieval street pattern. Curved corners, walls and roofs are particularly distinctive features. 	<ul style="list-style-type: none"> Overall low density. Buildings are generally concentrated in one area surrounded by open land (parking or play area). 	<ul style="list-style-type: none"> Mix of larger units rectangular in plan with small court yard units, varying according to use. Along Old road, there are large blank areas, parking, bland red brick facades, corrugated iron roof on older Victorian structure. Some historic industry present such as Heathcoat factory which is a five storey red bricked building. These buildings are functional in appearance. 	<ul style="list-style-type: none"> Open space with built form around the periphery. 	<ul style="list-style-type: none"> These are a mixture of 2 or 3 storey dwellings, high density to low density, detached, semi-detached and terraced. There are large quantities of Victorian properties, some Georgian and Edwardian. Rows of Victorian terraces often have a narrow long building footprints, but these are still largish properties with attractive repetitive features and a high level of detailing. Many buildings are edge of road, with some stepped back, providing opportunity for small front gardens creating varied enclosure. Long rows of terraced dwellings associated with Heathcoat Factory are present along Melbourne Street and John Street. There are a few older style cottages circa 17th century, usually 2 storey, pepper potted throughout.
Movement	<ul style="list-style-type: none"> There is a wide choice of parking within the town centre. The majority of Fore Street is pedestrianised, creating a safer environment and more comfortable retail experience. Signage is present at junctions. The town centre is easily accessible via car, foot or cycle and the bus station is just off Phoenix Lane. 	<ul style="list-style-type: none"> Primary schools are largely in residential areas, accessible on foot and by disabled or car, accessed off residential roads and B roads. 	<ul style="list-style-type: none"> Generally this type has good access for vehicles off main roads. Pedestrian footpaths are provided. The Heathcoat factory still includes various older landmark buildings such as the former school and gatehouses together with the historic leat. 		<ul style="list-style-type: none"> Pedestrian access to rear gardens Bus access is good. Clearly defined paths/edges, no cul-de-sacs Often only on street parking available to smaller properties that front the road edge.
Buildings	<ul style="list-style-type: none"> 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. A number of Victorian properties have highly decorative light/cream coloured stone for quoins, window dressings or other decorative features, including Bath stone, Beer stone or Ham stone. The purple stone in buildings such as St Peters Church is from the Exeter Volcanic Series and is typically a purplish grey. There are a number of 1960s and 1970s buildings which have little architectural detail and are more banal in appearance. Usually built from brown or red bricks, these buildings have large, in some places continuous panels of windows. The clean, modern lines of these buildings lends them to age poorly in comparison to older buildings. 	<ul style="list-style-type: none"> Primary schools predominantly single storey of modern construction. Public school is low density, with mixture of heights, based around older core building with modern extensions and new buildings. Some pre-fab. buildings. 	<ul style="list-style-type: none"> Building materials include: brown brick, framed structures, modern materials such as metal and reinforced concrete. Characteristic features include large and long facades, unbroken blank walls, glass surfaces and repeated faces of parallel spans. Roofs take the form of light decking made of sectional sheet steel panels, but can be tiled as well. Some of the buildings are large panels made of thin sheet steel or aluminium, whilst others are built of brick to first floor with sheet metal to roof eaves. At Heathcoat Factory there are some red brick stack chimneys and large red bricked buildings with a series of pitched roofs. Some of the buildings on this site are less attractive with large banal walls visible along Leat Street. 	<ul style="list-style-type: none"> Victorian gatehouse at the People's park with mock tudor style gables, decorative clay ridge tiles and finials. Decorative clay tile hanging. 	<ul style="list-style-type: none"> Building materials include: light brown bricks, dark orangey/red bricks walls, exposed stone walls, cob, arched multi-paned windows, large red bricked chimneys with yellow brick detailing. Block yellow sandstone mullion and use of blockwork, sash windows/casement windows and slate roofs. Victorian properties often have bay windows, are red bricked with yellow brick detailing around arched doorways, windows and on quoins. The yellow brick detailing takes different forms and can be zig zag or diamond style patterning. Variations include stained glass, more intricate brick detailing above windows including diamond patterned yellow tiles, decorative red clay ridge tiles and roof finials. Mock tudor style wooden gable decorative features and porches are often present in Victorian properties. Buildings often have associated outbuildings and large extensions to the back. There are some georgian properties present, classical in appearance with typical square symmetrical shapes, panelled doors centred in the front facade. Tiled hipped roof is often hidden behind a parapet, or low wall built around the edge of the roof. Buildings circa 17th century have staggered roof heights and windows. This lack of uniformity is what makes these buildings interesting.

SCA 1 Upper Exe - Main Town - Tiverton

	Historic Town Core	Institutional Buildings	Industry & Retail	Public Open Space	Residential (Pre 1920s)
Public Realm	<ul style="list-style-type: none"> Mixture of paving materials and styles. Along Phoenix Lane and within the Pannier Market area are cobble grey setts with purple/pink hues randomly laid. Along Market Walk red bricks are predominant paving material in herringbone patterns. Smaller brick sized setts in herringbone patterns denote parking bays along Fore Street. Generally kerbs are concrete standard sized and road is tarmacadam. Footpaths are grey concrete pavers. Street furniture includes a mismatch of materials and ages. Bollard materials include 'Victoriana' style iron and plastic, steel, and concrete types. Bench materials include wood or steel. The Pannier Market incorporates metal benches, bollards and bins spray painted grey, attractive tree grilles and granite banding with grey/pink setts. There is green pedestrian railing along Fore Street and green 'Victoriana' style lighting columns. The Town Leat and river are important features strengthening the historical character of the town. There is a lack of high quality natural stone materials within the town and consistency in street furniture. The Ford Clock Tower is sited in a central 'square' which has red brick paving, green painted benches and bollards, and semi-mature trees species. 	<ul style="list-style-type: none"> Metal fencing around perimeter. Manicured areas alongside roads. 	<ul style="list-style-type: none"> Planned development includes some shrubs, but generally limited. Boundary treatment can be palisade fencing, low brick walling or post and chain. Dense coniferous tree planting helps to screen unsightly buildings. There are large hard surfaced areas for parking. 	<ul style="list-style-type: none"> Dense tightly clipped hedgerow boundary on top of low dry stone wall. 	<ul style="list-style-type: none"> Tarmac is prevalent with concrete kerb. Standard street lighting and signage. Clipped hedgerow is a traditional boundary treatment, although replaced with treatments such as wooden panelling is common. Remnants of old exposed stone walls are evident in places. These are either dry stone walls or walling with mortar joints. Stone is mixture of pinkish/grey or reddish Devon sandstone.
Views & Landmarks	<ul style="list-style-type: none"> For historic landmark buildings, please refer to the Tiverton Conservation Area Appraisal, chapter 2 Special Architectural Interest. 	<ul style="list-style-type: none"> Generally flat sites. Blundells school has landmark buildings and distinguished approach. The council building is a prominent landmark on A396 approach. 	<ul style="list-style-type: none"> Mc Donald's on prominent corner site. No specific landmark buildings, although some units are visible from A361. 	<ul style="list-style-type: none"> These are large open spaces that provide important greenery to surrounding areas. 	<ul style="list-style-type: none"> Development is easily seen on skyline. Views tend to look inward towards built form. Rolling valley form is a backdrop to built form, with views of fields and mature trees from many areas of the town.
Landscape Elements	<ul style="list-style-type: none"> There are a number of 'London Plane' street trees in circular iron tree grates, which provide important shade in summer, and greatly add to the attractiveness of the street scene. The green area adjacent to the river opposite Ford Clock Tower along Station Road provides some benches and has an attractive setting with mature trees and views of River Lowman. 	<ul style="list-style-type: none"> Largely well treed with numerous tree species (Birch, Copper Beech, Cherry, Chestnut). Bedding plants and hanging baskets are often present. 	<ul style="list-style-type: none"> There are large green spaces and green verges included within the sites, these often include a number of semi-mature and mature trees. 	<ul style="list-style-type: none"> Large variety of shrub and tree species. 	<ul style="list-style-type: none"> Little contribution to character. There are some allotments to rear of properties. Some central road islands give a spacious feel with provision of trees, hedgerows and grassed areas. Blundells road is well treed with mature species of copper beech, with pollarded trees along Blundell's avenue.

Appendix 3: SCA 1 Upper Exe - Main Town - Tiverton

	Residential (1920s - 1950s)	Residential 1960s-1970s	Residential 1980s-1990s	Residential 2000+
Building Enclosure	<ul style="list-style-type: none"> • These are 1 or 2 storey properties, low to medium density, detached, semi-detached or terraced. • Regimented estate layouts are common with rows of terraces that are uniform in appearance. • Private housing is generally lower density than the Local Authority housing which has higher densities. • Properties have front and rear gardens, open green space at corners, with some green verges present. • Many inter-war houses follow a standard formula and most estates have only two or three variations on it. However larger detached properties such as those at Post Hill are individually designed. 	<ul style="list-style-type: none"> • 1 and 2 storey dwellings, low density, detached, semi-detached or terraced, apartments with front and rear gardens. • These are 'Cul de sac' estates • There is a general repetition of form • Some typical 1970's housing is 2 storey and fronts gable end onto road. These have dormer shed windows set in a very steeply pitched roof. • Unusual type housing along Ford Street, as housing on one side of street is raised sitting atop garages, this gives an unbalanced street view. • Some properties are set diagonally to road as opposed to running parallel to the road. • Many buildings are robust due to large plot sizes that allow extensions to be added. 	<ul style="list-style-type: none"> • This is high to low density development, 1 or 2 storey, either detached semi-detached, terraced or apartments. • The varying heights of roofs add interest and variety. • Generally larger detached properties are found on the periphery of the settlement such as that up Exeter Hill and Southfield Way. • Buildings are often set diagonally to the road, such as those along Bluebell avenue. 	<ul style="list-style-type: none"> • High density, tight built form, 2 or 3 storey dwellings, detached, semi-detached, terraced and flats. Mixture of housing sizes add variety to development. • Some large apartment blocks are somewhat monotonous due to large block form, regular window sizes and lack of doors, as one communal door serves whole block. • Some of this high density 'town' type development is at edge of settlement, which seems somewhat at odds adjoining open countryside. • These 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. • Different building heights, varying roof heights and building widths, with mixture of wall dormers, gable dormers, gable end elevations, and undercarriages to access parking at back, make a more varied and interesting street scene.
Movement	<ul style="list-style-type: none"> • Network of footpaths on estates, • Public transport is easily accessible, with bus route to Exeter via Exeter Road A396 • Many front gardens are converted to incorporate off road parking 	<ul style="list-style-type: none"> • Wide roads, with pedestrian footpaths on both sides of the street. • Footpaths between buildings tend to be open providing a comfortable pedestrian experience. • These buildings tend to be easily accessible to the elderly or those with limited mobility. • Integral garages or separate garages with off road parking. 	<ul style="list-style-type: none"> • Many properties have detached garages and off road parking. 	<ul style="list-style-type: none"> • Garages are integral or absent, with off road parking bays provided.
Buildings	<ul style="list-style-type: none"> • Victorian influences can be seen with bay windows on private dwellings. • Unusual features found on individually designed housing from the period include eyebrow dormers and narrow horizontal windows. • Along Park road, there are some larger 1920's properties, half red brick, half rendered, bay windows from ground to first floor, porches and circular windows on porch gables and bay windows. Some have finial window detailing, arched entrance ways with brick detailing, oriel bay windows with upper storey supported by projecting corbels. • Building materials include: brown, light brown, red or orange brick walls, rendered or pebble dashed walls, replacement uPVC windows, brown roof tiles, small red bricked chimneys, some porches (probably later additions) and some slate roofs. • Cowleymoor and Old Road, are typified by pre-fabricated post war housing. These have typical mansard roofs (a hip styled roof that is characterised by two slopes on each of its sides with the lower slope punctured by windows, at a steeper angle to the upper). The bottom part is traditionally precast concrete, although many have had brick cavity replacement. 	<ul style="list-style-type: none"> • These properties have large windows and some have balconies. • Some bungalows have deeply overhanging roof eaves offering protection from elements as opposed to more usual style porches • Building materials include: Brown or green tile hanging on front facades and wood cladding. Light brown, orange, or grey brick walls, a mixture of brick and render walls, or just render, faux stone facades, grey or brown concrete pantiles, and brightly painted garage doors. • Some apartment style buildings are joined by enclosed passageways connecting the first floors. 	<ul style="list-style-type: none"> • Building materials include: sandy coloured brown brick walls, red/orangey brick walls, brown wooden windows, brown roof pantiles, faux tudor style detailing over wall dormer, mono pitch porches, red brick chimneys, part rendered either horizontally or in vertical panels, render painted cream. • Brown or yellow brick detailing arched over windows or as banding centred around the building to the first floor and as corner edging is often present. • Brightly coloured dwellings, slate roofs with porches and some bay windows are present. • Some housing in Queensway reflects the nearby Cornish units by incorporating hanging tile on the top half of the facades. • 1980's buildings tend to have bay windows that extend both ground and first floors with gable dormer. 	<ul style="list-style-type: none"> • Building materials include: red brick, rendered or part brick part render. Some properties have mock wooden tudor gable decoration, matching a wooden porch or oriel windows. • Some properties are red brick with yellow brick detailing at corner edges of buildings and around windows and banding at first floor level with Victorian style finials on roofs. • Newer building imitating Victorian styles are often less successful at capturing the intricacy and level of detail.

SCA 1 Upper Exe - Main Town - Tiverton

	Residential (1920s - 1950s)	Residential 1960s-1970s	Residential 1980s-1990s	Residential 2000+
Public Realm	<ul style="list-style-type: none"> • Concrete kerbs, tarmac roads and footpaths. • Uncluttered street scene. • Where present street furniture is basic. • Boundary treatments include low red brick walls with detailed concrete blocks. Traditional tightly clipped hedging is present, although has been replaced by low wooden panelled fencing or wire mesh in many places. 	<ul style="list-style-type: none"> • Low boundary treatments if present. • Boundary treatments include low wooden post and rail fencing, tightly clipped hedging, low brick walls, low rendered walls to front or concrete patterned blocks. • Pinkish low stone wall and cobbles are attractive boundary treatments in some areas. • Lighting columns green powder sprayed or new replacement aluminium. • Concrete kerb and tarmacadam road. 	<ul style="list-style-type: none"> • Boundary treatments include rendered walls, wooden panelled fencing stained brown or green, and red brick walls. 	<ul style="list-style-type: none"> • Usual boundary treatments to back gardens are high red brick walls. Some unusual boundary treatments include metal railings. • Road surface treatment is tarmacadam, with paved areas using pinkish/greyish red bricks in herringbone pattern with coloured banding of granite setts to delineate treatment from road. • Detailed stretcher bond paving treatment with diamond patterning is present in some estates.
Views & Landmarks	<ul style="list-style-type: none"> • Development often blocks view out or allows glimpses only. • The uniformity of dwellings means there are few if any landmark buildings, with the type itself. 	<ul style="list-style-type: none"> • Estates south of Canal Hill benefit from far reaching views over the town and surrounding countryside particularly from dwellings on higher ground. 	<ul style="list-style-type: none"> • Some properties such as those at Exeter Hill benefit from expansive views over Tiverton and to hills beyond. 	<ul style="list-style-type: none"> • Large 3 storey apartment blocks act as a gateway building into Popham close. • The undulating countryside acts as a backdrop to views out of the estates.
Landscape Elements	<ul style="list-style-type: none"> • Green areas and front gardens are generally kept in good condition. • With large mature trees, tightly clipped hedgerows these are pleasant estates. • Attractive enclosed front gardens. 	<ul style="list-style-type: none"> • Wide green verges give a spacious green feel, some mature trees are present in verges at regular intervals. • Open green space is pepper potted between estates. Where present within built up areas acts as important green breathing spaces. • There are many mature trees at the edge of estates, where they adjoin open countryside. • Gardens with amenity planting add colour, interest and variety to the street scene. • The Grand Western Canal is an attractive and highly beneficial resource for estates located off Canal Hill road and those sited below the railway line. 	<ul style="list-style-type: none"> • Although high density the central green space with mature trees adds spaciousness and appreciated greenery. • Where hedgerows and mature trees are present a more countryside setting is created. 	<ul style="list-style-type: none"> • These developments are often arranged around a central green focal point or green space. • Front gardens are usually small open plan if present.

Appendix 3: SCA 1 Upper Exe - Villages - Sampford Peverell, Uplozman and Halberton

	Historic Village Core	Institutional Buildings	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)	Public Open Space	Agricultural
Building Enclosure	<ul style="list-style-type: none"> Two storey, semi-detached or terraced, medium density. Uplozman has no village cores. In Sampford Peverell there are larger detached dwellings in their own grounds. 	<ul style="list-style-type: none"> These are detached buildings spread across the settlements. The village schools are usually set within large plots. Open and unenclosed setting. 	<ul style="list-style-type: none"> Sampford Peverell: Dispersed development, with generally low density. Uplozman: Buildings appear to be former agricultural buildings or small cottages. 	<ul style="list-style-type: none"> One or two storey, semi detached buildings, some close knit others more dispersed. Some cul-de-sac style developments others on a straight alignment along roads. Sampford Peverell: Semi-detached dwellings set back from the road in good size plots of low density. Uplozman: Mostly semi-detached post war properties. 	<ul style="list-style-type: none"> One, two or three storey, detached or semi detached, medium to high density dwellings. Halberton: Some historic buildings within the development add interest. Some modern developments are situated around an inner courtyard. Sampford Peverell: High density on smaller plots, with defined front and rear gardens. Uplozman: Mostly post 1960s bungalows or semi-detached two storey dwellings. 	<ul style="list-style-type: none"> Large open scale green space, with some dispersed buildings. 	<ul style="list-style-type: none"> A mix of different types and size agricultural buildings, some of a traditional vernacular appearance. Located on the fringe of the settlements.
Movement	<ul style="list-style-type: none"> Limited bus service and main access is via car. The Grand Western Canal provides sustainable modes of access such as cycling and walking. Halberton: Dominated by a busy central road (High Street), with only one footpath on one side of the street. 	<ul style="list-style-type: none"> Access by car but also foot and cycle. Uplozman village hall has reasonable parking provision. However the primary schools offer poorer parking provision. Where no pavement is present the walking environment is uncomfortable. There is access to public transport in the villages. Disabled and pedestrian access is poor but expected in rural locations. 	<ul style="list-style-type: none"> Mixture of on street and off street parking. Limited bus service and main access is via car. Sampford Peverell: there is a single road accessing the properties with no pedestrian pavements. 	<ul style="list-style-type: none"> Limited bus service and main access is via car. Usually car parking is within the curtilage of the property. Streets are wider with concrete kerbs and pavements allow for higher mobility. Announcement points usually consist of name signage only. Bungalows are highly accessible for individuals that have disabilities or are elderly. 	<ul style="list-style-type: none"> Limited bus service and main access is via car. Usually car parking within the curtilage of the property. Many cul-de-sac developments with clearly defined roads and pavements. Sampford Peverell: Connections to the Grand Western canal provide valuable opportunities for walkers and cyclists. In Halberton cul-de-sacs are traffic calmed with pavements. Mobility for the elderly and disabled is good. 	<ul style="list-style-type: none"> The Grand Western Canal offers good accessibility for walkers and cyclists away from vehicles from one end of the village to the other. Also opportunities for boating and some moored house boats. Sampford Peverell: Paths are well defined with information boards and wayfinding signage at various nodes. The park off Lower Town Road, is easily accessed via car with good parking provision and bus links. 	<ul style="list-style-type: none"> Little free movement for members of the public as buildings are privately owned.
Buildings	<ul style="list-style-type: none"> 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 tile roofs. In Halberton there are some thatched buildings. Building are varied in appearance and date from different periods. In Halberton buildings are sometimes painted deep reds and greens. There are Edwardian and Victorian buildings present. 	<ul style="list-style-type: none"> Sampford Peverell: The village school is stone with slate roof, timber boards and windows and has an attractive traditional appearance. The village hall is red bricked one storey building. It has small square windows, and one feature circular window on its front elevation, and has a part concrete tiled and part corrugated plastic coated sheet profile. Uplozman: The community hall is new with good facilities. The primary school is located outside of the village. 	<ul style="list-style-type: none"> Mixture of buildings dating from different periods. There is a mix of wall colours and different styles of front doors. Sampford Peverell: mostly render under slate roofs, some former stone agricultural buildings. Stone walls about the road edge, as high as 2 metres. Uplozman: Farm cottages with rendered white walls and slate roofs, similar in appearance to the historic village core. 	<ul style="list-style-type: none"> Materials include: brick walls, with slate roofs, large wooden windows and porches with a small overhang. Conservatories are often stained wood in appearance. Sampford Peverell: The ex-local authority housing with simple render elevations under slate roofs. Some walls are now replaced by brick and a mansard style roof is common. Different alterations have been made by way of extensions. 	<ul style="list-style-type: none"> Materials include: white/cream rendered walls, brick (some dark brown) walls and chimneys, wooden/uPVC windows, slate or tiled roofs. Styles and materials rarely differ within each development, leading to identical houses and often monotonous appearance. Halberton: Some properties have steep roofs with frontages that are not particularly active. There are three storey properties to the east with more architectural variety. 	<ul style="list-style-type: none"> Sampford Peverell: In the park off Lower Town Road, buildings are utilitarian either white render and concrete tiles or wooden slatted walls with corrugated iron roofs. 	<ul style="list-style-type: none"> 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 (sheet roofs). Some residential conversions from the early C20: Cob buildings with slate roofs and some vacant agricultural buildings.

SCA 1 Upper Exe - Villages - Sampford Peverell, Uplozman and Halberton

	Historic Village Core	Institutional Buildings	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)	Public Open Space	Agricultural
Public Realm	<ul style="list-style-type: none"> Stone walling is a cohesive element sometimes red sandstone or rendered. Pavements are absent in Uplozman. In Halberton pavements are absent on one side of the High street and only partially present on the other side. Remnants of the historic street scape palette (cobblestones) in places. Usually a simple and uncluttered environment, typical of rural villages. Victorian style railings, woven willow panels and trimmed hedges are present on top of walls. 	<ul style="list-style-type: none"> The stone walls form enclosure and add textural interest to the wider landscape. The use of railings define the boundary of the village school to the north in Sampford Peverell 	<ul style="list-style-type: none"> Kerbs and walls are often made of local stone. Roads and pavements are tarmac and there is usually some street lighting. Sampford Peverell: streets are enclosed with no pavements. 	<ul style="list-style-type: none"> Streets are usually wide, with tarmac pavements and concrete kerbs. Large grassed verges often separate pavements from the road. Boundary treatments are a mixture of low wood panelled fencing, rendered walls, wire mesh, tightly clipped hedging, Green Devon banks or low stone walling. Along Boobery, Sampford Peverell, there are wide grassed verges with some mixed street tree planting (Copper Beech, Rowan, Cherry and Oak). 	<ul style="list-style-type: none"> Tarmac roads and pavements with some use of gravel and block pavers in areas. Boundary treatments include stone walls and wooden fences. There are some standard street lighting in this type, traditional style telephone boxes although street furniture is limited. Generally street scape is uncluttered and clean with a quiet atmosphere. Some grass verges and hedgerows in places. Satellite dishes and antennas on roofs can be a dominant feature in some areas. 	<ul style="list-style-type: none"> Sampford Peverell: The park off Lower Town Road, is mainly grassed, but benefits from a well equipped play area, dog bins, litter bins, and a number of picnic benches. Paths within the park are tarmac. A low stone wall defines the southern edge of the park with wire mesh on top, allowing clear views from Lower Town road. There are gravel paths alongside the canal with intermittent benches. The pond with accompanying green space in Halberton has wooden benches present. 	<ul style="list-style-type: none"> Fences are a boundary treatment present.
Views & Landmarks	<ul style="list-style-type: none"> The church spires are important features on the skyline and act as focal points when entering each village. In Sampford Peverell enclosure is created by narrow streets and boundary walls. Halberton - Undulating nature of surrounding landscape allows views in and out of village towards the countryside. Church acts as focal point when looking down Pond Hill. 	<ul style="list-style-type: none"> These building are important landmarks within the village. They are prominent due to the building size, grounds and function. There are rural views of undulating countryside looking outwards. 	<ul style="list-style-type: none"> In Sampford Peverell, narrow roads with stone walls allow high enclosure with limited views out. 	<ul style="list-style-type: none"> Sampford Peverell: Expansive views to the south east over undulating countryside due to sloping nature of the landscape. Uplozman: Along Uplozman Road there are views to the south over gently undulating countryside. 	<ul style="list-style-type: none"> Views of open countryside are often obscured by buildings, however some gaps allow framed views towards green undulating landscape, and towards the village core. Generally properties from this period do not act as landmark buildings, however in Halberton there is a thatched property 'Meadow Cottage' which acts as an important landmark building. In Uplozman the majority of properties are behind large hedges with trees set back from the road. 	<ul style="list-style-type: none"> Sampford Peverell: An attractive stone bridge crosses the Grand Western canal. Views are framed along the length of the canal by the adjoining buildings and mature trees. Richness and interest are provided by views into gardens, the historic core particularly the church yard and down intersecting paths. The park off Lower Town road is a particularly valuable focal point on the main road. 	<ul style="list-style-type: none"> Important landmark on the rural landscape particularly the older agricultural buildings which add character and interest to the local and wider landscape.
Landscape Elements	<ul style="list-style-type: none"> Hedgerows and walls make an important contribution to the wider landscape. There is a general absence of front gardens. Back gardens are irregular in shape with an allotment feel. Informal cottage style gardens add richness and many apple trees are present. 	<ul style="list-style-type: none"> Tree and hedge planting positively contribute to the wider landscape. 	<ul style="list-style-type: none"> Front gardens provide valuable green space and generally contribute positively to the street scene. Sampford Peverell: There are a large number of established trees (including beech, ash, sycamore). 	<ul style="list-style-type: none"> Front gardens are large and provide valuable green space to the street scene. Mature trees and shrubs are usually present. Tightly clipped hedgerows are the original boundary treatment that has been replaced in many places by low walls or wire mesh. The vegetation contributes to the rural feel of the smaller villages. 	<ul style="list-style-type: none"> Front gardens in this type provide valuable green space, although there is less positive contribution to the wider landscape from modern developments as plots are often smaller. In Halberton trees species include birch, cypress, magnolia and small palm trees. In Uplozman green elements include hedges and trees on the fringe of the road. 	<ul style="list-style-type: none"> 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 amenity style planting where gardens adjoin the canal. Green verges found adjacent to the tow path give a spacious open feel. The park on Lower Town Road, Sampford Peverell is mainly grassed but benefits from numerous mature trees including chestnut, rowan, aspen, cherry and birch. 	<ul style="list-style-type: none"> Grass verges and some shrubs along roadside.

Appendix 3: SCA 2 Dalch - Villages - Cheriton Fitzpaine and Kennerleigh

	Historic Village Core	Residential (Pre 1920s)	Residential (Post 1960s)	Agricultural
Building Enclosure	<ul style="list-style-type: none"> Cheriton Fitzpaine: Two storey with varying ridge heights and intimate and enclosed feeling. Kennerleigh: Medium density semi-detached and detached properties. 	<ul style="list-style-type: none"> Kennerleigh: Properties tend to be located on road edge with side elevation fronting the road. Large detached properties in own plots, with long gardens running adjacent to road. 	<ul style="list-style-type: none"> 1 and 2 storey buildings - bungalows, semi-detached or detached. Cheriton Fitzpaine: Medium density development, with medium sense of enclosure and some wide roads Kennerleigh: One and two storey large detached properties set in medium to large plots. 	<ul style="list-style-type: none"> Kennerleigh: Loose urban enclosure, with relatively small scale agricultural buildings.
Movement	<ul style="list-style-type: none"> Cheriton Fitzpaine: School and public bus stops in village centre. Choice of routes from main village road. Many intersections with focal points in way of landmark buildings. Little signage and no pedestrian pavements, although some remnants of old stone pavements are present. Kennerleigh: The Post Office/Shop, village hall, church and footpaths are all accessed from Langham Lane. These facilities are well used as a safe gathering point and landmark by visiting walkers and cyclists. 	<ul style="list-style-type: none"> Kennerleigh: Access is limited to road running through village. There are no pedestrian pavements. 	<ul style="list-style-type: none"> Generally no on-street parking: Many properties have garages or parking in curtilage of property. Cheriton Fitzpaine: Bus route in village but not on individual housing estates. No choice of routes – all cul-de-sacs. Routes are not recognisable and have very little signage. Kennerleigh: No pedestrian pavements present. 	<ul style="list-style-type: none"> Kennerleigh: Sites are accessed via main road through village.
Buildings	<ul style="list-style-type: none"> Cheriton Fitzpaine: Mix of architectural styles, some good quality with traditional proportions. Materials include: Render and thatch, Stone and thatch, render and slate, stone and slate, render and tile. Mix of large and small chimneys. Kennerleigh: Includes Kennerleigh Post Office/Shop, Village Hall, Church and several residential properties. Building materials include: stone, cob and render; predominantly thatched roofs with very tall red bricked chimneys; casement windows; and low doorways. The shop is a small one storey building with clay tiled roof. The village halls is a prefab building with green corrugated iron roof, with toilet block to the side and parking area to the back. 	<ul style="list-style-type: none"> Kennerleigh: Building materials include: Stone, cob rendered painted white or cream, red brick detailing around windows and doors, sash or casement windows and predominantly thatched roofs. Very tall red brick chimneys are important features providing vertical rhythms to street scene. Some buildings have new additions such as porches. 	<ul style="list-style-type: none"> Cheriton Fitzpaine: Building frontages are largely bland and monotonous but there are also some attractive buildings due to variety of architectural styles (Barry Lane). Buildings tend to have shallow roof pitches, uPVC windows, be painted white or cream. Predominantly 2-storey brick buildings in Cherry Meadows, but few brick and mostly render in Barnshill Close. Kennerleigh: Rendered building with brownish/grey tiled roofs. Some buildings have red or brown decorative tiles on front elevations. 	<ul style="list-style-type: none"> Kennerleigh: Old type farmhouses and barns have stone or cob walls and slate roofs. Newer type barns have corrugated iron roofs and walls.
Public Realm	<ul style="list-style-type: none"> Cheriton Fitzpaine: Very few kerbs with limited street furniture and standard lighting. Quite cluttered but visually rich contrasts between appearance and shape of buildings. Kennerleigh: A low stone walling and Devon green banks all add to the rural feel of the village. 	<ul style="list-style-type: none"> Kennerleigh: Hedging and grey stone walls divide private and public space. 	<ul style="list-style-type: none"> Cheriton Fitzpaine: Standard tarmac roads, concrete kerbs and standard street furniture where present. Uncluttered street scape, lacking visual richness with bland front gardens. Kennerleigh: Gardens are well kept with a good variety of amenity style planting. 	<ul style="list-style-type: none"> Kennerleigh: This type can be untidy with agricultural clutter.
Views & Landmarks	<ul style="list-style-type: none"> Cheriton Fitzpaine: Public houses, especially school building and church are important landmarks. Old stone walls surrounding properties. Due to enclosure views are framed and assist in providing views out of village. Kennerleigh: Views are more limited due to close knit nature of built form. 	<ul style="list-style-type: none"> Kennerleigh: Views to west over gently sloping land afford more expansive views down towards undulating countryside. The rectory is a landmark building, dating from the Georgian period - it is a large building with sash windows set in a large plot with walled garden. 	<ul style="list-style-type: none"> Cheriton Fitzpaine: No landmark buildings or focal points in this type. Open views are allowed towards agricultural land. Kennerleigh: The main through road gently rises through this type in a south/north direction and benefits from well tended roadside boundary banks and hedges, attractive private gardens and mature trees. 	<ul style="list-style-type: none"> Kennerleigh: Views are afforded into site and to the east towards flat plateau landscape.
Landscape Elements	<ul style="list-style-type: none"> Cheriton Fitzpaine: No street trees with very few gardens visible from street, making a limited contribution to street scape. Some open spaces, but well enclosed and small in size. Kennerleigh: Yew species present in churchyard. An allotment in the centre of the village. Climbing species of plants on cottages contribute to attractiveness of front elevations. 	<ul style="list-style-type: none"> Kennerleigh: Many hedgerows with tightly clipped hedges and topiary in cottagey style gardens. Some properties have walled gardens running alongside the road. 	<ul style="list-style-type: none"> Cheriton Fitzpaine: No street planting. Gardens contribute to sense of openness and add to street scape. Various shrubs present but few trees. Kennerleigh: There are some semi-mature and mature trees in gardens, some poplar species and coniferous varieties. 	<ul style="list-style-type: none"> Kennerleigh: Some large pine trees and deciduous trees front the road. One farmstead has a particularly attractive entrance of stone walling shaped in a semi-circle.

Appendices SCA 3 Exmoor Fringes - Main Town - Bampton

	Historic Town Core	Industry and Retail Parks	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)
Building Enclosure	<ul style="list-style-type: none"> Mostly 2 storey high density terraced buildings with some 3 storey present. Back of development on main street with numerous historic courtyards. 	<ul style="list-style-type: none"> Brown brick buildings, 1 storey with large building footprint 	<ul style="list-style-type: none"> Mostly high density 2 storey terraced cottages, although some 3 storey present. Strong sense of enclosure along High Street. 	<ul style="list-style-type: none"> A mixture of ages, detached and semi-detached, mostly 2 storey with low to medium build densities, 	<ul style="list-style-type: none"> Detached and semi-detached, mostly 2 storey properties. There is a higher build density for those properties dating post 2000.
Movement	<ul style="list-style-type: none"> Wide street enables double parking and wide pavements. Numerous gateways with plenty of announcement points and focal buildings. 	<ul style="list-style-type: none"> Industry and Retail Park has poor announcement when entering the park. 	<ul style="list-style-type: none"> Often only on street parking available to smaller properties that front edge of road. Some larger detached properties have off road parking. 	<ul style="list-style-type: none"> These tend to be cul de sacs with no choice of roads or hierarchy. Street signage is limited and few if any gateways or announcement points are present. Public transport varies. 	<ul style="list-style-type: none"> Residential post 2000, includes pedestrian and cycle routes, bus stop provision, some signage and shared surfaces.
Buildings	<ul style="list-style-type: none"> Rich architecture, mix of ages and styles, with exposed limestone sometimes rendered with slate roofs. Buildings are in good condition which are attractive and interesting with very few vacant. Many traditional windows of vernacular timber sash and casement have been replaced with uPVC. There are many different door styles, with doors painted brightly, with interesting features such as door knobs, name plaques, variety of door surrounds, porches and transom with stained glass feature above. Very tall chimneys add vertical rhythms whilst oriel windows are interesting features. 	<ul style="list-style-type: none"> Buildings are large footprint, brown bricked and tiled with apex roofs. 	<ul style="list-style-type: none"> Building materials include: exposed stone walls often painted, some render, upright stones as gentle arches over doors and windows and stone chimneys with slate roofs. Some properties have porches, hipped roofs, and decorative slate in rows of beaver tail on roofs. 	<ul style="list-style-type: none"> Shallow roof pitches, uPVC windows, render and tile, brick and tile, fake stone facades and tiled roofs are the predominant materials used. Some properties are split level. In the main, buildings have unattractive frontages, are monotonous and bland. 	<ul style="list-style-type: none"> Properties dating post 2000 have traditional pitch roofs with slate, uPVC windows – traditional sash and casement style, render and stone with slate roofs. Style is bland but not unattractive as frontages are active.
Public Realm	<ul style="list-style-type: none"> Granite kerbs and paving slabs in Brook Street (the main road) with historic cobbles evident in the leat alongside the kerbs. In other areas standard kerbs and pavements are present. The street scene is visually rich due to picturesque buildings. Street spillage of market stalls with canopies, boutique style shops with well maintained shop fronts all add interest to the street scene. 	<ul style="list-style-type: none"> Limited to entrance, as there is no public access within site. 	<ul style="list-style-type: none"> Tarmac roads and pavements, with cobbles still present in places. 	<ul style="list-style-type: none"> Tarmac road, pavement and concrete kerbs. Very limited street furniture, (some wooden benches) – aluminium lamp posts etc. Uncluttered street scape with limited visual contrasts. 	<ul style="list-style-type: none"> Properties dating post 2000 have shared road surfaces, quite interesting home zone philosophy with railings, pavers, sunken kerbs, bollards, and standard street lighting. This is an uncluttered street scape which is visually adequate with some visual contrasts.
Views & Landmarks	<ul style="list-style-type: none"> Landmark buildings are plentiful and form important focal points. Views are framed by historic buildings with views towards the countryside. Underlying flat valley bottom with views of river contribute to townscape. 	<ul style="list-style-type: none"> Views towards undulating countryside. 	<ul style="list-style-type: none"> Lovely views down High Street with church acting as focal point with green hills behind. 	<ul style="list-style-type: none"> There are no landmark buildings or focal buildings, views are not framed, but valley bottom position contributes to views of surrounding countryside. 	<ul style="list-style-type: none"> Residential 1960's benefits from views towards agricultural land with trees visible on the skyline. Residential post 2000 has a mix of horizontal and vertical rhythms, with a few focal / landmark buildings. Views are not framed, however views out of town to surrounding countryside and valley bottom with river adds to richness of views.
Landscape Elements	<ul style="list-style-type: none"> There are no street trees present within the town centre. Hanging baskets and planters provide valuable contribution to character. Back of pavement development with no front gardens. 	<ul style="list-style-type: none"> Mature maple trees evident at entrance to Industrial estate, with shrubby borders of hazel. 	<ul style="list-style-type: none"> No street trees Some open space and green space. Landscaping and private cottage style gardens positively enhances street scape. 	<ul style="list-style-type: none"> Cottagey style gardens with climbing plants on front elevations, are greatly attractive. 	<ul style="list-style-type: none"> Beech hedging is present in some areas. Grassed areas give a sense of space and add to the width of the road.

Appendix 3: SCA 4 Lower Culm - Main Town - Cullompton

	Historic Town Core	Industry	Institutional Buildings	Residential 1920s-1950s	Residential 1960s-1970s	Residential 1980s-1990s	Residential 2000+
Building Enclosure	<ul style="list-style-type: none"> High density, two and three storey shops and residential dwellings; close knit feel, particularly along sections of the high street (with the exception of the Higher Bullring). 	<ul style="list-style-type: none"> These are large scale units, rectangular in plan located to the northeast of the settlement. Some buildings are very tall and monolithic in size. Buildings tend to be functional in appearance, with large blank facades. 	<ul style="list-style-type: none"> Overall low density. Buildings generally concentrated in one area surrounded by open land (parking and open space) including the Culm Valley Sports Centre and Community College. 	<ul style="list-style-type: none"> Medium density, one and two storeys; semi-detached, terraces, flats and bungalows; either estate development (typically local authority) or isolated individual developments, often closer to the historic core; tighter feel. 	<ul style="list-style-type: none"> Medium density, one-two storeys; detached, semi-detached and bungalows; some in estate type development, others individual development at the then edge of settlement (since superseded by later estates). 	<ul style="list-style-type: none"> Medium density, mostly two storeys; detached, semi-detached or in short terraces; estate type development, some infill; garages sometimes integral, sometimes separate. 	<ul style="list-style-type: none"> Higher density, mostly 2-3 storeys, with bungalows a rare exception; mix of detached, semi-detached, short terraces, coachhouses and apartments; estate type development, limited infill; most properties are on a smaller plot than earlier period builds.
Movement	<ul style="list-style-type: none"> Principal road route is the high street, later splitting into Cockpit Hill and Exeter Hill; high street is subject to large volumes of traffic; Fore Street has restricted carriageway and narrow pavements; pavements often obstructed by free-standing advertisements or displays of goods. 	<ul style="list-style-type: none"> The majority of this type is located adjacent to the M5 somewhat removed from the settlement. Generally this type has good access for vehicles off main roads. 	<ul style="list-style-type: none"> Access to the Sports Centre is via the B3181 and is easily accessed off the M5. 	<ul style="list-style-type: none"> Narrower roads of tarmacadam, with on street parking. 	<ul style="list-style-type: none"> Medium width streets of tarmacadam, often long straight streets. 	<ul style="list-style-type: none"> Wide streets of tarmacadam, on distributor basis with cul-de-sac offshoots. 	<ul style="list-style-type: none"> Wide streets of tarmacadam, on distributor basis with cul-de-sac at junctions, often in metre wide brick course; cul-de-sac at Stuart Crescent features turning circle around central tree; cycle paths in some developments.
Buildings	<ul style="list-style-type: none"> Variety of building materials though largely brick and render; some moulded brickwork with high quality detailed patterning and use of contrasting coloured bricks; some cob and stone buildings; roofs mostly slate including artificial slate, some with clay tiles and infrequent use of thatch; some small roof dormers; oriel or canted bay windows to upper floors; only a few shop fronts retain traditional joinery. 	<ul style="list-style-type: none"> Building materials include: brown brick, framed structures, with corrugated walls and roofs. Characteristic features include large and long facades, unbroken blank walls and repeated faces of parallel spans. Along Saunders Way there are some large metal drums and factory type buildings. 	<ul style="list-style-type: none"> The Sports Centre is a large red bricked building with a series of pitched tiled roofs. From Meadow Lane the building has a long unbroken blank wall with limited features. The School is a 1970's style building with flat roof and large spans of windows. 	<ul style="list-style-type: none"> Building materials largely render or red brick; all properties have chimneys either gable or ridge stack; some entrances on gable elevation; canted bay windows; separate pre-fab garages (Linnet Drive); slate or tile roofs; some bungalows perpendicular to street. 	<ul style="list-style-type: none"> Building materials redbrick, render or mix of both; some weatherboarding on elevations; hung tiles; some have steeply pitched roofs with flat roof dormers; flat roofed porches and garages; garages located at side or front; some gable end fronting on to street, with off-centre ridges; neo-Georgian doorways (Gatehouse Close). 	<ul style="list-style-type: none"> Building materials either brick (buff or brown), render or mix of both; tiled roofs; brown or white uPVC windows; some mock tudor; tiled roofs; segmented 'gently arching' soldier course above windows; porthole windows (on Head Weir Road); half dormers; porches with pitched roofs; some hung tiles; some front doors on gable side elevation; buildings generally similar in style. 	<ul style="list-style-type: none"> Building materials either brick (red or buff), render or a mix of both; infrequent constructions of buildings made of stone; some render in 'ashlar' effect, giving appearance of dressed stone; often brick quoins; roofs either slate or clay tiles; some integral garages, sometimes separate; segmented 'gently arching' soldier course above some windows; some mock tudor; neo-Georgian style doorways; some properties without chimneys; window lintels with central 'v' projection; Heyridge Meadow, has grander neo-classical style portico.

SCA 4 Lower Culm - Main Town - Cullompton

	Historic Town Core	Industry	Institutional Buildings	Residential 1920s-1950s	Residential 1960s-1970s	Residential 1980s-1990s	Residential 2000+
Public Realm	<ul style="list-style-type: none"> Use of cob, brick and stone walls near to church, Queen Square and along boundaries to some rear courts; cobbles appear as paths in a variety of patterns, particularly in accesses through to courts; also used in gullies along roadsides; black diamond patterned clay pavements along Church Street and at north side of Station Road and Pye Corner; substantial granite war memorial; traditional red telephone box and free standing pillar box; attractive seat and lean-to shelter (on gable end of Trotts Almshouses); town hall and former police station include public clock; traditional cast iron street signs; overhead wires contribute to unattractive street scape. 	<ul style="list-style-type: none"> Planned development includes some shrubs, but is generally limited. Boundary treatments where present include post and rail fencing and palisade fencing. There are large hard surfaced areas for parking. 	<ul style="list-style-type: none"> Large open space associated with this type. There is a skateboard park and large parking areas associated with the buildings. 	<ul style="list-style-type: none"> Variety of boundary treatments including established hedges, brick walls and timber fence panels; medium size front gardens. 	<ul style="list-style-type: none"> Medium size pavement widths of tarmac/concrete; some separate garage blocks with 10+ garage units, often in rundown condition. 	<ul style="list-style-type: none"> Low boundary treatments to front garden; medium width pavements of concrete/tarmac; few visual contrasts beyond variation to colour of render; uncluttered streetscape; no evidence of vandalism. 	<ul style="list-style-type: none"> Standard width concrete pavements; generally uncluttered street scene; no evidence of vandalism; benches in play areas; regularly spaced street lighting; minor variations in dwelling to dwelling specification, though generally low visual contrasts.
Views & Landmarks	<ul style="list-style-type: none"> Landmark buildings include the 15th century St. Andrews church, Trotts Almshouses, the Walronds, Merchants House and the Manor House Hotel; generally flat landscape, views limited to other buildings within residential core. 	<ul style="list-style-type: none"> No specific landmark buildings can be seen from the town, however the sheer size of some of the buildings when viewed from within Kings Mill Industrial Estate make them focal points. 	<ul style="list-style-type: none"> Views are limited as landscape is flattish. 	<ul style="list-style-type: none"> Some development, e.g. Honiton Road, away from main settlement; no landmark buildings; developments are mix of edge of settlement or now within settlement having been subject to adjoining development. 	<ul style="list-style-type: none"> No landmark buildings; development originally edge of centre but since enveloped by later estates; generally flat landscape with views of street scape. 	<ul style="list-style-type: none"> Edge of settlement development; no landmark buildings; generally flat landscape with views generally of other parts of the estate. 	<ul style="list-style-type: none"> Edge of settlement development; little in the way of landmark buildings with the exception of the apartment development at Heyridge Meadow – crescent shaped development with neo-classical influences; some views of open countryside, generally flat.
Landscape Elements	<ul style="list-style-type: none"> Established street trees along Higher Bullring; the churchyard provides a large area of open green space; the wooded area, millstream and millpond for the landscape setting for the eastern side of the historic core; other important spaces include the smaller Lower Bull Ring, Pound Square and Queen Square, though these are often dominated by traffic. 	<ul style="list-style-type: none"> There are large green verges within these sites, which often include a number of semi mature and mature trees. 	<ul style="list-style-type: none"> There are many mature trees within the green open space and fronting the buildings. 	<ul style="list-style-type: none"> Mature hedges in many areas provide green backdrop and play an important biodiversity function; grassed verges with trees common. 	<ul style="list-style-type: none"> Street trees; larger front gardens, often mature, contributing towards green street scape; public open space largely wide grass/lawned areas with some trees; some properties back on to sports pitches (Knightswood) giving green backdrop. 	<ul style="list-style-type: none"> Front gardens generally small and laid to lawn; some street trees; generally green but with little variation. 	<ul style="list-style-type: none"> Boundary treatments at rear are either brick or featheredge timber; play areas on some developments, often focal point of local housing; generally open feel to estate; small front gardens but well-kept contributing to green nature of street scape.

Appendix 3: SCA 4 Lower Culm - Villages - Bradninch, Kentisbeare, Uffculme and Willand

	Historic Village Core	Industry	Institutional Buildings	Residential (1920s - 1950s)	Residential (Post 1960s)	Public Open Space	Agricultural
Building Enclosure	<ul style="list-style-type: none"> Predominantly two storey dwellings with high density, close knit building patterns. Properties tend to front either immediately onto the road or have small front gardens in a historic road pattern. 	<ul style="list-style-type: none"> Uffculme: The buildings at Coldharbour Mill and The Old Brewery are more than four storeys high being of a greater scale than that which surrounds them. The main buildings at the feed mill on Bridge Street dominate the street scape. Otherwise, the buildings are predominately single storey. Willand: These are large scale buildings, with blank facades. 	<ul style="list-style-type: none"> Uffculme: Close knit buildings set in large grounds. Buildings vary in age and style, from modern single storey to Victorian two-storey school building. Kentisbeare: The village hall is single storey set above the village. Surrounded by tarmac car parking Willand: One storey school building with car park and own grounds. Bradninch: Large two storey school building in own grounds. 	<ul style="list-style-type: none"> These are semi-detached or terraced housing. Semi-detached in larger plots, terraces providing a more enclosed feeling. 	<ul style="list-style-type: none"> Predominately detached two storey housing, some bungalows, mixture of building densities. Some properties are set in large grounds. Buildings are set back from the road with landscaped gardens to front and back. 	<ul style="list-style-type: none"> In Kentisbeare and Bradninch these types are located on the edge of the settlements, whilst in Willand and Uffculme there are open spaces within the settlement. 	<ul style="list-style-type: none"> Kentisbeare: There are a range of agricultural buildings, single or 2 storey.
Movement	<ul style="list-style-type: none"> Generally public roads, most of which are through roads with several road junctions. Pavements often absent on narrower roads. Pedestrian links to sides of churches, pubs and older village halls usually in existence. Access to bus service is variable with cycleways unusual. The Square acts as focal point and intersection within the village in Uffculme. 	<ul style="list-style-type: none"> Uffculme: Pedestrian routes are primarily adjacent to the highway with only Coldharbour and Clay Lane not having designated footways. These sites have single entry/exit points and single advertisements and entrances. Willand: over 25% of Willand is Industrial which is easily accessed from the M5. These buildings are located on straight roads. 	<ul style="list-style-type: none"> Main entrances act as the announcement points to the schools and tree and hedge boundaries define the boundaries. Uffculme: Secondary school has pedestrian paths linking it with two different areas of the village. Kentisbeare: Pedestrian access from site directly to side of Church. Site served by car park. On-site parking provided. Both schools at Willand and Bradninch have footpaths running alongside their boundaries. 	<ul style="list-style-type: none"> Roads are generally wide, with large quantities of tarmac used. Mostly off-street parking. 	<ul style="list-style-type: none"> Many on site parking facilities with access from public roads through the villages. Many cul-de-sacs and some partly pedestrianised roads. Off-street parking dominates. Some use of footpaths to link residential areas with secondary school, parks etc. Bus access to each village. Pavements are provided for pedestrians. Low kerbs make access for disabled people easier 	<ul style="list-style-type: none"> Sites on the edge of the villages can be easily accessed on foot. Uffculme: A separate pedestrian access is provided through the existing stone wall bounding the Magelake site from Bridge Street. Sites are often bound by Devon Banks, trees and hedging. 	<ul style="list-style-type: none"> Located to northeast of settlement.
Buildings	<ul style="list-style-type: none"> Mixture of building styles, some of special architectural merit. Building materials are predominately white washed rendered walls, timber casement windows and slate roofs of variable heights. Other materials include cob, thatch, tiled roofs, stone, traditional orange / red brick work with larger buildings having sash windows. Buildings are interesting, attractive and make variable street scenes. 	<ul style="list-style-type: none"> Uffculme: In Coldharbour more traditionally 'cottage-y' style buildings with side hung casements, render or stone finishes under slate roofs and are of a smaller scale than those towards the centre of the village. These would traditionally have had sliding sash windows and are buildings of slightly greater scale. Uffculme: The Feed mill buildings are utilitarian, large and unattractive. The cream paint finish on the corrugated sheeting makes them stand out on the landscape when viewed from the approach roads. Willand: These buildings are functional in design, with red brick bases and corrugated sheeting on walls and roofs. 	<ul style="list-style-type: none"> Uffculme: Primary school is a mix of traditional Victorian red brick under a slate roof and more modern extensions, which are largely hidden from public viewpoints. The secondary school in Uffculme is post-war construction, render with a flat roof. Additional buildings have been constructed in more recent times, one in particular which more readily looks like an industrial building than the educational building it is. Kentisbeare: Relatively modern village hall design. Use of reconstructed stone under slate roof Willand: School is light brown bricked with apex roof. Bradninch: School is 1 and 2 storey red bricked with interesting glass atrium. 	<ul style="list-style-type: none"> Typical post war housing, local authority style terraced housing. Painted rendered walls above painted black plinth with weathered reddish brown coloured profiled covered tiled sometimes slate roofs. This type often suffers from repetitive frontages with little variety. However where buildings are painted different colours this helps to alleviate the monotony. 	<ul style="list-style-type: none"> Houses are not of a high architectural standard, but the variation in style and design contributes toward the local amenity. Building materials include red brick and render under tiled roofs with uPVC windows. These types can be relatively well treed. Front gardens are well maintained and add interest to the area. Bland character because of limited architectural variety in styles. Brightly painted rendered frontages alleviate this. 	<ul style="list-style-type: none"> Allotments in Willand and Uffculme have a number of small wooden sheds. Uffculme: The Magelake Hall is render under a concrete tile roof and with uPVC windows and doors. This is not a particularly attractive building, rather it has a functional appearance and is typical of its 1970's origins. It does benefit from having a new pavilion and new car park. 	<ul style="list-style-type: none"> Kentisbeare: There is a large traditional stone and slate threshing barn. The more modern functional buildings present are constructed from concrete block rendered with corrugated roofs.

SCA 4 Lower Culm - Villages - Bradninch, Kentisbeare, Uffculme and Willand

	Historic Village Core	Industry	Institutional Buildings	Residential (1920s - 1950s)	Residential (Post 1960s)	Public Open Space	Agricultural
Public Realm	<ul style="list-style-type: none"> Predominantly tarmac surfaced streets. Some limited evidence of cobbled paths running alongside the main streets and historic presence of carriageways. Stone boundary walls are a continuous element. On-street parking due to dense built form and narrow streets. Boundary treatments include dwarf walls (some stone, some rendered, some brickwork), railings and neatly trimmed hedges. Uffculme: The Shambles in the Square is an important seating area but the remainder of The Square is rather cluttered with other street furniture (bollards, litter bins, planters, directional sign). Street lighting is on standard lamp columns throughout the area. (An enhancement scheme is currently underway). Kentisbeare: Village square is attractive with focal tree, pub, church, post office/shop and cottages nearby. Unfortunately can be very busy and congested at school drop off and collection times. 	<ul style="list-style-type: none"> Uffculme: The garage and feed mill next to one another create a cluttered appearance as invariably they appear 'messier' than the surrounding residential areas. The feed mill has associated smells and a large number of vehicles passing through which detract from the village. Willand: Boundary treatments include palisade fencing, with large areas of hard surfacing for vehicles. 	<ul style="list-style-type: none"> There is a mixture of stone boundary walls and grassed banks enclosing the sites from the highway. 	<ul style="list-style-type: none"> There is a lack of variety in styles and colours which make little contribution to street scene Dwarf rendered walls often front boundaries. 	<ul style="list-style-type: none"> Tarmac surfaced public roads and pavements with concrete kerb stones. There are some shared surfaced roads paved with setts. This is a fairly uncluttered street scape as most roads are small cul-de-sacs and estate through roads. Standard street lamp columns and some small landscaped areas are present. 	<ul style="list-style-type: none"> Uffculme & Willand: The allotment sites appear cluttered due to the unplanned spatial relationship of the sheds which have been erected on the site, but this in itself has a certain rural charm. 	<ul style="list-style-type: none"> Kentisbeare: Private land
Views & Landmarks	<ul style="list-style-type: none"> The Churches act as prominent and important landmarks within the historic cores. Views outwards to gently undulating countryside and farmland. Uffculme: The land falls to the south toward the river Culm and allows for views out of the village toward Gaddon Woods and Slow Jacks. The Old Brewery, Parish Church, Grantlands (gothic revival large stone building) are key landmark buildings. The Square and the Shambles building in the centre act as important focal points for the village. 	<ul style="list-style-type: none"> Uffculme: Coldharbour Mill is a key landmark building within the village. The feed mill is an unfortunate focal point when looking toward the village from the south and south east. Willand: These buildings are somewhat detached from the settlement due to their location. Residential estates along South View Road have clear views of the industrial units whereas views from Station Road are screened by trees. 	<ul style="list-style-type: none"> The Primary Schools are landmark buildings within the villages. Kentisbeare: View looking towards church from village hall car park affords extensive views over village and farmland. 	<ul style="list-style-type: none"> Willand: No views due to relatively flat landscape. Uffculme benefits from views towards undulating countryside. 	<ul style="list-style-type: none"> Generally views outwards to gently undulating countryside / farmland There is a lack of focal buildings within this type. Where older historic buildings are present, they can act as important landmarks. Focal points are limited to mature landscaping or public open space within the development. Uffculme: Highland Terrace is on land which rises steeply to the north and this enables the buildings to be staggered to reflect the rising land and still retain the views out toward the hills to the south. 	<ul style="list-style-type: none"> Uffculme & Willand: The allotment sites are well contained within the landscape with limited views both into and out. Uffculme: 'Magelake' public open space is on the lowest ground in the village but due to the presence of the feed mill and the relatively high number of trees, views back toward the village are limited. 	<ul style="list-style-type: none"> Kentisbeare: General agricultural clutter including agricultural vehicles and implements can be viewed. Stone threshing barn is traditional in style and in a prominent location.
Landscape Elements	<ul style="list-style-type: none"> Some properties front directly onto the roads whilst others generally have small front gardens with larger garden areas to the sides and rear. Mixture of trees, shrubs and hedgerows to well-kept front gardens contribute positively to the appearance of the street scene. Hanging baskets and traditional pub signage to elevation of the pubs also add interest. 	<ul style="list-style-type: none"> Uffculme: The feed mill is bounded by trees to the west and south. Willand: There are few trees within the site, with exception of some leylandii and birch species. There are some ash and maple species along Station Road screening site from nearby residential areas. 	<ul style="list-style-type: none"> The playing fields associated with the schools make important contributions to the street scene where visible, although not public open space. 	<ul style="list-style-type: none"> Where gardens are well kept they make a positive contribution to each area. 	<ul style="list-style-type: none"> Generally well kept gardens positively contribute to the street scene. Visual richness due to well kept front gardens with various flowers. Uffculme: Several areas of green public open space and children's play areas, some acting as green corridors between estates. 	<ul style="list-style-type: none"> Boundary trees and hedges within these site are important elements which would positively contribute toward public amenity. 	<ul style="list-style-type: none"> Post and rail fencing with mature trees along frontage.

Appendix 3: SCA 5 Upper Culm - Villages - Culmstock and Hemyock

	Historic Village Core	Institutional Buildings	Residential (1920s - 1950s)	Residential (Post 1960s)	Public Open Space
Building Enclosure	<ul style="list-style-type: none"> Close knit building pattern, apart from area forming the churchyard. Mainly two storey and single storey buildings of various materials and sizes. Building enclose the streets and are directly fronting or slightly set back. Some are listed as special architectural or historic interest, such as Hemyock Castle which is an Ancient monument. 	<ul style="list-style-type: none"> Hemyock Primary school is single storey standing in landscaped grounds. Hemyock Parish Hall is a single storey rectangular building located at the centre of the village, covering most of its site. Hemyock Healthy Living Centre (originally social club building to former factory) is a single storey building with orange / red brickwork and concrete tiled roof standing within partly landscaped grounds with some trees. Culmstock Village Hall is a rectangular single storey building with some small lean-to and gable additions. 	<ul style="list-style-type: none"> Hemyock: Mainly two storey with a few single storey semi-detached and terraced properties running parallel to the streets and set in fairly large gardens of relatively low density. There is some local authority housing, some in private ownership. Culmstock: Mixture of single storey and two storey semi detached and terraced dwellings of relatively low density set back from the street. Well kept front gardens and fairly large rear gardens are characteristic. Some former local authority housing now in private ownership. 	<ul style="list-style-type: none"> Culmstock: Mixture of buildings styles including two-storey terraced, semi-detached and detached houses or bungalows. Density of housing ranges from low to medium build density. Hemyock: This is a mix of more modern detached, semi-detached or terraced two or single storey houses of high to medium densities. Recent housing (post 2000) are mainly two storey houses with a higher density interspersed with some three storey. These are a mixture of detached, semi-detached and terraced dwellings. 	<ul style="list-style-type: none"> Cemeteries in both villages provide valuable green space. Hemyock: The sports field, a relatively new facility comprises of a football field and hardened tennis court (floodlit), hardened sports area, children's play area and sports hall, is located to the north east of Hemyock. There are grass open spaces with play areas to the south at Parklands and north at Millhayes.
Movement	<ul style="list-style-type: none"> Mainly through streets of variable widths and having only limited sections of pavements – some stretches being devoid of pavements. Some pedestrian only routes within parts of Hemyock. Reasonably accessible for disabled and elderly persons with a bus service through village. A mixture of road signage throughout. 	<ul style="list-style-type: none"> Accessed via public roads, reasonably accessible by all on foot (including disabled and elderly), bicycle and car. This type tends to include on site parking (although Hemyock Parish hall shares parking with the recreation grounds) and is close to bus services. 	<ul style="list-style-type: none"> Pavements run alongside the front gardens with occasional grass verges in places. All streets have street nameplates. There is reasonable mobility for disabled and elderly people, with a bus service through both villages. Hemyock: This type is situated in cul-de-sac layout arrangements. Culmstock: Buildings either front onto the main roads in and out of the village, or are laid out in cul-de-sacs. 	<ul style="list-style-type: none"> Culmstock: Buildings are either set within a cul-de-sac, crescent or fronting main through roads. There are pavements to the front of the properties except those that front the main through roads. Main access is by car. These properties are reasonably accessible for disabled and elderly people. Hemyock: Buildings are set within a cul-de-sac development. Streets are either open with pavements set back from the road with large grass verges and trees or narrower with no/little verges and standard sized pavements. Main access is by car and the majority of dwellings have off street parking. 	<ul style="list-style-type: none"> Hemyock: Both the sports field and recreation ground is easily accessible by all on foot, bicycle, car and is close to the bus service through the village. The sports field is accessed via a modern estate road, has on site parking facilities and benefits from well designed signage. The recreation ground is accessed from a public road with limited tarmac surfaces, with on site parking shared with the village hall.
Buildings	<ul style="list-style-type: none"> An array of vernacular buildings of various shapes and forms and mixture of materials including: Render (various colours), chert stone, red brick detailing, chert stone external walls, some being a mixture and roofs finished in slate, concrete tiles (grey and brown colours) and pantiles. Hemyock: The Baptist Church, Castle and Parish Churches use local chert stone (informed by the unique geology of the area) with slate roofs. The village pub, village shop/PO and village cafe are traditional buildings with rendered walls and slated roofs Culmstock: The village garage/workshop building sits centrally within the village. The village primary school has red bricked walls and a slated roof. The Methodist Church is simple in style with rendered walls and slated roof. The Parish Church is natural stone with a slated roof. The village shop/café has an attractive traditional styled shop front design. 	<ul style="list-style-type: none"> Mixture of buildings styles include a range of materials such as orange/red brick walls, rendered walls, brown coloured concrete roof tiles or slate roof tiles with white uPVC. Hemyock Primary School building is a modern building with rendered walls and slated roof situated in landscaped grounds. Hemyock Parish Hall has orange/red brick walls with slated pitched roof. It is a visually attractive building built in 1927 with some small later additions. 	<ul style="list-style-type: none"> Simple rectangular buildings, with either rendered or orange/red brick walls, with either slate or concrete tiled roofs. Generally roofs are grey or brown with a mixture of colours to the rendered walls. Many have uPVC replacement windows and doors. 	<ul style="list-style-type: none"> Culmstock: Buildings are simple rectangular in design with a mixture of materials ranging from reddish facing brick walls, rendered walls of various colours some with artificial stone features and grey or brown coloured concrete tiled roofs. Some properties have driveways and garages. Hemyock: Characterised by a mixture of building styles including brick walls of mixed colours, rendered walls (of various colours), stone, slate or concrete tiled roofs (of different colours and profiles), and uPVC windows. Some properties have relatively steep pitched roofs and large windows. Many properties have a bland appearance and are considered to be of little architectural merit. Other properties include small porches and garages to the front and sides of some of the dwellings. Properties found in Logan Way and Parklands benefit from features such as dormer windows, variations in roof design and more detail to the front elevations, offering more variety and interest. Other buildings seek to reflect village cottage-type housing. The mixture in styles of walls/fences and planting also add a visual vibrancy to properties at Longmead. 	<ul style="list-style-type: none"> Culmstock: Small single-storey maintenance building within grounds which has rendered walls and a slate covered roof. Natural stone wall to road frontage has hedgerow growing above. A recessed and splayed entrance to the public road has natural stone walls to side and metal railed ornamental gate. The Hemyock Sports hall building is a newly designed building (including solar panels) and fits well into its surroundings. The recreation ground has a bowling club building with rendered walls and corrugated metal roofing sheets, which is a prominent feature, well maintained but not a particularly aesthetically pleasing building. Also small rustic maintenance building located towards north west corner of the recreation ground.

SCA 5 Upper Culm - Villages - Culmstock and Hemyock

	Historic Village Core	Institutional Buildings	Residential (1920s - 1950s)	Residential (Post 1960s)	Public Open Space
Public Realm	<ul style="list-style-type: none"> Mainly tarmac surfaced streets and pavements. Modern street lamps are mounted on telegraph poles, thus reducing street clutter. There is some street furniture including modern benches and red telephone boxes present. Directional signs, various general street signage and street names throughout the area. Visual richness and contrasts exist from various street scenes within this area. Dwarf walling (some chert stone) to roadside boundaries of some properties that are set back from the road is an important continuous feature. Hemyock: The area to the North of the Castle, has a pavement set back from the road with intervening grass verge with trees. Culmstock: The dwarf chert stone boundary walling making a positive visual contribution where present. 	<ul style="list-style-type: none"> On site parking areas are tarmac surfaced. Minimal signage and modern external lighting on free standing poles. 	<ul style="list-style-type: none"> Mainly tarmac surfaced streets and pavements with concrete kerbstones. Modern street lamps. Generally an uncluttered street scape. Culmstock: Some open grassed areas with trees and timber benches close to junctions of cul-de-sacs with main road. 	<ul style="list-style-type: none"> Culmstock: Mainly tarmac surfaced street and pavements with concrete or granite kerbstones. Brick paviours are used for parking areas in courtyards. There are some grassed areas with tree and shrub planting. Modern street lamps, sometimes mounted on telegraph poles. Generally an uncluttered street scape. Hemyock: There is very little street furniture. Tarmac streets and pavements vary in width, but are largely uncluttered. Modern street lighting. Some Kerbs are lowered to allow access for motor vehicles. Some estates such as Logan Way and Parklands have excellent landscaping and its layout maximises the gentle slope of the land. There is a more enclosed feel to routeways within these more modern type developments. 	<ul style="list-style-type: none"> Hemyock: The Hemyock Sport Field has modern street lamps on its approach road and floodlighting to the hardened surfaced sports areas. There is a dwarf local stone wall to the western boundary, park railings, metal benches, covered seating towards southeast corner and timber benches in various locations. Dog bins and waste bins are provided. In the grass covered space located to the south there is a bench seat within the children's play area, metal railings around the area, modern street lighting adjacent and the space is visually open to adjoining development.
Views & Landmarks	<ul style="list-style-type: none"> Most views are outwards to adjacent built up areas and are set within a backcloth of undulating open countryside. Both Parish Churches are prominent landmark features within each village. Hemyock Castle and adjacent parish village pumps at the junction of High Street with Fore Street are landmark features. A tributary stream passing between the Castle and the Parish Church is an attractive feature. Culmstock: The natural stonewalled bridge over the River Culm provides a pinch point to a signal carriageway over the River Culm and is an important landmark feature of the village. Within the central part of the village there is the vista of the River Culm and its banks. 	<ul style="list-style-type: none"> Hemyock: Views towards the south are towards undulating open countryside. Views from the parish hall to the north are also towards open countryside. The millennium clock found on the gable front elevation of Hemyock Primary School faces the road and is an important feature. Culmstock: Partly tree covered to north side of the River Culm. Views out to undulating open countryside to SW, S and SE and as backcloth to nearby development to W, N, NW & NE. 	<ul style="list-style-type: none"> Culmstock: Generally open vistas along streets. Glimpsed views of undulating open countryside looking towards end of the cul-de-sacs. Open undulating countryside beyond those fronting main road. Hemyock: Views to neighbouring development and streets. 	<ul style="list-style-type: none"> Culmstock: General views outwards to undulating open countryside and towards historic village core. Hemyock: There are very few landmarks in these estates as the general appearance of properties are very similar. More modern development in Logan Way and Parklands have an interesting appearance offering more focal buildings and contribute positively to general views into and through the village. 	<ul style="list-style-type: none"> Panoramic views out over adjacent undulating open countryside and views into the village. Hemyock: In the recreation grounds a line of mature trees on the eastern side, hedgerow planting to the north and large grassed area act as important visual elements within the centre of the village. The public open space to the south provides an important open and green amenity space to nearby fairly dense development.
Landscape Elements	<ul style="list-style-type: none"> Well kept gardens, trees, shrubs and hedge planting all positively contribute to the street scape. The mature trees within the churchyards are important landscape elements. Culmstock: The soft planting close to the Culm Valley Inn just North East of the Culm Bridge and natural landscaping alongside the River Culm is an important green corridor and valued within the village. 	<ul style="list-style-type: none"> Hedgerows and grassed areas within the grounds of the Hemyock Primary School all assist in assimilating this development into its surroundings. Soft landscaping found in this type make a positive visual contribution to the localities. In Culmstock the grass bank and sections of hedgerow to roadside boundaries positively contribute to the appearance of the street scene. 	<ul style="list-style-type: none"> Culmstock: Front gardens are well maintained with grassed areas and flower borders. Some front gardens provide on-site parking. Hemyock: Reasonably well kept front gardens with variable shrubs and plants within grassed areas with dwarf walls and low fences to some front gardens. 	<ul style="list-style-type: none"> Relatively well kept small gardens with grassed areas to fronts. Some grassed and treed green areas. Many front gardens have low stone walls or hedge boundary treatments. Culmstock: Fairly open front gardens offering mixed planting of shrubs and trees. Hemyock: Well manicured front gardens, green verges and trees all contribute very positively to the wider landscape. 	<ul style="list-style-type: none"> Culmstock: Indigenous boundary hedgerow is a positive visual contribution to the street scape in this part of the village. Hemyock: A mixture of trees within the cemetery plus indigenous hedgerow species are valuable green features. New landscaping in the Sport Field, shrubs and trees within the site, plus existing indigenous hedgerow all positively contribute to the visual amenity of the area and complement the general openness of this area.

Appendix 3: SCA 6 Lower Exe - Villages - Bickleigh, Silverton and Thorverton

	Historic Village Core	Institutional Buildings	Residential (1920s - 1950s)	Residential (Post 1960s)	Agricultural
Building Enclosure	<ul style="list-style-type: none"> Two storey (some listed buildings) which are located around a village green. Mostly detached properties, although some terraces along main streets and roads in Silverton. Fairly close and intimate in parts of this type and both Thorverton and Silverton have close knit cores. Bickleigh generally has predominantly low build densities. Range of building sizes with some relatively large gardens. 	<ul style="list-style-type: none"> Generally large detached buildings spread across the village. Uses include primary school, church and pubs Often these buildings have single storey additions. 	<ul style="list-style-type: none"> Terraces or semi detached or detached 1 or 2 storey buildings, with low build densities. Well sized private gardens with off street parking. Predominantly two storey although some bungalows. Properties are either laid out in cul-de-sac arrangement or are set back running alongside the road. There are a large number of local authority type housing from this period. Silverton: This type is located on the fringe of the village. 	<ul style="list-style-type: none"> Generally very little new development in these villages. Two storey, bungalows, either detached or semi detached. Thorverton: Low density development including larger gardens and green space around. Massing of buildings varies from small bungalows to buildings containing flats or larger detached. Silverton: Mixture of densities i.e. low density dwellings set in relatively large plots and relatively high density buildings follow the road pattern but are generally set back. 	<ul style="list-style-type: none"> Some buildings tight on road frontage Traditional buildings limited in scale, whilst modern buildings are of greater dimensions and overall scale.
Movement	<ul style="list-style-type: none"> Villages are connected via a number of lanes. Bickleigh: Generally streets are very narrow and steep. There is a frequent bus service to Bickleigh and Silverton. However main access and movement to the village is via the car Thorverton: Limited pavements, largely narrow and cobbled Silverton: Area at junction of Fore Street, Newcourt Road, School Road and Upexe Lane is focal point of the village. Street signage is generally kept to a minimum other than at this junction. 	<ul style="list-style-type: none"> Some car parking and cycle parking available. These buildings are mainly accessible by foot and car, although there is access to a bus service. Pavement and low traffic speeds due to narrow approach make pedestrian accessibility good. 	<ul style="list-style-type: none"> Main access to the villages is via car. Generally there is car parking within the curtilage of the property. Pedestrian footways are provided. Mix of cul-de-sacs and minor though routes. 	<ul style="list-style-type: none"> Main access is via car. Car parking often available within the curtilage of the properties. Although some on-street parking, some use of parking courts and garage blocks evident. Limited use of street signage. Bickleigh: Cul-de-sac which was former council housing. Thorverton: Designated footways for pedestrians, but no designated cycle routes Silverton: Some footways adjacent to carriageway, use of grass verges and roads have exits at both ends – no 'cul-de-sacs'. 	<ul style="list-style-type: none"> Narrow entrance road with limited visibility More movement space in centre of site – open yard area.
Buildings	<ul style="list-style-type: none"> Most houses are hidden behind high hedges offering poor visibility. Buildings materials include: some stone and red brick although largely white render, cob walls, largely slate roof although some tiled and thatch, small white cottage style windows, mix of sash and casement windows. Simple timber doors on earliest buildings and small cottages. Brick element is generally on buildings which are Victorian in age. Silverton: Stream runs along Fore Street necessitating stone or slate crossings over to reach front doors. 	<ul style="list-style-type: none"> Varied appearance and of different periods. The primary school has an original old building, but has been extended and a number of new buildings constructed since. Building materials include: Render with corrugated sheet roofing, brick surround, red brick under slate roof. 	<ul style="list-style-type: none"> Slightly bland and uninteresting buildings, but do not contribute negatively to the wider street scene. Building materials include: Render, brick, and some stone, under tiled or slate roofs. Simple plain elevations which have had individual changes over the years - largely replacement windows. Small open porches or canopies are sometimes present. Little variation in style of buildings, producing repetitious frontages. 	<ul style="list-style-type: none"> Large variation in type, design and scale of buildings – mixture of flats, terraces, semi-detached and detached properties. Mostly two storey buildings and some bungalows. Primarily dating from 1960's-70's and early 1980's with designs reflecting these periods. Building materials include: white/cream rendered or brick walling under primarily tiled roofs but some use of slate. Wooden/ uPVC windows, some front porches and some use of tile hanging. Local authority houses have similar appearance to each other, whilst open market housing varies in style. Majority of properties front onto the highway. 	<ul style="list-style-type: none"> Red brick walls enclose yard on road frontage with slate roofs. Newer building are constructed from concrete block or corrugated sheeting on steel frames. Buildings appear largely vacant and in disrepair.

SCA 6 Lower Exe - Villages - Bickleigh, Silverton and Thorverton

	Historic Village Core	Institutional Buildings	Residential (1920s - 1950s)	Residential (Post 1960s)	Agricultural
Public Realm	<ul style="list-style-type: none"> Some large hedgerows and retaining walls. Sporadic presence of footways. Some cobbles, railings, benches and stone walls. Street lighting on telegraph poles. Red telephone box in both Silverton and Bickleigh. Lack of off-street parking results in parking on the highway. Evidence of traditional shop frontages, both currently active and historic but in-situ. Double yellow lines are unattractive where present. Limited street features create a simple and uncluttered environment. Silverton: There is a raised pavement along Church Road. 	<ul style="list-style-type: none"> The stone walls are of importance to the wider street, as they form enclosure and add interest. Largely tarmac hard surfacing Use of railings and some timber benches. 	<ul style="list-style-type: none"> Large front gardens set back from the street. Wooden or stone walls divide public realm from private realm. Little in the way of street furniture. Tarmac pavements and standard street lighting. Private spaces not necessarily well kept and use a variety of boundary materials and finishes detracts from overall street scene. 	<ul style="list-style-type: none"> Some kerbs and walls are made of stone. Use of hedging or low stone walls with hedges atop demarcate property boundaries with highway. Largely tarmac standard 'black top' surfacing, although some block paving is present. Bickleigh: Valuable play area within this type. Pavements are present with some street lighting and a telephone box. Some use of above ground cabling between properties 	<ul style="list-style-type: none"> Thorverton: Red brick walls and concrete yard surfacing.
landmarks & Views	<ul style="list-style-type: none"> The churches and listed buildings are key landmarks within each village and the spires or towers of the churches can be seen in the wider landscape. The land gently undulates and allows important views in and out of the village towards the countryside. Bickleigh: School building is a focal point Thorverton: Watercourse through village is an attractive local feature. Views of wider landscape are often limited by buildings. Silverton: 1 and 2 Fore Street are landmark buildings in the centre of the village. 	<ul style="list-style-type: none"> Due to size and use of buildings they are a landmarks within the villages. 	<ul style="list-style-type: none"> Only close views are afforded in some areas. Although there are views out of the villages towards the undulating countryside. Limited landmarks and focal points in this type. Silverton: There are good views towards the village centre, especially towards the church. 	<ul style="list-style-type: none"> Bickleigh and Thorverton: Properties are set back from the street and offer little in the way of views or landmarks. Buildings tend to be more bland in appearance Silverton: Edge of village location provides views out of the village towards surrounding countryside particularly from higher areas. 	<ul style="list-style-type: none"> Thorverton: Traditional brick buildings are landmark features but are largely overshadowed by scale of more modern buildings. Thorverton: Views are framed by enclosed walling at front, with narrow road access.
Landscape Elements	<ul style="list-style-type: none"> High hedgerows make visibility poor Variety of high trees, many coniferous. Limited front gardens, although some planters on pavements are present. Bickleigh: Hedgerow and walls make an important contribution to the wider landscape. Silverton: Open spaces in village centre are important to retaining feeling of space amongst close-knit building. 	<ul style="list-style-type: none"> The hedgerows and walls add to the wider landscape. . Grassed areas associated with buildings where visible are valuable assets to area. 	<ul style="list-style-type: none"> The front gardens provide valuable green space to the village centre. Greenery is mostly within private gardens. 	<ul style="list-style-type: none"> Front gardens provide attractive 'greening' to the street scene. Grass verges, large hedgerows and trees are positive landscape features. Mature trees and use of hedges add a rural feeling to the villages. Silverton: Limited public amenity space within developments themselves but there is one large park area with play equipment adjacent to Coach Road. 	<ul style="list-style-type: none"> There is no formal landscaping but some greenery where maintenance has been limited including ivy growing on buildings.

Appendix 3: SCA 7 Western Farming Belt - Main Town - Crediton

	Historic Town Core	Industry and Retail	Institutional Buildings	Residential (1920s - 1950s)	Residential (1960s - 1970s)	Residential (1980s - 1990s)	Residential (2000+)
Building Enclosure	<ul style="list-style-type: none"> High density, two and three storey dwellings and shops; tightly knit at rear of shops and high street, particularly at North Street, Parliament Street, Dean Street, Blagdon and Buller Square where terraces are common; dense urban fabric continues between Landscore, Western Road, Market Street and North Street. 	<ul style="list-style-type: none"> These are large scale units, rectangular in plan. There are two industrial parks located on the eastern edge of the town at Lords Meadow and Fordton and Westward Business Park. 	<ul style="list-style-type: none"> These are large red bricked buildings of low density, including Queen Elizabeth Community College & Lower School, Crediton Fire Station and Crediton Hospital. These buildings have a mixture of building styles dating from different periods. 	<ul style="list-style-type: none"> Low/medium density, two storey dwellings; residential semi-detached and terraces. Sometimes separate garage units; larger houses and plots, particularly at Barnfield; some buildings perpendicular to street scene. 	<ul style="list-style-type: none"> Low/medium density, one, two and three storey dwellings; residential semi-detached, terraces and bungalows. Garages integral. Many properties feature flat-roof porches. 	<ul style="list-style-type: none"> Medium density, one, two and three storey dwellings, residential detached, semi-detached and bungalows. Garages mostly integral, though some double garages separate. 	<ul style="list-style-type: none"> Range of densities, mostly high, including 3 storey dwellings, mixed residential detached, semi-detached, terraces and flats. Garages integral on ground floor or separate buildings.
Movement	<ul style="list-style-type: none"> Principal road route is the High Street, which is frequented by constant traffic; car parking along street front adds to 'busy' feel; raised footpaths along Park Street, Old Tiverton Road and Exeter Road; some paths are cobbled, e.g. Church Lane; High Street is paved with standard concrete pavers. 	<ul style="list-style-type: none"> Generally this type has good access for vehicles off main roads. These buildings have good vehicular access off the A377. 	<ul style="list-style-type: none"> The Queen Elizabeth Community College, Fire Station and Crediton Hospital are sited along the A377 providing good vehicular access. The Queen Elizabeth Lower School is sited along a road (Barnfield) off the A377 at the edge of residential development. 	<ul style="list-style-type: none"> Only one large estate built during period, narrower roads than later developments; wayfinding less obvious, lesser number of access routes into Spruce Way estate giving insular feel; some pathways through to access housing. 	<ul style="list-style-type: none"> Road layout largely spine road with offshoot cul-de-sacs, tarmacadam surfacing. Largely developed into estates, but with more than one access point. 	<ul style="list-style-type: none"> Roads are tarmacadam, some with a short course of brick to announce junction of roads or entrance to cul-de-sacs. Clearly defined roads throughout, edges and pavements well set out. High accessibility for elderly/disabled. 	<ul style="list-style-type: none"> Road treatment is tarmacadam, though with some herringbone layout to announce cul-de-sacs. Saxon Close has brick paving on road, pavements and parking to delineate greater shared space.
Buildings	<ul style="list-style-type: none"> Brick and render predominate, though some buildings feature cob and stone, or a mixture. Roofs are largely slate, artificial slate or red clay roof tiles (particularly on older cottages); a few thatched properties; decorative joinery work to fascias and pilasters; Georgian housing features a variety of decorative elements. 	<ul style="list-style-type: none"> Building materials include: sheet metal framed structures, with corrugated walls and roofs. Buildings tend to be functional in appearance, with large blank facades. 	<ul style="list-style-type: none"> Queen Elizabeth Community College includes a mixture of buildings dating from different periods. The main school house now a library is a splendid Victorian 3 storey building dating from 1860 built in a 'tudor' style. It is red bricked with cream sandstone window dressings, mullions and quoins; steeply pitched slate roof with numerous gables; and red brick and cream sandstone arches providing entry points into an inner courtyard. The secondary school for girls (now the west wing) was built in 1910 in a similar style to the main school house, although lacks the sandstone detailing. The later Shelley Building (1962) is flat roofed with large window facades with little architectural detailing. 	<ul style="list-style-type: none"> Building materials largely red brick, sometimes rendered; tiled roofs; distinctive semi-detached properties at Barnfield; Cornish units at Winswood; many building frontages largely monotonous (see terraces). 	<ul style="list-style-type: none"> Building materials largely brick, either red, buff or light brown, sometimes partly rendered. Clay roof tiles with small chimneys. Okefield Road/Avenue has light brown brick, some properties feature vertical panels of render across both storeys, many properties have flat roof garages. Creedy Road features link detached bungalows, some gable ends fronting on to the street. Primrose Way features flat roof dormers at first floors, large windows. Mutley Close has L-shaped bungalows. 	<ul style="list-style-type: none"> Building materials predominantly brick, either red or buff, some properties partly rendered. Clay roof tiles with small brick chimneys. Porch awnings on many properties, with clay tiling. There is a uniformity of styles. Westernlea / Beech Park areas have brown UPVC windows and rainwater goods, some mock tudor facades, dormer roof windows at first floor. Rear boundary treatments either brick or fencing or mix of both, some rear garden walls have gaps in stretcher bond for effect. Avranches Avenue buildings have string course to delineate first floor and second floor levels. 'V' shaped bay windows at Queen Elizabeth Drive. Some are part rendered to reveal brick quoins. 	<ul style="list-style-type: none"> Building materials include: red brick or render or a mixture of both, constituted concrete lintels, clay tiled roofs with small red bricked chimneys. Some buildings feature ashlar effect on the render giving the appearance of dressed stone on the ground floor and first floor corners. Soldier course form a gentle arch over windows and doorways on a number of properties at Fulda Crescent. Roofs are either grey tiles or slate. Clay tiled porch awnings feature in many properties, either over the doorway or extending from the door to the edge of the building.

SCA 7 Western Farming Belt - Main Town - Crediton

	Historic Town Core	Industry and Retail	Institutional Buildings	Residential (1920s - 1950s)	Residential (1960s - 1970s)	Residential (1980s - 1990s)	Residential (2000+)
Public Realm	<ul style="list-style-type: none"> Wide high street reflective market town origins; cast iron street signs; listed K6 telephone kiosk and metal seat at St. Lawrence Green; cob and stone walls feature around Church Lane and Church Street; cluttered street scene in High Street. 	<ul style="list-style-type: none"> Planned development includes some shrubs, but is generally limited. Boundary treatments where present include post and rail fencing and palisade fencing. There are large hard surfaced areas for parking. 	<ul style="list-style-type: none"> There is usually large open space associated with this type. There are some high stone walls and a red brick gated entrance to Queen Elizabeth Community College off St Martin's Lane. 	<ul style="list-style-type: none"> Standard concrete paving; open space grass verges at Winswood on both sides of street giving wider open feel; tighter street scene at Spruce Park, due to narrower roads with no off-street parking; raised pavements sometimes feature. 	<ul style="list-style-type: none"> Standard sized pavements throughout, uncluttered street scene, little street furniture, low visual richness – much conformity 	<ul style="list-style-type: none"> Standard concrete pavement, little street furniture, uncluttered street scape, little visual contrasts, no evidence of vandalism. 	<ul style="list-style-type: none"> Cromwell's Meadow features some properties that are directly perpendicular to street, others set in small offshoots, accessed through 'farm style' gates providing a private entrance and driveway for 2-3 properties which are set at right angles to street scene or further back from the road.
Landmarks & Views	<ul style="list-style-type: none"> Church of the Holy Cross, Spurways Almshouses, the square at Parliament Street and the listed stone cross at St. Lawrence Green all provide landmarks and focal points; views along the High Street are framed by the three storey nature of the buildings; developed periphery of Crediton is visible. 	<ul style="list-style-type: none"> Views towards undulating countryside. 	<ul style="list-style-type: none"> Crediton Hospital benefits from expansive views to the south over rolling hills. Queen Elizabeth Community College has shorter distance views to surrounding hills. The Lower School has expansive views to the south. The Fire Station has enclosed short distant views to surrounding built form. 	<ul style="list-style-type: none"> Focal open green space at Barnfield; gently sloping or flat landscape, some properties will have views of open countryside; estate at Spruce Way edge of settlement, other development of this period was edge of settlement but has been enveloped by later housing. 	<ul style="list-style-type: none"> Generally no focal points, most sites gently sloping, some with wider views of Crediton e.g. Alexandra Avenue; largely edge of settlement development. 	<ul style="list-style-type: none"> Largely edge of settlement. No landmark buildings or focal points. Most sites largely flat, or with a gentle slope, some properties have views of surrounding hillsides. 	<ul style="list-style-type: none"> Developments are generally edge of town, abutting open countryside. Large apartment building on Saxon Close provides some focal point, whilst children's play at Monks Close acts as an informal village green.
Landscape Elements	<ul style="list-style-type: none"> Despite tight knit development of historic core, there are open space elements by Queen Elizabeth college; church yards provide a quiet refuge from high frontages and busy nature of High Street. 	<ul style="list-style-type: none"> There are large green verges within these sites, which often include a number of semi mature and mature trees. 	<ul style="list-style-type: none"> There are many mature trees coniferous and deciduous species at the entrances and fronting the buildings, with large green verges. 	<ul style="list-style-type: none"> Variety of boundary treatments; some buildings set behind walls hiding house frontages (Peoples Park Road); open grass verge amenity space is common, featuring trees. 	<ul style="list-style-type: none"> Little green contribution from street scene, but mature private gardens provide a varied green element; some street trees (at Tuckers Way). 	<ul style="list-style-type: none"> Off-street parking, small lawned front gardens, with little to no boundary treatments. Small grass verges along roadsides, some street trees. Private gardens offer some variation to green elements of street scene. 	<ul style="list-style-type: none"> Post and rail featheredge fencing forms the boundary treatment to a number of rear gardens. Some properties front directly on to pavement with no front gardens.

Appendix 3: SCA 7 Western Farming Belt - Villages - Bow, Copplestone, Newton St Cyres, Sandford, Shobrooke and Yeoford

	Historic Village Core	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)
Building Enclosure	<ul style="list-style-type: none"> • Medium density, two storey buildings with irregular shapes. • Fairly close relationship between buildings, with general absence of front gardens. • Often houses front on to road with remnants of large burgage plots to rear ("Failed Market Town). • There are often individual dwellings in own plots with low building density present. • Most buildings orientated to follow line of the road resulting traditional frontage development 	<ul style="list-style-type: none"> • Newton St Cyres: Some Pre 1920s dwellings on West Town Road and a terrace of dwellings and some formerly isolated dwellings. • Bow: Individual housing on edge of settlement, low density Victorian terraced cottages from the late C19 and early C20 	<ul style="list-style-type: none"> • Largely two storey terraces and semi-detached properties with some one storey. • Buildings are regular in shape and design of medium build density. • Medium sense of enclosure and relationship between buildings. Buildings generally set back from roadside, and well enclosed. • Newton St. Cyres: Many individual dwellings in large plots, but also high density council estates. 	<ul style="list-style-type: none"> • Mostly two storey detached and semi-detached buildings, some one storey bungalows and three storey town housing of medium to high density. • Close knit residential estate layouts set in groups, courtyards or in small cul-de-sacs. • Generally regular building lines slightly set back from street • Some use of roof spaces and dormers.
Movement	<ul style="list-style-type: none"> • Good choice of routes as no cul-de-sacs present. • Signage varies, no specific routes or high mobility for disabled or elderly. • Sandford: Hierarchy of routes forms a wider route through village with narrower side roads • Copplestone: Pavement either side of main road as far as Stone Cross. Just one side of road thereafter without pavement along Bewsley Hill. • Bow: Generally served by pavements either side of road – some slight gaps. South side served by raised pavements accessed via stone steps to road. • Shobrooke: Dwellings front onto the narrow road through the village, which for its most part has no public footway alongside, creating a more rural feel. 	<ul style="list-style-type: none"> • Newton St Cyres: No pavements on West Town Road. Narrow highways with little street signage. • Bow: Good bus access and pavements present. 	<ul style="list-style-type: none"> • Limited street signage. • Little choice of routes as development tends to be cul-de-sac layout with limited recognisable routes, intersections or announcement points. • Bow: Pavement only on side of the road. • Yeoford: Wide road in good condition, mostly on-street parking. • Newton St Cyres: Pavements along south side of A377, although lacking along South Devon Road. This part of the village is isolated physically from centre of village 	<ul style="list-style-type: none"> • Typical estate layouts with numerous cul-de-sacs. • Street signage on main access into estate. • Mixture of either single or pavements on either side of the main spine roads provide important links through estate. • Some signage present off defined routes although some lack of clarity. • Fairly good pedestrian access.
Buildings	<ul style="list-style-type: none"> • Building materials include: Cob, thatch, brick, stone, render (painted white or cream), thatch, clay tiles or slate, some corrugated iron sheeting on roofs of thatched cottage outbuildings. • Good quality of architecture with mixture of styles. • Varying roof heights; cottages with quite low roof ridges; some tall buildings with steeper pitches. • Building frontages are not particularly active but are interesting and attractive. • Cottages traditionally have multi-paned side hung casement windows and simple canopy porches, although some of these have been filled in to create enclosed porches and windows replaced. • Higher status buildings have sliding sash windows. • Wide spread presence of large brick chimneys on buildings. • Copplestone: Mixture of Edwardian and Victorian buildings as well as C18 or earlier cottages, an interesting building includes the Toll House. • Bow: Slate tile hanging on one or two key buildings. Predominately C18-C19 buildings with later in-fill buildings of more recent C21 houses. Former vacant/ disused garage sites now being developed for housing – 1 pub and village shop now closed. 	<ul style="list-style-type: none"> • Newton St Cyres: White render under tile roof or white rendered cottages with thatch/ slate. Cottages with attractive frontages and casement windows. • Bow: Materials include stone, brick and render. • Variable roof pitches including part-hipped and more shallow-pitched roofs. • Timber windows including traditional sash and bay windows. • Some limited evidence of solar pv on roof slope of one building. 	<ul style="list-style-type: none"> • Two or single storey detached, semi-detached and terraces. • Square windows and square rectangular buildings tend to mean bland and monotonous building frontages. • Materials include: Brick, off-white render, slate, artificial slate, clay tiles and brown or grey concrete tile roofs. Some brick and half timbered features. Timber or uPVC windows. • Small front gardens often converted to parking areas. • Terraces in simple style construction with flat roofed porch entrances. • Yeoford: Two-storey Edwardian houses of either brick or render elements and small front gardens. • Open gardens and lots of sheds visible. 	<ul style="list-style-type: none"> • Building materials include: block/render, brick and stone with tile and slate roofs, some timber cladding under man-made roofs, uPVC windows. • Mainly two-storey buildings with small front gardens, there are some chimneys and use of canopy porches. • Earlier phases of development can have uniform street layouts, while later phases have introduced some variety but still there is an ubiquitous suburbia feel. • Some bland, monotonous, repetitive frontages. Interest and variety are added where there is variation in road heights and styles. • Sandford: Some buildings have a strong vertical emphasis. Three storey buildings with steep roof pitches, but with more regular horizontal pattern provided by two storey elements. • Predominantly detached houses set in small or medium sized plots with gardens or driveways to the front, side access and rear gardens. • Mostly consistent building lines with houses set back and some staggered around a close. • Bow: Building frontages, especially Iter Park present a more organic village character and appearance including a mock-style barn conversion.

SCA 7 Western Farming Belt - Villages - Bow, Copplestone, Newton St Cyres, Sandford, Shobrooke and Yeoford

	Historic Village Core	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)
Public Realm	<ul style="list-style-type: none"> Tarmac roads and paths with concrete or granite kerb edging. Limited street furniture although some metal railings and bus shelters. Street scape usually uncluttered. Bow: Stone wall provides a distinctive continuous element for large entry section on entering village from easterly direction. Newton St Cyres: Village green with benches, small trees and red telephone box. 	<ul style="list-style-type: none"> Tarmac road and pavement with standard concrete kerbstone edging. Newton St Cyres: Some stone facing to banks. Bow: Limited street furniture (bus stop sign) generally uncluttered street scene. Stone wall provides a distinctive continuous element for large entry section on entering village from easterly direction. 	<ul style="list-style-type: none"> Standard tarmac roads and pavements with concrete kerbs. Limited and standard street furniture. Little visual richness or contrasts. Street scape uncluttered. Overhead wires visible. 	<ul style="list-style-type: none"> Standard tarmac roads and concrete kerbs. Limited street furniture and standard street lighting. Street scape generally uncluttered. Copplestone: Use of concrete pavers within cul-de-sac areas. Some sections of public planting. Bow: Some concrete pavements around part of estate road. Traditional street lamps, generally well-kept appearance. Bow: Some interesting newly built traditional dry-stone wall features partially extending along Station Road. Shobrooke: Private front gardens are enclosed by low walls or open fencing and contribute positively to street scape.
Views & Landmarks	<ul style="list-style-type: none"> Public house and other distinguishing buildings form focal points. Generally views available towards undulating surrounding countryside. Sandford: Sloping land, allows framed views and building heights that follow the change in gradient. Copplestone: Small traffic island formed by Stone Cross 'described as probably the finest Saxon Cross in South Western England'. Bow: Former chapel/ church building and separate detached stone dwelling help to define entrance to the village. Yeoford: Good views in and out of village. Shobrooke: No church to provide landmark building for village. Land generally falls to east, providing views to the hills outside the village. 	<ul style="list-style-type: none"> Trees soften views and form attractive backdrop to dwellings. Views toward undulating surrounding countryside usually present. Newton St Cyres: Generally level and flat landform. Visually very pleasant and rural. Yeoford: Edwardian houses are an interesting feature of village. Bow: Former chapel/ church building and separate detached stone dwelling help to define entrance to the village; graveyard borders roadside. Buildings are not individually of high quality but help to create enclosure. 	<ul style="list-style-type: none"> Few if any focal buildings. Sandford: Open views out towards surrounding undulating landscape. Bow: Good views southwards to open countryside (undulating landscape) in far distance. Newton St Cyres: Developments on top of ridge with limited views out. 	<ul style="list-style-type: none"> Sandford: Underlying landscape is sloping – allowing views out to surrounding countryside but no framed views. Copplestone: Three storey focal point building on entry to Station Road opposite residential development. Strong vertical emphasis throughout with good views (especially eastwards) towards undulating countryside and some edge of village development with generally elevated views north - eastwards towards main village and open countryside beyond. Bow: Limited glimpses afforded to surrounding landscape Views more evident from higher situated estates. Yeoford: Generally flat landscape with views out across countryside. Shobrooke: Views out toward undulating countryside – generally towards the east and south as the land falls away.
Landscape Elements	<ul style="list-style-type: none"> Hedges and trees at boundary contribute to overall street scene. Some hanging baskets, planters and hedges add to street scape. Copplestone: No public open spaces, but open field – bordered by post and rail fence along western side of road. Generally small front gardens but where present provide a valuable 'green' element to the street scene. Frontages are attractive and combined with the boundary treatment of hedging provide an almost idyllic appearance. 	<ul style="list-style-type: none"> Various trees and hedges along the street. Bordering tree line and hedge lines to properties. 	<ul style="list-style-type: none"> Front gardens contribute to street scape and are generally well kept with various shrubs. Houses well set back, with green spaces and edges that add to character of this area. Sandford: No street trees, some public open space in way of grassed areas. Bow: Some box hedging and shrubs. Yeoford: Some street trees, planters and hedges add interest to street scape. Some tidy gardens but many uncared for sheds. Communal open spaces with grass and tree planting in local authority developments. 	<ul style="list-style-type: none"> Gardens of private properties contribute positively to overall street scape. Potted plants, shrubs and bedding plants present. Open plan front gardens a feature of 1980s housings. Sandford: There is one children's play area. Copplestone: Some uniform open green space between properties along Bishop Drive. Bow: Some planters add to the informal attractiveness of the estates with mature trees and box hedging. Playing fields and children's playground present. Yeoford: Variety of shrubs and different small trees. No outdoor sports facilities or open green space. Shobrooke: Street trees are generally on highway verges rather than interspersed throughout development. High banks screen properties; some properties and use of shrub planting adjacent to road softens the impact of the housing.

Appendix 3: SCA 8 Eastern Fringes - Village - Holcombe Rogus, Burlescombe and Westleigh

	Historic Village Core	Industry	Institutional	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)	Agricultural
Building Enclosure	<ul style="list-style-type: none"> Holcombe Rogus has a very large historic village core. Rows of very old houses with salient doors some terraced and some detached. Sparsely spread building form. Burlescombe and Westleigh: Very small village core which includes cottages, some former farm buildings, pub and large properties. Two storey vernacular buildings with traditional appearance found across the district. Properties of this type are low density, sparsely spread across the village. There is no clear structure or proper village core. 	<ul style="list-style-type: none"> Located on the village fringe include Westleigh Quarry, a tile factory and a mechanics Varied massing and scale. 	<ul style="list-style-type: none"> Holcombe Rogus: Includes pre 1900's old school building and 13th/14th century church, located on the northern boundary of the village. Burlescombe and Westleigh: Generally detached buildings which are spread across the village. Only a Methodist church present in Westleigh. 	<ul style="list-style-type: none"> Predominantly wide streets with concrete kerbs and pavements 	<ul style="list-style-type: none"> Semi-detached buildings one storey and two storey. A mixture of close knit and more dispersed development. Former council housing is typical to that found elsewhere in the district, with terraced and semi-detached properties. 	<ul style="list-style-type: none"> Burlescombe and Westleigh: Two storey and one storey bungalows, either detached or semi detached. Relatively dispersed throughout village. Varied spacing between properties. 	<ul style="list-style-type: none"> Holcombe Rogus: Yard with old cob buildings. Burlescombe: Large collections of agricultural buildings located around the fringes of the village A mix of different types and size agricultural buildings, some of a traditional vernacular appearance, some more modern.
Movement	<ul style="list-style-type: none"> Some limited bus services available. Holcombe Rogus: A number of typically narrow lanes and streets. Pavement on one side of the road only. Burlescombe and Westleigh: The railway line dissects the village but there is no station. The Grand Western Canal provides access through sustainable modes such as cycling and walking. Some heavy goods vehicles travel through the village to gain access to Westleigh Quarry to the north. 	<ul style="list-style-type: none"> Access required by lorries which are used in conjunction with the associated business or industry. Movement of vehicles by those who are employed by the businesses. 	<ul style="list-style-type: none"> Holcombe Rogus: Pedestrian access with some parking available. Burlescombe: Located within the village and access is mainly by car but also by foot and cycle. The village hall has a reasonable provision of parking, however the primary school has limited parking. Buildings are on the bus route. 	<ul style="list-style-type: none"> The main access to village is via car - however there is a limited bus service available to houses of this character. Pavement just on one side of the street. 	<ul style="list-style-type: none"> Main access to village is via car, as bus service is limited. Holcombe Rogus: Car parking spaces on roadside. Burlescombe: Car parking available to the front of dwellings. Mostly wide streets with concrete kerbs and pavements. Westleigh: Cul-de-sac development with some announcement as you enter the close, but not that impressive. Bungalows are highly accessible for the disabled or elderly. 	<ul style="list-style-type: none"> Main access to villages is via car, as bus services are limited. Some cul-de-sacs. Burlescombe: On-street and off-street parking. A limited pavement for walking and cycling – grand western canal provides opportunity for this mode of transport Westleigh: Off-street parking. Limited announcement as you drive through the village. Properties are set back from the road. 	<ul style="list-style-type: none"> Holcombe Rogus and Burlescombe: no free movement for members of the public as private buildings.
Buildings	<ul style="list-style-type: none"> Holcombe Rogus: Many stone buildings with different small brick chimneys; mostly 18th and 19th century buildings. The oldest part of the village core is characterized by cob buildings, wooden windows, small porches, light colours of walls, slate roofs and brick chimneys. Mostly two-storey residential buildings with different heights of buildings and very low entrance doors. Burlescombe and Westleigh: Buildings are characterised by slate roofs, cob/stone and/or rendered walls, white/cream walls, wooden window frames, large porches to the front of the buildings, vernacular style of building for the district, small boundary walls. Semi detached or detached properties. A very important asset to what is a village with relatively new buildings and many former council properties. 	<ul style="list-style-type: none"> Large industrial buildings, workshops and buildings associated with the extraction of minerals. Well screened by thick vegetation. 	<ul style="list-style-type: none"> Holcombe Rogus: Church and school are made of similar materials, stone and slate roofs. Burlescombe: Varied appearance of different periods. The church is listed which is constructed of stone with a slate roof. It has a wall which is also listed and contributes positively to the wider street scene. The village hall is single storey about 50 years old. Has rendered walls and white uPVC windows. The primary school is from the 1900's and is constructed of stone with tiled roof. It has a stone wall with a wire fence above it. The Methodist church in Westleigh is constructed of stone, a slate roof, walls with wrought iron railings. 	<ul style="list-style-type: none"> Largely Edwardian two-storey houses with various architectural features. Some Victorian buildings as well. Mix of wall colours and different types of doors. Dwellings are either detached or semi detached. 	<ul style="list-style-type: none"> Holcombe Rogus: Materials include white cream rendered walls, brown roof tiles, porches and replacement uPVC windows. Building layout is generous with large gardens to front and back. Building style is somewhat bland and monotonous due to repetitive frontages. Burlescombe and Westleigh: Materials include: Brick walls, with slate roofs, large wooden windows and porches with a small overhang. Conservatories usually have a stained wood appearance. These buildings provide an interesting frontage to the street and have large front gardens 	<ul style="list-style-type: none"> Dwellings are either detached or semi detached. Some period bungalows and two storey buildings present. Grey slate roofs, some tile roofs, white/cream rendered walls, wooden/uPVC windows and brick chimneys Burlescombe: Typically monotonous half brick, half rendered (coloured) facades with bland appearance. Degenerate houses - probably affordable houses - next to railway: dark brown facades 	<ul style="list-style-type: none"> Materials include use of traditional materials such as stone and cob with slate roofs. Some very large stone barns and modern agricultural buildings such as dutch barn types with sheet roofs, and modern farm buildings. Holcombe Rogus: These buildings front onto the road. Some are new residential stone buildings ("retro-style") with brown tiled roofs and well kept gardens. One barn is vacant and in disrepair. Burlescombe: Not all used for the purpose of agriculture, some residential cob buildings with slate roofs from the early C20. Some vacant agricultural buildings.

SCA 8 Eastern Fringes - Village - Holcombe Rogus, Burlescombe and Westleigh

	Historic Village Core	Industry	Institutional	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)	Agricultural
Public Realm	<ul style="list-style-type: none"> Holcombe Rogus: Large stone walls and a water feature run through old village conservation area. Georgian and Victorian iron gates and railings are a predominant feature in the type. Burlescombe and Westleigh: Some kerbs and medieval walls made of stone. Large grass verges and hedgerows present. Pavements in Westleigh but not Burlescombe. Telephone box and street lighting in residential streets. Limited street features create a simple and uncluttered environment. Play area in the north eastern part of the village and playing field. 	<ul style="list-style-type: none"> Mostly private land 	<ul style="list-style-type: none"> Holcombe Rogus: Little public realm with high walls Burlescombe: The stone walls are important to wider street scene, as they form enclosure and add interest. Westleigh: The graveyard adds some open green space and the windows and clock on the wall have interesting detailing. 	<ul style="list-style-type: none"> Some kerbs and walls are made of stone. Grass verges and hedgerow as well as different kinds of shrubs in private gardens. Pavements present and some street lighting. 	<ul style="list-style-type: none"> Wood fences and stone walls define public realm from private realm. Holcombe Rogus: Traditional hedging of privet/beechness has mostly been replaced by low wooden panelled fencing which looks tired and tatty in places. Pavements and road are tarmac with standard concrete kerbstones. Grassed areas improve the setting of properties and are characteristic of this type of housing. Burlescombe: Large front gardens set back from the street add individual characteristics to the area as every garden looks different. Westleigh: Large front gardens and green spaces are prominent. The green space has little public use. 	<ul style="list-style-type: none"> Burlescombe and Westleigh: Some kerbs and walls made of stone Play area in the north eastern part of the village and playing field. Too many satellite dishes and antennas on roofs are unattractive features. Some street lighting in residential streets. Telephone box present. 	<ul style="list-style-type: none"> Burlescombe: Grass verges and fences, but little in the way of public realm as they are located on the village fringe. Tarmac in poor condition.
Views & Landmarks	<ul style="list-style-type: none"> Holcombe Rogus: Holcombe Court, All Saints Church and Webbers school are important local landmarks. A thatched property on South Street is also an impressive building. Burlescombe: As you enter the village from the A38, you get views across the valley and down to the village. Important views of Canal and out to open countryside. Church spire is an important feature on the skyline, church as focal point when entering the village from South. Pub "Ashford Arms" is an interesting focal point with medieval character, black stairs outside and black casement windows. The village itself is located on the side of a hill and provides great views from the church. Westleigh: Historic core makes up limited views and landmarks as they account for a few buildings in the village. There are glimpses of buildings in the historic core as you travel along lanes through the village. 	<ul style="list-style-type: none"> Irregular rhythms, none of the properties from this period are landmarks. They obscure the views to open countryside and of the undulating landscape. 	<ul style="list-style-type: none"> Holcombe Rogus: The school and church are important recognisable features in the village. Burlescombe: The church and primary school are important landmark buildings. The spire of the church can be seen in the wider landscape, particularly given that it is located in the highest part of the village. Westleigh: The Methodist church is considered to be a small landmark and is distinguishable in the village street scape 	<ul style="list-style-type: none"> Some Edwardian houses are landmarks 	<ul style="list-style-type: none"> Holcombe Rogus: Medium to long distance views are limited due to flat nature of land, however mature trees in neighbouring agricultural fields make an attractive backdrop. Burlescombe and Westleigh: This type is located on a straight part of road and views are afforded as you move closer. Mainly close views not distant views in and out of the village. 	<ul style="list-style-type: none"> Burlescombe: Post 1960s development does not form any of the important views or landmarks. Westleigh: Irregular rhythms, none of the properties from this period are landmarks. They obscure the views to open countryside and of the undulating landscape. 	<ul style="list-style-type: none"> Holcombe Rogus: The "Prince of Wales" is a focal point of interest with an unusual roof. Burlescombe: Older agricultural buildings add character and interest, contributing very positively to the local and wider landscape. There are good views to the surrounding landscape
Landscape Elements	<ul style="list-style-type: none"> Holcombe Rogus: Large garden trees impact positively on wider street scene. Private gardens provide natural atmosphere, are well kept with cottage style planting. Large open fields and play area. Burlescombe and Westleigh: Hedgerow and walls make an important contribution to the wider landscape. Park and play area provide an important open space to residents of the village. 	<ul style="list-style-type: none"> Vegetation associated with screening the buildings. Open countryside or village fringe. 	<ul style="list-style-type: none"> Holcombe Rogus: Many trees surround buildings and contribute positively to street character. Burlescombe: Graveyard and school yard add to the landscape, although the car park of the village hall does not. Westleigh: Large open verges and the graveyard add positively to the wider landscape. 	<ul style="list-style-type: none"> The front gardens provide valuable green space to the village centre. Limited positive contribution to the wider landscape from modern developments, but make up the largest proportion of the village. 	<ul style="list-style-type: none"> Holcombe Rogus: Amenity planting creates a pleasant suburban atmosphere. Gardens of bungalows tend to benefit from seasonal bedding type planting, with mature shrubs. Burlescombe: The front gardens provide valuable green space to the village centre. There is some contribution to the wider landscape, although green space is limited and there are few trees and other landscape elements present. Westleigh: Quite large front gardens and large hedgerows contribute positively to the street scape. 	<ul style="list-style-type: none"> Burlescombe and Westleigh: The front gardens provide valuable green space to each village. Limited positive contribution to the wider landscape from modern developments but make up the largest proportion of the villages. Generally few trees and less useful green space provided. 	<ul style="list-style-type: none"> Holcombe Rogus: Positive contribution to the environment with mature trees including cypresses and pines.

Appendix 3: SCA 9 Tav - Villages - Chawleigh, Lapford, Morchard Bishop and Zeal Monachorum

	Historic Village Core	Industry	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)
Building Enclosure	<ul style="list-style-type: none"> Zeal Monachorum: A medieval street scape, medium density dwellings set around a church. Morchard Bishop: High density, terraced, two storey, close knit development. Some larger detached properties present. Some long front gardens or buildings edge onto road. Central road with alleys to backland development. Lapford: High density terraces and cottages, two storey, close knit development. Chawleigh: Medium density 2 storey development running parallel with B3042. Relatively low density around church due to open green space. Mixture of detached, semi-detached and terraced properties. 	<ul style="list-style-type: none"> Lapford: Low density large buildings, low height on one side of road, tall on other side. 	<ul style="list-style-type: none"> Zeal Monachorum: Cottages fronting road, or set back of medium build density. Some large properties present with large plots running alongside road. Chawleigh: These 2 storey cottages have a loose build density as sited on the periphery of the settlement. Mixture of detached, semi-detached and terraced properties. 	<ul style="list-style-type: none"> Zeal Monachorum: Low density, terraced properties, generally ex local authority types. Properties set back from road. Morchard Bishop: 2 storey, semi-detached, low to medium density terraces and bungalows. Chawleigh: Local authority type properties at 'Butts Close'. These are medium density terraces, arranged around a crescent, with central green focal space. 	<ul style="list-style-type: none"> Zeal Monachorum: Generally large bungalows with well kept gardens. Mixture of styles. Some 2 storey dwellings present. Morchard Bishop: Two storey detached, some bungalows, medium density, with horizontal emphasis. Lapford: Medium density, mix of single and 2 storey. Mix of medium density terraced, semi-detached and detached properties. Chawleigh: Mixture of one and two storey, detached and semi-detached properties of varying ages. 'Belle Close' and 'School Close' are the only cul-de-sac developments. There are some large detached properties on periphery of the settlement.
Movement	<ul style="list-style-type: none"> Zeal Monachorum: Minimal public transport. Church is an important announcement point. Morchard Bishop: Good connectivity between roads with main through route and central core area. Bus service is present. Lapford: Type is situated along main through route. No pedestrian or cycle routes present. Minimum signage. Chawleigh: B3042 acts as main road through the village. Pavements are absent in this area. Bus service is present. Chawleigh has good facilities including a school, hairdressers, garage, shop, village hall, post office and public house. 	<ul style="list-style-type: none"> Lapford: Typical industrial layout with feeder road and some signage. 	<ul style="list-style-type: none"> Zeal Monachorum: Limited public transport and low mobility for disabled. Chawleigh: Properties either located on B3042 or close by. 	<ul style="list-style-type: none"> Zeal Monachorum: situated on edge of village with limited public transport. Morchard Bishop: Cul-de-sac development with no through roads. No pedestrian or cycle routes except steps down onto main road. Chawleigh: Sited on main through road. Bus stop present and parking on roadside. 	<ul style="list-style-type: none"> Zeal Monachorum: Good access by car but no pavements, no cycle routes. Bus service available. Mainly set along the main routes in and out of the centre. Poor mobility for elderly and disabled. Morchard Bishop: Cul-de-sac development, houses arranged around road, no signage or announcement points into site. One pedestrian path into adjoining development with no road through towards village centre. Lapford: Mostly cul-de-sacs with no through routes. No pedestrian or cycle routes. Some signage but no announcement or focal points. Chawleigh: Properties generally run parallel to main through road. Footpaths present in cul de sac developments. Terraced bungalows offer high mobility for the elderly. Many of these properties have off road parking and garages.
Buildings	<ul style="list-style-type: none"> Zeal Monachorum: Materials include: Rendered cob and stone with slate and thatch roofs. Buildings have attractive frontages. Morchard Bishop: Materials include: Rendered cob, stone with slate or thatch roofs. These are traditional Devon cob cottages with attractive frontages. Longest thatched terrace in Devon. High quality street scene with rooftops playing an important visual role. 'Corner Close' is a modern development within the historic core that echoes the character of the core. Lapford: Materials include: Render, cob, thatch, with slate roofs. Casement windows. Many roofs have steep pitches. Buildings have attractive frontages. Chawleigh: Materials include: Dressed brown/grey stone with segmental stone arches over fenestration; rendered cob; predominantly slate roofs, although some thatch; brick and wooden porches; and red brick chimneys. Many buildings are set back from road allowing space for small front gardens. Some roofs are hipped, although majority pitched. Windows and roofs are of varying levels. The church, village hall and old rectory are attractive buildings constructed from dressed brown/grey stone. The old rectory has interesting honeycomb leaded windows and cream sandstone window mullions. 	<ul style="list-style-type: none"> Lapford: Some typical industrial buildings; warehouse units and one more historic unit. Materials include: Mix of steel, block, brick and tile. Some vacant buildings and no renewables present. 	<ul style="list-style-type: none"> Zeal Monachorum: Steep roof pitches, thatch, slate and tile. Stone, cob and render. Attractive building frontages. Chawleigh: These are 2 storey cottages, edge of road, with varying roof and window heights and interesting porches. Materials include: rendered cob, exposed and rendered stone, slate roofs and some thatch. 	<ul style="list-style-type: none"> Zeal Monachorum: Materials include casement windows, tiled roofs, mostly brick and render constructions with unattractive blank frontages. Morchard Bishop: Materials include render, faux stone, concrete roof tiles. Monotonous frontages with little variation. Chawleigh: These properties suffer from little built variation due to repetitive frontages. Some properties have grey brick facades. Materials include render and concrete roof tiles. Brightly painted facades create a more interesting street scene. 	<ul style="list-style-type: none"> Zeal Monachorum: Materials include tiled and rendered buildings with some brick. These can be monotonous in appearance due to repetitive styles. Morchard Bishop: Materials include render, grey tile, boxy with bland frontages. Stone boundary walls add interest. Shallow medium roof pitches. Monotonous frontages. Lapford: Materials include render, brick, concrete tile, some timber boarding. Monotonous frontages. Mix of shallow and medium roof pitches. Chawleigh: Materials include: Rendered block; red brick; red brick quoins; wooden porches; and concrete pantiles and slate roofs.

SCA 9 **Taw** - Villages - Chawleigh, Lapford, Morchard Bishop and Zeal Monachorum

	Historic Village Core	Industry	Residential (Pre 1920s)	Residential (1920s - 1950s)	Residential (Post 1960s)
Public Realm	<ul style="list-style-type: none"> Zeal Monachorum: Stone walls, cob walls and some stone kerbs are present. Morchard Bishop: Tarmac roads, no kerbs. Stone walls to front of gardens. Minimum signage. Some cobbled raised pavements add visual contrasts of textures to street scene. Lapford: Tarmac roads and pavements with concrete kerbs. Slightly cluttered street scene. Visual contrast of buildings rather than surfaces. Chawleigh: Historic cobbles evident around school and old rectory, with large area paved with setts. 	<ul style="list-style-type: none"> Lapford: Tarmac streets and standard lighting. Cluttered with vehicles and containers. 	<ul style="list-style-type: none"> Zeal Monachorum: Predominantly tarmac surfaced streets with no kerbs. Uncluttered street scape no street furniture. Chawleigh: Tarmac surfaced roads with no kerbs or pavements. 	<ul style="list-style-type: none"> Zeal Monachorum: Concrete pavements, tarmac roads. An uncluttered street scape. Morchard Bishop: Tarmac pavements and roads, concrete kerbs. Standard lighting. Chawleigh: There is a bus shelter with bench at 'Butts Close'. 	<ul style="list-style-type: none"> Tarmac roads and pavements. Morchard Bishop: Some granite sets used in pavements. Stone walls and traditional lamp posts add interest. Gardens well kept. Lapford: Stone kerbs and standard street lighting. Minimum signage. Uncluttered gardens and hedges contribute richness to bland street scape. Chawleigh: Some pavements present at 'Belle's Close'. Shared road surfacing in new development 'School's Close' with herringbone yellow brick road and flemish bond yellow brick pavements. Some low rendered walls and stone walling present.
Views & Landmarks	<ul style="list-style-type: none"> Zeal Monachorum: Church is important focal point. Views towards undulating landscape. Morchard Bishop: Views out are framed by building lined streets. Situated on a hill top distant views are afforded from church towards pasture fields on the skyline. Lapford: Views through village and to countryside are not framed. Hill village, sky and fields on skyline. Church is important landmark building. Chawleigh: Attractive stone church, village hall, old rectory and school are local landmarks. The public houses also act as focal points. Views within this area are limited due to flat landscape and built form. 	<ul style="list-style-type: none"> Lapford: Flat land with views of surrounding countryside. 	<ul style="list-style-type: none"> Zeal Monachorum: Views to undulating countryside. Chawleigh: Generally the flattish landscape offers limited views, however the Dartmoor hills can be seen on the skyline. 	<ul style="list-style-type: none"> Zeal Monachorum: No focal points. Views out of village to countryside, with mature trees visible. Morchard Bishop: Views of pasture fields at end of street, however views are not framed. This type is elevated above road and highly visible from historic core. Chawleigh: Views over gently undulating countryside. 	<ul style="list-style-type: none"> Zeal Monachorum: Views outwards to gently undulating countryside. Views inwards to the built environment of the street. Morchard Bishop: One thatched building at entrance which acts as a focal point. Lapford: Views out to countryside. Trees and hills on skyline. Chawleigh: These properties are located on the periphery of the development, hence views over the flattish/gently undulating countryside are afforded.
Landscape Elements	<ul style="list-style-type: none"> Zeal Monachorum: Mixture of trees, shrubs and hedges contribute positively to the appearance of the street scene. Morchard Bishop: There are no street trees or planting. Front gardens add to 'greening' of the development, but mainly lawns and small shrubs. Lapford: Few street trees present. Some green space and gardens contribute to character. Chawleigh: The central green positively contributes to village providing valuable open space with mature deciduous species present. Small front gardens make positive contribution. 	<ul style="list-style-type: none"> Lapford: Few street trees, but screened from road by hedges. 	<ul style="list-style-type: none"> Zeal Monachorum: Street trees and hedges make a positive contribution where visible. Chawleigh: Where private gardens are visible they positively contribute to the street scene. 	<ul style="list-style-type: none"> Zeal Monachorum: Street trees and plants. Front gardens are quite plain. Morchard Bishop: There are no street trees or planting. Front gardens add to greening the development but mainly lawns and small shrubs. Chawleigh: Attractive allotments and green space to the front of 'Butts Close'. 	<ul style="list-style-type: none"> Zeal Monachorum: Number of trees within the street scene. Private rear gardens are generally visible and contribute positively to the street scene. Cemetery is only green space. Morchard Bishop: No street trees. Private gardens are tidy and add some greenery. Lapford: No street trees or planting but private gardens and hedges contribute to greening of development. Chawleigh: The detached properties are set well back from the road with large front and back gardens with mature planting. Clipped hedgerows are present in places.

Appendix 2: SCA 10 Dartmoor Fringes - Village - Cheriton Bishop

	Historic Village Core	Institutional	Residential (1920s - 1950s)	Residential (Post 1960s)
Building Enclosure	<ul style="list-style-type: none"> Two storey, low density buildings, some large detached properties. Gardens generally enclosed by hedges. Old village core clustered around church. Generally properties front onto main village road. 	<ul style="list-style-type: none"> Generally this type includes individual buildings ranging from public houses, surgeries, scattered throughout the village. 	<ul style="list-style-type: none"> Generally small pockets of housing, 2 storey detached or semi-detached houses and bungalows of medium density. This type is present at Glebelands. Typical local authority housing with some large front gardens. 	<ul style="list-style-type: none"> Mixture of housing estates, dating from different periods mainly located in Cheriton Cross area. This is low to medium density, two storey development with some bungalows grouped in distinct areas laid out in cul-de-sac arrangements.
Movement	<ul style="list-style-type: none"> Narrow rural lanes run through this type connecting development to A30. Limited bus service. There are no pavements present. 	<ul style="list-style-type: none"> Access is via main routes through village. Some street signage e.g. to church and school. 	<ul style="list-style-type: none"> Tarmac streets and pavements. Modern street lighting. Generally side roads/cul-de-sacs off main routes through village. 	<ul style="list-style-type: none"> Pavements are present. No through routes, as estates are cul-de-sac off main access road. This type benefits from off road parking and garages.
Buildings	<ul style="list-style-type: none"> Building materials include: Cob and stone with a rendered finish. Slate, thatch and clay tile roofs. Timber casement windows are predominant. Many Listed buildings. Buildings are generally long and low. 	<ul style="list-style-type: none"> Victorian schoolhouse is a mixture of stone and red brick; yellow brick detailing around windows; sash windows; and tiled roof with red clay ridge tiles. Other buildings in this type are mainly post 1960's, white rendered buildings with tiled roofs. The Old Thatch Inn, is an attractive cob building with thatched roof. 	<ul style="list-style-type: none"> Generally red brick or white render under concrete tiles or grey/brown brick under concrete tiles. Repetitive frontages with little variety. Interesting porches which have wooden cladding to gables. 	<ul style="list-style-type: none"> Building materials include red or brown brick, render under concrete tiled or slate roof. House types tend to be repetitive with little variety.
Public Realm	<ul style="list-style-type: none"> This is a visually rich area. 	<ul style="list-style-type: none"> Same as elsewhere in village tarmac and concrete kerbs. Lots of street signage. Pub signage are attractive features in the street scape. 	<ul style="list-style-type: none"> Tarmac roads and pavement and concrete kerbs. Street scape uncluttered but plain. Some interest provided by different styles of front gardens with low hedgerow boundary treatments. 	<ul style="list-style-type: none"> Green verges where present are important 'greening' features. Modern street lighting.
Views & Landmarks	<ul style="list-style-type: none"> School and church (Victorian) are important landmarks and focal points within the type. Views to undulating landscape. 	<ul style="list-style-type: none"> Church and school are important landmarks within village. Generally the landscape is flattish allowing long distant views to west and south towards Dartmoor hills. 	<ul style="list-style-type: none"> There are no landmarks or focal points. Generally flat landscape with some long distant views glimpses along roads towards Dartmoor. 	<ul style="list-style-type: none"> Landmarks and focal points are limited. Views out are restricted due to built form and flattish landscape.
Landscape Elements	<ul style="list-style-type: none"> Private gardens around houses with hedgerow boundaries. Not much in the way of public spaces. 	<ul style="list-style-type: none"> There is some green space outside the front of 'The Mulberry' with benches and shrub planting. Very few trees present. 	<ul style="list-style-type: none"> Private gardens well kept which help to reduce monotony of building styles. 	<ul style="list-style-type: none"> Private gardens are generally open fronted. Where gardens are 'well kept' they greatly add to the street scene.

Published by:
Forward Planning & Conservation
Mid Devon District Council
Phoenix House
Phoenix Lane
Tiverton, EX16 6PP
www.middevon.gov.uk

To request this document in another
format or language
please ring: 01884 234344

Published December 2012

