

Morchard Bishop Conservation Area Appraisal and Management Plan



CONTENTS

1.	Introduction	1
2.	Planning Policy Context	2
3.	Location and Setting	3
4.	Boundary of the Conservation Area	4
5.	Landscape Characterisation	6
6.	Historic Development	7
7.	Views, Trees and Open Spaces	12
8.	Character	15
9.	Architecture and Key Buildings	16
	Management Plan	19
	Appendix 1: Listed Buildings	20
	Appendix 2: Planning Controls in Conservation Areas	25
	Bibliography	26

LIST OF MAPS

1.	Location of Morchard Bishop	3
2.	Boundary of Morchard Bishop Conservation Area, 1985 and 2015	5
3.	Landscape Character Types around Morchard Bishop	6
4.	Historic Core of Morchard Bishop	9
5.	1830s-40s Tithe Map of Morchard Bishop	10
6.	1880-1890s Ordnance Survey Map	11
7.	Views In and Out of the Conservation Area	13
8.	Important Trees and Open Spaces	14
9.	Listed Buildings, Unlisted Buildings and Special Features	18

LIST OF FIGURES

1.	Parish Church	3
2.	1-13 Fore Street	3
3.	Frost Cottages, Frost	4
4.	Traditional working forge	4
5.	Inside the traditional working forge	4
6.	Listed Milestone at Frost	4
7.	Corner Close	8
8.	View from village green to the north down Fore Street	12
9.	View of Church and surrounding trees from the east	12
10.	View from Frost of Church of St Matthew	12
11.	Coles Park, Fore Street	15
12.	The Nook, east of the War Memorial	15
13.	Whitehaven, High Haven and Horseshoe Cottage, Church Street	15
14.	Part of the row of cottages on Fore Street	16
15.	Glebe House, Church Street	16
16.	The Old Rectory	16
17.	Frost Cottage, Frost	16
18.	Cobbles outside London Inn	17
19.	Morchard Bishop War Memorial and village green	17
20.	Water pump on Church Street	17
21.	Water pump on Footpath 50	17
22.	K6 Telephone Kiosk	17

1. INTRODUCTION

A Conservation Area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.

In Conservation Areas additional planning controls apply to protect the existing street scene and encourage enhancement where appropriate. These are outlined in Appendix 2.

A Conservation Area appraisal (or assessment) is essentially an analysis of what makes it special. Many Conservation Areas do not have Conservation Area appraisals, despite their recommendation by Government and English Heritage. It is becoming increasingly important to have appraisals that define each Conservation Area's qualities in order to:

- understand what it is that should be protected or enhanced;
- formulate effective policies;
- make sensible planning decisions;
- be able to justify the designation when making planning decisions and at appeal;
- help residents, traders, council members, potential investors and other interested parties to understand the background to designation; and
- help potential developers to formulate their applications.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal covers location, special architectural interest, character and appearance while the management plan covers preservation & enhancement.

The Morchard Bishop conservation area was designated on 2nd October 1985. The conservation area and boundary were surveyed in the late spring of 2014. Visits to Morchard Bishop involved the reviewing of the original conservation area boundary, collecting photographic evidence and surveying the built environment and associated spaces within and outside of the boundary. Proposed changes to the boundary were carefully considered, following English Heritage guidance on conservation areas as well as assessing the appropriateness and collective attributes of all buildings and features in and around the conservation area.

A consultation with the public was held in February and March 2015 and the local community's views and suggestions have been incorporated in to this document as well as the boundary changes of the conservation area. In total there were **11** representations to the public consultation on the proposed boundary changes of the Morchard Bishop Conservation Area.

This revised document and the boundary changes to the original 1985 boundary has been adopted by Mid Devon District Council and the boundary has been amended.

2. PLANNING POLICY CONTEXT

Conservation Areas are designated under the Planning (Listed Building and Conservation) Act 1990, section 69(1), by Local Planning Authorities.

Conservation Area Appraisals are not normally adopted as part of the Local Plan but they are nevertheless an integral tool that guides development. They are expected to be the subject of community involvement through a public consultation.

The National Planning Policy Framework (NPPF) sets out the national guidance and policies for creating conservation areas in section 12: Conserving and enhancing the historic environment.

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”

NPPF (2012) Section 12; Paragraph 127

Local policies for protecting and preserving heritage assets can be found on the Mid Devon website.

“The historic environment is an asset of great cultural, social, economic and environmental value. It contributes significantly to our quality of life and of the character of the district, representing a non-renewable resource that once lost is gone forever”

Local Plan Part 3 (2013) Policy DM27

National and Local planning policies change over time so it is important to check the up to date policy framework when considering making a planning application. At the date of publication all policies quoted were correct.

3. LOCATION AND SETTING

Morchard Bishop is an attractive village set deep within the Devon countryside. Morchard Bishop is one of many hilltop settlements situated approximately 6 miles north-west of Crediton and 2 miles east of the main A377 Exeter to Barnstaple road (see Map 1). The village is on the old Crediton to Barnstaple turnpike road and at the midpoint of the Two Moors Way, a long distance public footpath joining Dartmoor and Exmoor.

The village contains a number of thatched cob cottages dating from the 17th and 18th centuries, many of which are listed buildings. Morchard Bishop has a fine church dating from the 15th Century (see Figure 1) and the longest continuous terrace of thatched cottages in Devon, and possibly in England (see Figure 2).

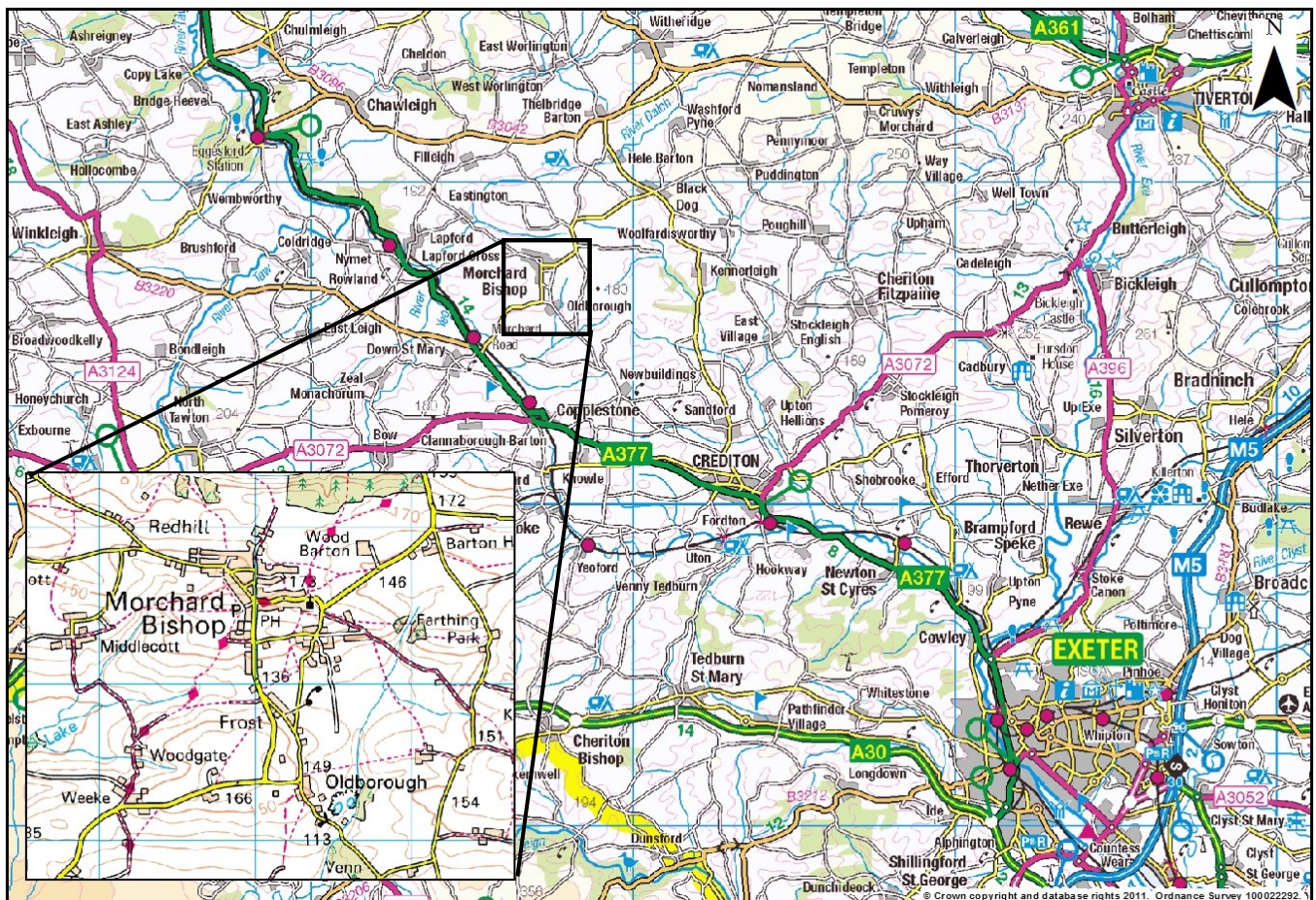


Figure 2 (left): 1-13 Fore Street

Figure 1 (right): Parish Church



MAP 1: LOCATION OF MORCHARD BISHOP



4. BOUNDARY OF THE CONSERVATION AREA

The Morchard Bishop conservation area was first designated on the 2nd October 1985. The boundary has been reviewed and was adjusted in 2015 to take into account the historic built environment and associated green spaces within Morchard Bishop.

From survey work in the late spring of 2014, it was suggested that the boundary be altered to better take into account the architectural and/or historic built environment as set out in guidance for conservation areas produced by English Heritage (see Map 2).

The conservation area originally covered the heart of the village and followed the linear pattern of early development along the three main roads. This part of the conservation area has been retained. A high proportion of buildings within the conservation area are Listed and collectively, along with important unlisted buildings create a picturesque and unique area.

An additional area was added in 2015 to the Morchard Bishop conservation area. Frost is located to the south of the current conservation area, but is part of the historic core of the village and has considerable historic interest and a high quality street scene (see Figure 3).

Figure 3 (below): Frost Cottages, Frost



As well as six Grade II listed houses, Frost features an intact traditional working forge complete with original tools and machinery (see Figure 4 & 5) and a listed milestone (see Figure 6). The forge is not listed but has considerable historic interest that it would be desirable to keep intact.

The character of Frost is similar to that of the main part of the conservation area being a mix of cottages hard to the road and detached houses in large plots. However, the density is lower and the area has a much more rural feel.

Other changes to the conservation area boundary included a few minor adjustments to follow property boundaries.



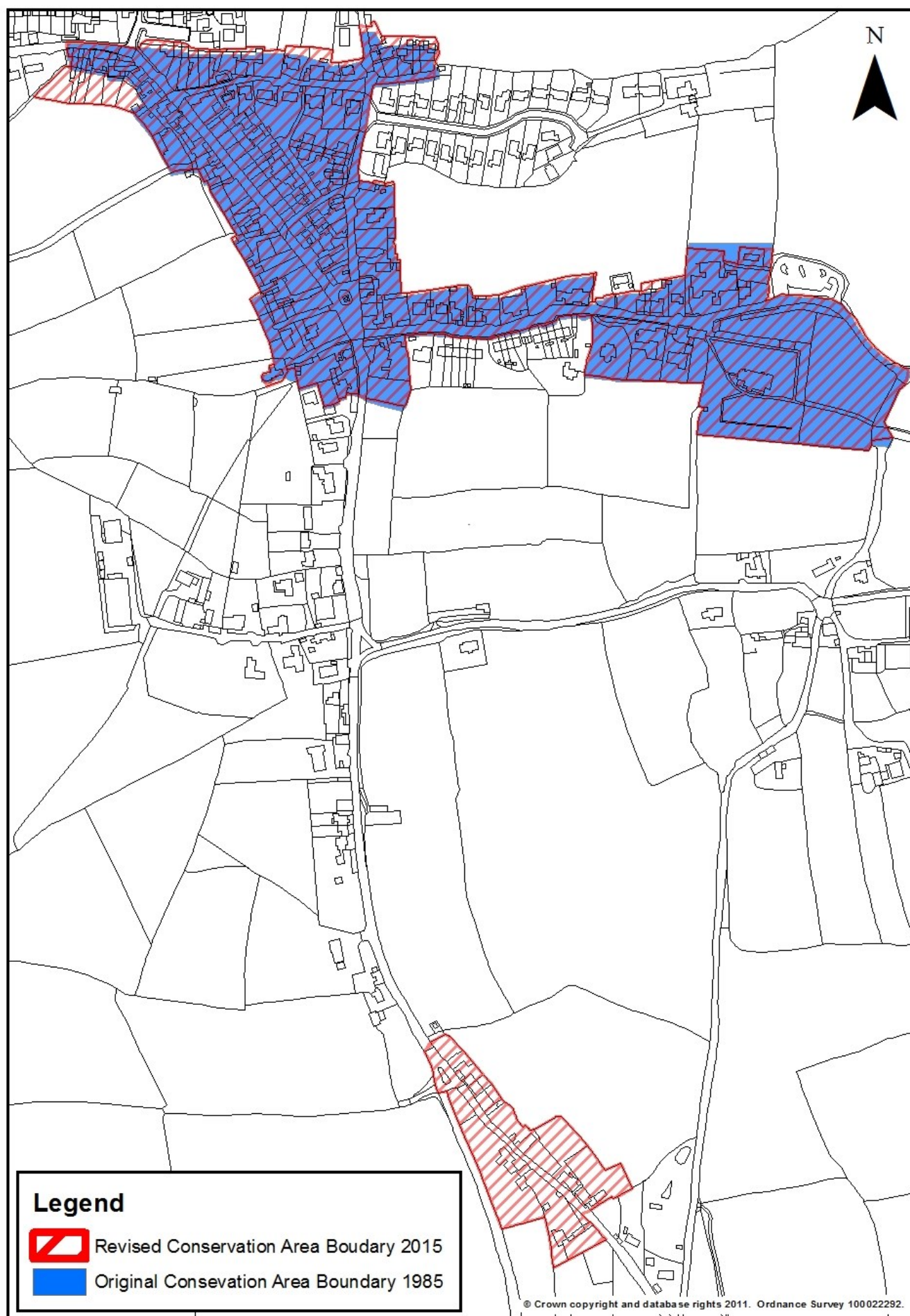
Figure 4 (above): Traditional working Forge

Figure 5 (below): Inside the traditional working Forge



Figure 6 (left): Listed Milestone at Frost

MAP 2: BOUNDARY OF CONSERVATION AREA, 1985 AND 2015



6. HISTORIC DEVELOPMENT

The rural village of Morchard Bishop on the old turnpike road from Crediton to Barnstaple is nestled between the north and south coast and located between the two great moors, Dartmoor and Exmoor. It is surrounded by a landscape of colourful patchwork of fields, thick hedgerows and distinctive red soils. It is within easy reach of Crediton, Tiverton and the cathedral city of Exeter. The earliest documentary reference to Morchard Bishop is in the Domesday Survey of 1086, indicating a pre Conquest origin.

The conservation area, which extends over an area of approximately eight hectares, incorporates the majority of the historic core of the village (see Map 4), as well as an area surrounding St Mary's Church and two areas located around the primary school (see Figure 7) and Ridge House. An addition to the original conservation area, also within the historic core, is at Frost which incorporates a number of listed buildings. The whole conservation area contains over 60 statutorily protected heritage assets, the earliest dating from the late-medieval period and includes the Parish Church of St Mary's, Grade I listed.

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER). New sites are added on a regular basis, so this information will be revised over time.

Prehistoric

No archaeological sites dating to the prehistoric period have yet been recorded within the conservation area. Sites dating to the period are recorded within the parish, comprising enclosures, funerary monuments and occasional flint finds.

Romano-British

There are no known Romano-British sites within the conservation area, although a chance find of Roman coins found during repair works to a hedge in Morchard Bishop, may indicate Romano-British activity in the area. The coins date to the late 1st/early 2nd century AD. Some of the enclosures identified through aerial photography in the parish as prehistoric may be of Romano-British origin.

Saxon-Medieval

The earliest recording of the village is in the Domesday survey of 1086 documented as '*Morchet*' or '*Morcheta*' and as '*Morchet*' in 1165. The earliest documented reference indicates that there was a pre-existing settlement here at that time, although deposits or features from this period have not yet been identified by archaeological investigation. The Morchard element of the place-name is likely to be derived from the Celtic words '*mawr*' meaning great or big and '*coed*' meaning wood. After Domesday the land was later sold to the Bishop of Exeter, resulting in the settlement changing in name to '*Morchard Epscopi*', Bishop's Morchard and later Morchard Bishop. The manor was one of 12 owned by the Bishop of Exeter in the 14th century. In 1548 the manor was passed to Sir Thomas Darcy.

The medieval layout of the village was around a large triangular green with groups of houses on each side named '*East-the-Green*', '*West-the-Green*' and '*Middle-the-Green*' still seen on the 1880-90 OS Map. The Green itself was lost in the 18th Century and only a small green area remains, now the site of the War Memorial.

The possible site of a mill is suggested by the fieldname '*Millstead*' to the south-east of the village. No earthworks or other remains have been identified to confirm this.

The Parish church of St Mary's (Grade I) lies on the east side of the village and dates to the medieval period, with early records showing it was rebuilt in the mid-15th century. Ridge Cottage (Grade II) is an early 16th century building, converted in the 20th century to stables and garage. It is also possible that some of the early post-medieval buildings retain medieval fabric in their structures.

Post Medieval-Modern

The village lies on the old coaching route from Crediton through to Barnstaple, Exeter and then on to London. The route contributed towards the village's success and development as it was part of the Woollen Trade. One of the local drinking houses was named the London Inn in recognition of the village's location on the route to London. The construction of a new Toll Road, the modern A377, in the early 19th century had a significant impact on the settlement with the population dramatically falling from 1,854 in 1851 to a low of 750 in 1961. There were once cottages on both sides of Church Street but many were demolished at the end of the 19th Century, possible because they had become derelict.

Post-medieval and modern heritage assets include dwellings built within the historic core and indeed the parish as a whole. Many are subject to statutory protection as listed buildings and mainly date from the 17th-early 19th century, attesting to the growth and development of the settlement during this period. These listed buildings include 1-13 Fore Street and can be seen on the 1830s-40s Tithe Map of Morchard Bishop (see Map 5). This group form the longest continuous run of thatch roofed buildings in Devon, and probably the longest run in England. The row of cottages was longer, however a fire in 1909 led to the former Post Office being built in the place of the fire-damaged cottages.

Figure 8 (right): Corner Close

Other listed buildings include the Christian Chapel established in 1846, now a Methodist Chapel (Grade II), the Church of England Primary School, 1872, (Grade II) and a 1935 K6 type telephone box (Grade II). The 1880-90s Ordnance Survey Map shows the few changes between 1830-40s and 1880-90s (see Map 6).

Modern development has taken place on the fringes of the village in the area of the Old Rectory Gardens (the site of the former Rectory), Bishops Meadow, and Greenaway. Much of the historic housing in Church Street was replaced with modern council housing in the 1960s. Several former commercial premises and outbuildings are now residential properties, and a new development of terraced properties was more recently completed at Corner Close within the conservation area (see Figure 8).

Historic Landscape Characterisation

The landscape that surrounds the village of Morchard Bishop has been categorised as a mixture of medieval and post-medieval fields. The historic core incorporates Church Street, Old Rectory Gardens, part of Fore Street, Polson Hill and the listed buildings located at Frost.

Figure 7 (below): Morchard Bishop Primary School



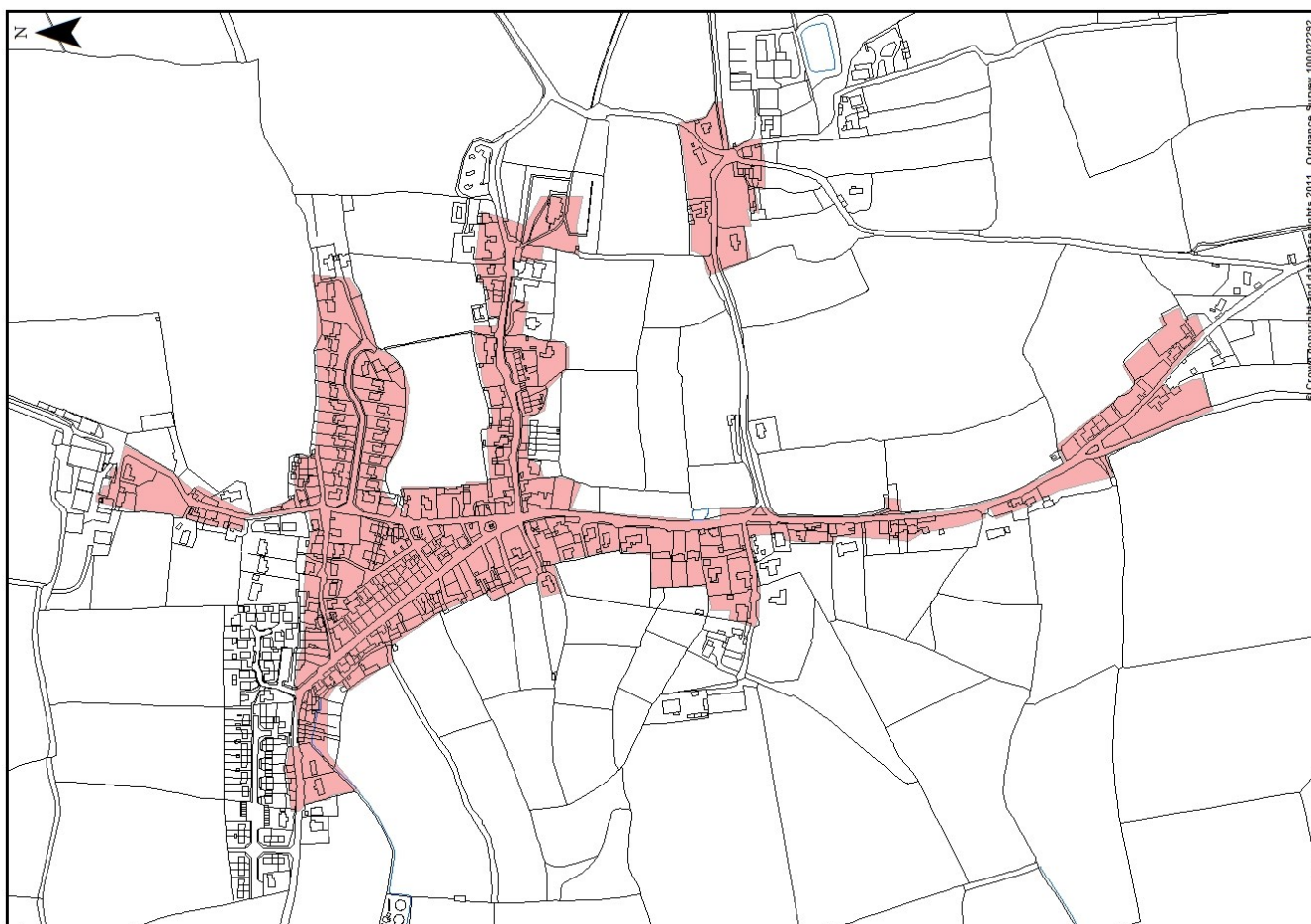
Archaeological Potential

Archaeological evidence indicating prehistoric settlement is recorded within the parish of Morchard Bishop and documentary evidence suggests the core of the village may have Saxon origins. The area of the historic core has the highest potential for the presence of below-ground archaeological deposits, ranging in date from the prehistoric through to the post-medieval period. In addition, there is the potential for the survival of medieval historic building fabric within apparently later structures. Historic maps indicate that the area may contain evidence for former historic field boundaries, which would survive as infilled ditches and may provide evidence for early land and property division.

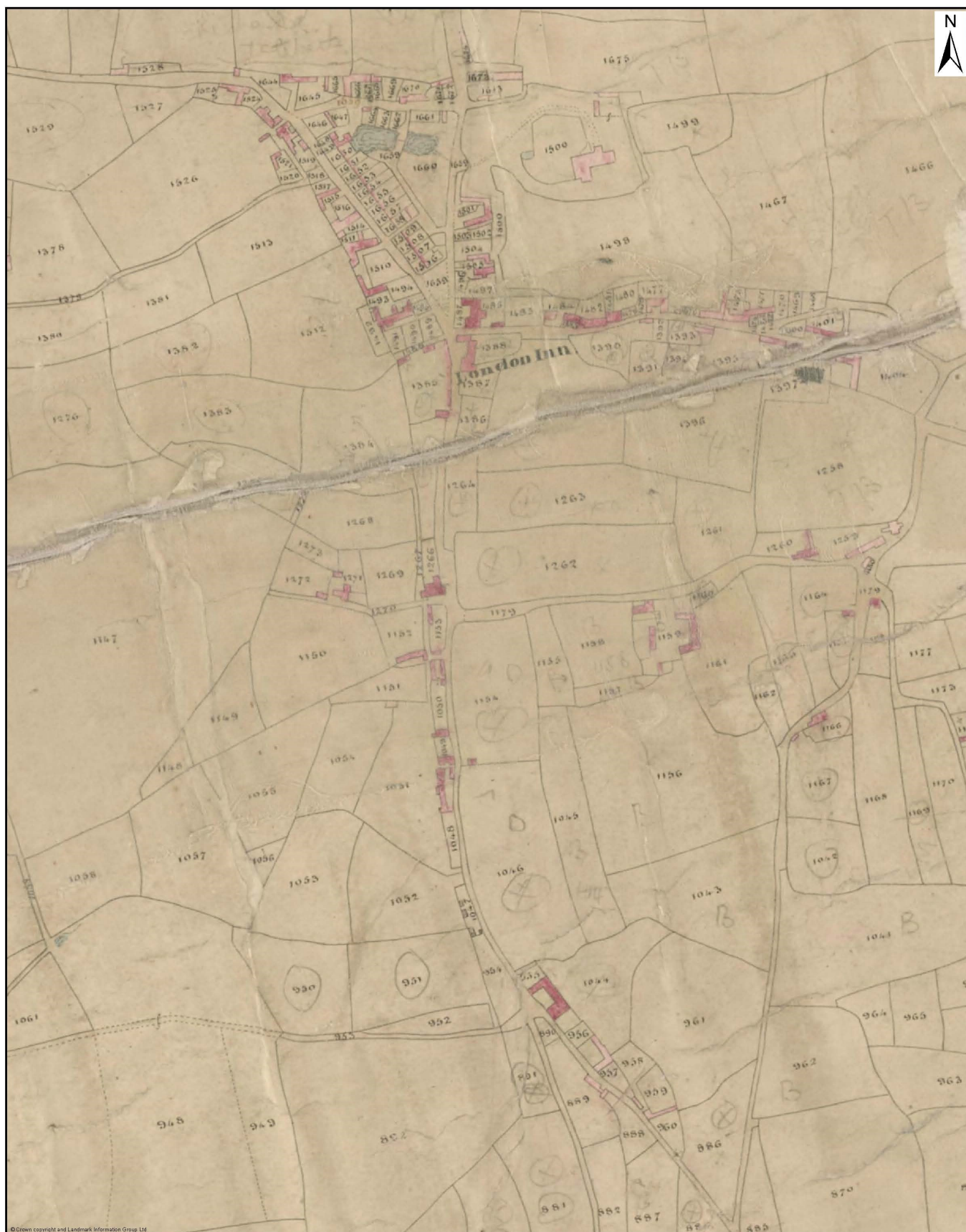
As such, the impact on the archaeological resource or historic building fabric of any development within the historic core should be adequately considered and the appropriate mitigation implemented.

The settings and therefore significance of designated and undesignated heritage assets located within the Morchard Bishop Conservation Area and its surrounding environs may be affected by any development within its boundaries. This should be considered at an early stage in the design and layout of any new development within the conservation area.

MAP 4: HISTORIC CORE OF MORCHARD BISHOP



MAP 5: 1830S-40S TITHE MAP OF MORCHARD BISHOP



© Crown copyright and Landmark Information Group Ltd

Please note that this information has been compiled from a number of different sources. It is provided for information only and must not be relied on for legal or planning related work without further reference to the Historic Environment Team. The information may be freely used for private or commercial research but the source must be acknowledged. Points or areas shown may represent part of a site that may be of considerable extent. Most archaeological sites in Devon are on private land. The inclusion of a site in the Historic Environment Record does not imply any right of public access.

Scale: 1:4,400

Marrina Neophytou

Date: 02/09/2014

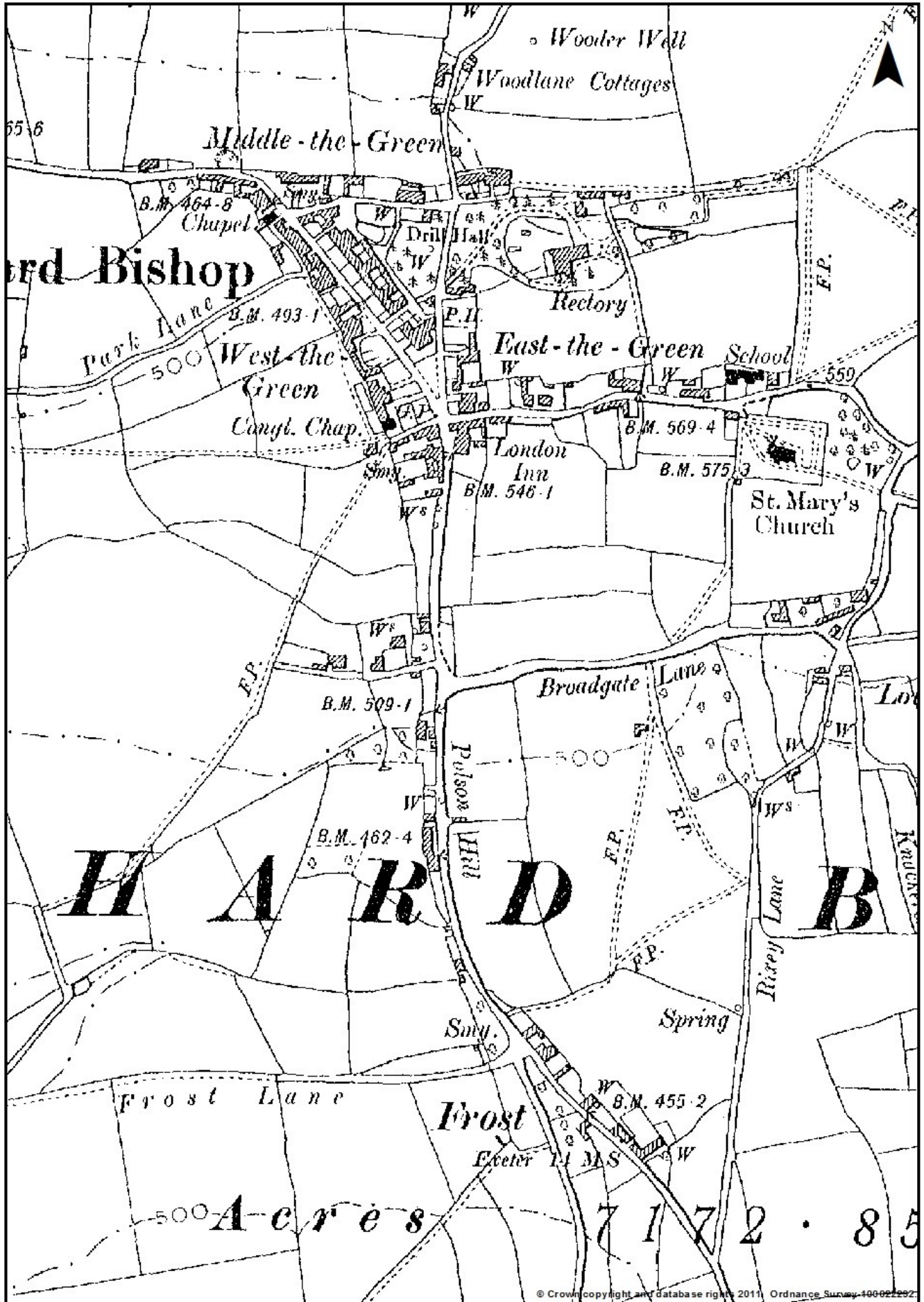
Morchard Bishop
Tithe Map 1830s-40s

Our ref: Arch/MD/MB/APP/22436

Devon Historic Environment Record

Historic Environment Team
Devon County Council
County Hall
Exeter
EX2 4GD
Tel: 01392 382246
e-mail: archaeol@devon.gov.uk
www.devon.gov.uk/archaeology





7. VIEWS, TREES AND OPEN SPACES

Morchard Bishop conservation area contains a number of views along roadways and out towards the surrounding countryside (see Map 6). The landscape setting of the village is important, as many views within the conservation area have a backdrop of the surrounding countryside.

St Mary the Virgin church tower is clearly visible from distant high points in most directions, including from Forches Cross near Lapford, Beacon Cross near Newbuildings, and Down St Mary.

Fine panoramic views can be achieved from the churchyard where it is possible to see both Dartmoor and Exmoor in the distance (see Figure 8). From the village green open vistas are available across the roof tops of the conservation area to the rising countryside beyond (see Figure 8).



Figure 9 (above): View of Church and surrounding trees from the east

Spaces between buildings give glimpses of open countryside, rooftops or other parts of the conservation area.

The churchyard is an attractive enclosed green area containing many trees and in particular a row of lime trees leading from the church through the field to the east towards the lane (Figure 9). The trees and field are important for the setting of the church, which can be viewed from a number of different locations within and outside the village (see Figure 10).

Several trees at Ashmoor House are protected by Tree Preservation Orders (TPOs) and these include a Copper Beech, 2 Sycamores, a Monteray Cyprus, a Horse Chestnut and a Common Ash. There are also TPOs over a number of trees at 6 and 7 Corner Close. Locations of important trees and open spaces are shown on Map 7.

Many houses within the Conservation Area have large front gardens, often bordered by hedges or stone walls colonised by plants, and these add to the green character of the village and should be retained where possible.

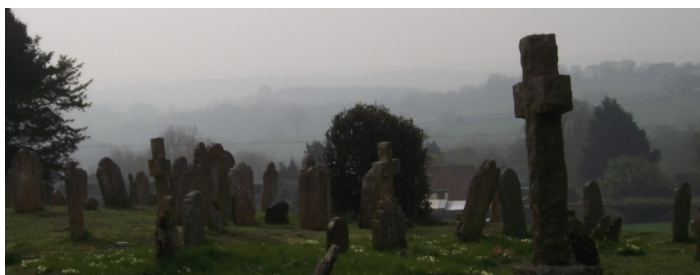


Figure 9 (below): View south from churchyard

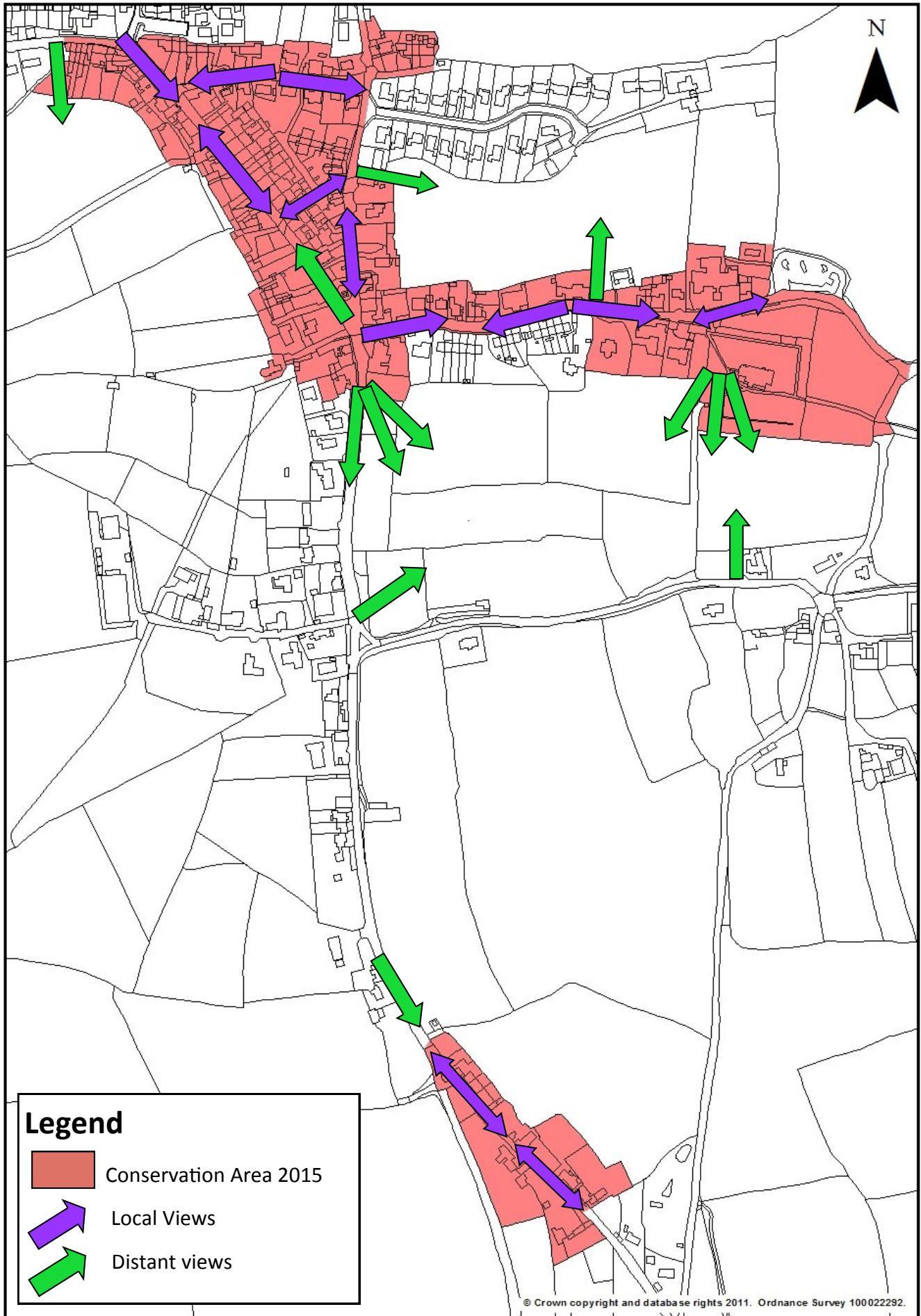


Figure 8 (above): View from village green to the north down Fore Street

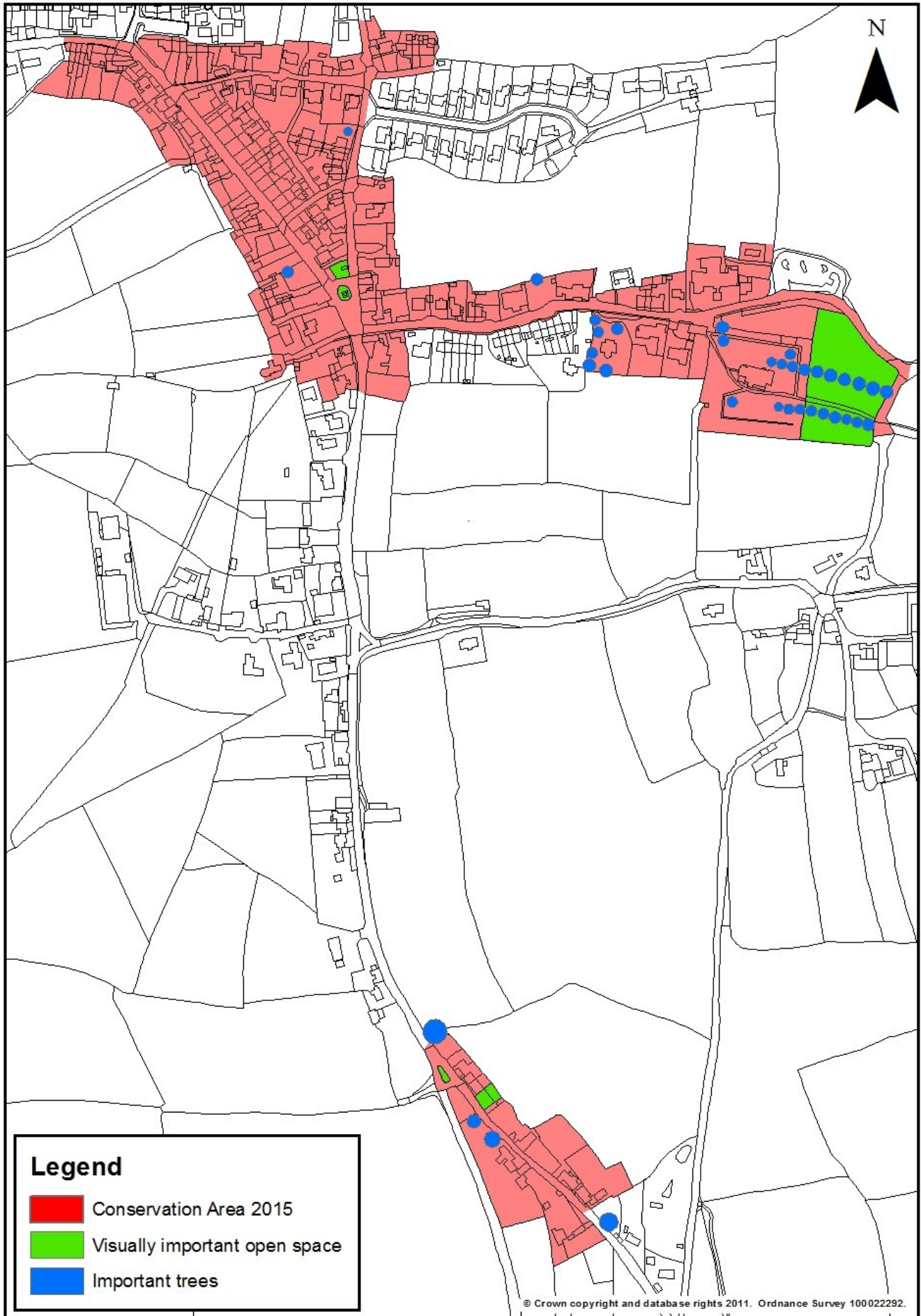


Figure 10 (left): View from Frost of Church

MAP 7: VIEWS IN AND OUT OF THE PROPOSED CONSERVATION AREA



MAP 8: IMPORTANT TREES AND OPEN SPACES



8. CHARACTER

Morchard Bishop's character is influenced by the surrounding topography with rooflines rising in steps up the hill towards the London Inn at the highest point. The conservation area follows the linear shape of the village's central historic core and extends southwards to Frost and includes a small area at Lower Town. Frost is of significant interest with several large listed houses, a listed milestone and a traditional working forge. These attributes resulted in the extension of the conservation in 2015.

The village is organised around a central green where roads from the north, south, east and west meet. The green is almost at the highest point within the village and there are long views north along Fore Street and Wood Lane to the open countryside beyond. These views, combined with the tranquillity of the village create a rural feel.

Fore Street, the main road running through the village, is characterised by vernacular cottages constructed from cob and stone with thatched or slate roofs, fronting directly onto the road (see Figure 11) or behind long, enclosed, front gardens. Many of the cottages in Fore Street are small and terraced but there are also several larger cottages, particularly along the western side of the road. The layout is linear and informal but overall building density is relatively high.

Figure 11 (below): Coles Park, Fore Street



Figure 13 (right): Whitehaven, High Haven and Horseshoe Cottage, Church Street

Away from Fore Street, building densities tend to be lower but the vernacular style of architecture is consistent throughout the conservation area providing an overall sense of harmony (see Figures 12 & 13). A high proportion of the cottages within the conservation area are Grade II listed.



Figure 12 (above): The Nook, east of the War Memorial

There are few more formal buildings within the conservation area. These are either public buildings: the school and village hall, or places of worship: St Mary the Virgin Church and the Methodist chapel in Fore Street.

The overall feel of Morchard Bishop is that of a quiet village. Farming is still important in the area and although many people work within the village, often self-employed, others leave the village for work. Gardens are green and well kept and there is very little litter, with the public realm being clean and tidy.



9. ARCHITECTURE AND KEY BUILDINGS

Within the conservation area boundary, there are a large number of Listed buildings and unlisted buildings of merit. What makes an area special is not just its buildings but also the public realm, its street surfaces, street furniture, and boundary features. Features of special importance, listed buildings and unlisted buildings of merit are shown on Map 8.

Perhaps the most important architectural feature of Morchard Bishop is the 18th Century listed terrace of 13 thatched cottages, the longest continuous terrace of thatched cottages in Devon, possibly in England (Figure 14). It is important to retain the thatch on these cottages and maintain the quality of their setting, particularly as a tourist attraction. Each cottage still has a long, enclosed front garden which adds to the overall quality of the street scene. Many of the dwellings opposite this row of cottages are also of high architectural and historic value (see Figures 15 and 16).

There are many cob and thatch dwellings within Morchard Bishop which add to the character of the village. Glebe House, on Church Street, is a rather large cob, rubble and thatch dwelling and is quite prominent in the street scene, fronting partly onto the road (see Figure 15).

The Old Rectory, on Church Street, is an important unlisted building (see Figure 16). It has tall and striking chimneys which are visible and rather distinctive.

There are a number of cob and thatch buildings within the proposed new addition to the conservation area. Frost Cottage is Grade II Listed and has a picturesque thatched porch (see Figure 17).



Figure 14 (above): Part of the row of cottages on Fore Street



Figure 15 (left): Coles Park, Fore Street



Figure 15 (above):

Figure 16 (above): The Old Rectory



Figure 17 (right): Frost Cottage, Frost

Although the main roads through the village are tarmacked, some mud and cobbled roads remain, with a patch of some cobbles remaining outside the London Inn (see Figure 22). The London Inn itself is an important unlisted building, both for its community value and for its appearance and prominent position.

Traditional boundary treatments within the Conservation Area tend to be walls and hedges. Walls are stone or unrendered cob topped with pantiles and often vary in heights.

The War Memorial and small triangular village green are located in a prominent position in Morchard Bishop and greatly contribute to the conservation area (see Figure 23).

Interesting street furniture to be found within the Conservation Area include old water pumps (Figures 24 & 25), wrought iron benches and the wrought iron gates in the churchyard wall. The Grade II Listed K6 Telephone Kiosk is also an important feature in the streetscape (see Figure 26).



Figure 18 (above): Cobbles outside London Inn



Figure 19 (above): Morchard Bishop War Memorial and village green



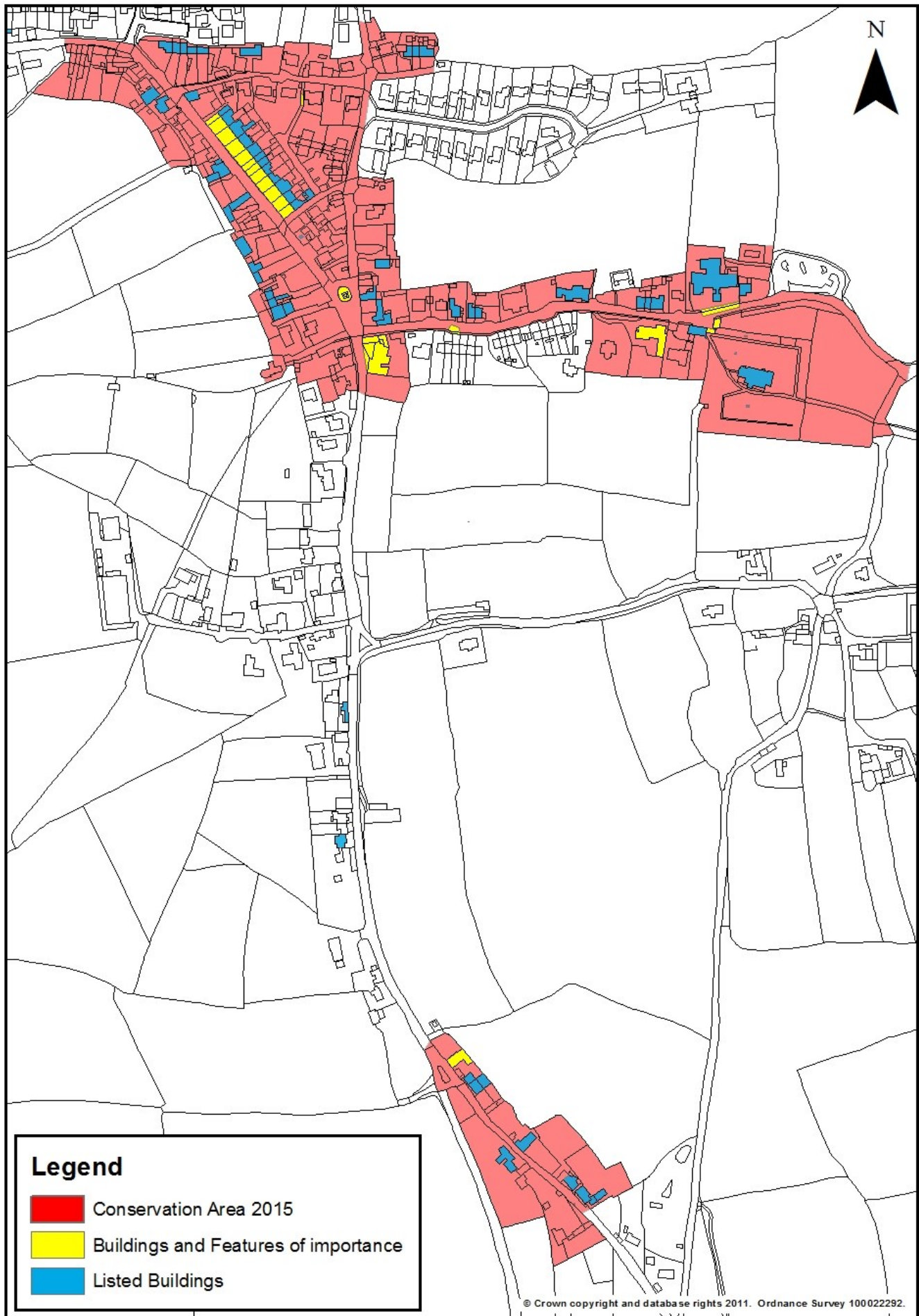
Figure 20
(right): Water pump on footpath 50

Figure 21 (far right): Water pump on Church Street

Figure 22 (left): K6 Telephone Kiosk



MAP 9: LISTED BUILDINGS, UNLISTED BUILDINGS AND SPECIAL FEATURES



MANAGEMENT PLAN

In accordance with the Planning (Listed Buildings and Conservation Areas) Act, 1990, Mid Devon District Council will pay special attention to the desirability of preserving or enhancing the character or appearance of the Morchard Bishop conservation area.

A Conservation Area Management Plan draws on the appraisal to identify ways of ensuring that the special qualities of the conservation area are preserved, to identify opportunities and put forward proposals for the enhancement of the area.

A management plan can:

- Make sympathetic proposals for the preservation and enhancement of the area's character and appearance including the identification of development opportunities; and
- Obtain funds and encourage inward investment.

The appraisal has identified the architectural and historic interest of the area and the other special qualities that define the character and appearance of the Morchard Bishop conservation area. In order to protect and enhance the aspects that make the area worthy of designation, active management may be needed.

For the most part, effective future management of the Conservation Area can be achieved through existing Conservation Area policies, good development control decisions and enforcement powers.

Mid Devon District Council have the duty to ensure that proposals for development within the conservation area either preserve or enhance its character. New developments and changes within a conservation area are by no means prohibited, but should be to a high standard of design.

Morchard Bishop conservation area contains some historic fabric in the street scene which should be retained wherever possible. Features such as the cobbles to the front of London Inn and old water pumps should be retained as they add character to Morchard Bishop. Other Parish Councils in Mid Devon have been able to obtain funding for upkeep and cleaning schemes for historic fabric, which can ensure retention and longevity.

Boundaries within the conservation area are often defined by stone walls or hedging. Where possible boundaries should be retained to preserve the character and appearance of the conservation area. Boundaries can be under threat from the formation of new accesses, poor maintenance or from new development. Mid Devon District Council will seek to retain historic boundaries where new development occurs by making retention part of the conditions of planning permission

To ensure that the conservation area retains its character and is enhanced where possible, Mid Devon District Council is able to issue Untidy Land Notices under Section 215. These notices would be for areas of land which detract from the conservation area due to their continual poor upkeep. There are currently no sites which could have potential notices attached to them, but if in the future such sites emerge, the conservation area would benefit from such measures.

As policy on external changes to buildings in conservation areas and change of use policies are not always straightforward, please contact Mid Devon District Council for information and advice when considering any changes.

APPENDIX 1: LISTED BUILDINGS

Reference	Grade	Name	Description
11/134	I	Church of St Mary the Virgin	Large Parish church, medieval origins, rebuilt in mid 15 th C, extensive restoration late 19th C. Roughly coursed ashlar, predominantly volcanic trap, some mudstone, some granite quoins and plinth, original granite and Beerstone detail, Bathstone restoration detail, slate roofs. Imposing 30m high west tower with mostly 15 th C fabric, nave, chancel, north and south aisles, south porch. Interior of interest.
11/135	II	Davey chest tomb, 10m north west of Church tower	c.1835, Portland stone and white marble.
11/136	II	2 Comyns chest tombs, 15m south of south porch of Church	Northern tomb c.1837, Portland stone and white marble. Southern tomb c.1770, volcanic ashlar and grey basalt.
11/137	II	Mander chest tomb, 25m north of west tower of Church	c.1827, Portland stone and white marble.
11/138	II	Cast iron headstone, 12m north-west of west tower of Church	Mid 19 th C, Gothic, upright headstone comprising a central Tudor arch-headed panel surmounted by a plain cross.
11/139	II	School House, Church Street	Former schoolmaster's house, probably 1872. Gothic style L-shaped building. Snecked volcanic stone with Hamstone dressings, red tile roof.
11/140	II	C of E Primary School, including playground boundary wall to south	Primary school, 1872. Gothic style L-shaped building, single storey, also low mudstone rubble boundary wall. Snecked volcanic stone with Hamstone dressings, red tile roof.
11/141	II	Ridge Cottage, Church Street	House, originally row of 3 cottages, sometime stables and garage. Early 16 th C Converted to house in mid 20 th C. Partly plastered cob on rubble footings, slate roof, 3 room plan house.
11/142	II	Mellow Thatch, Mellow Thatch Cottage (now Hoopers) and Pines, Church Street	Three cottages, early-mid 17 th C and 19 th C. Plastered cob and rubble, rubble stacks, thatch roof on Mellow Thatch with eyebrows, Irregular front fenestration.
11/143	II	Glebe House, Church Street	House, mid 19 th C. Plastered cob and rubble, thatched roof. An unusually large house to be built in cottage ornee style.

Reference	Grade	Name	Description
11/144	II	High Haven and Horseshoe Cottage, Church Street	Two cottages, probably mid 19 th C. Plastered cob and rubble, thatched roof. Service outshoots to rear, thatched roof porches.
11/145	II	Whitehaven, Church Street	Cottage, probably 18 th C. Plastered cob and rubble, thatched roof. 2 room plan cottage with large projecting east end stack
11/146	II	Woodstock, Church Street	House, former Post Office. Late 17 th C—early 18 th C, extended probably in 19 th C. Plastered cob on rubble footings, thatched roof. L-plan shape.
11/147	II	No 1 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage, service outshots to rear.
11/148	II	No 2 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. Small 2 room plan cottage.
11/149	II	No 3 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage with central entrance.
11/150	II	No 4 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage.
11/151	II	No 5 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage.
11/152	II	No 6 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 1 room plan cottage.
11/153	II	No 7 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage.
11/154	II	No's 8 and 9 Fore Street	Cottage, formerly 2 cottages, 18 th C. Plastered cob on rubble footings, thatched roof. Now 2 room plan cottage.
11/155	II	No 10 Fore Street	Cottage, 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage.
11/156	II	No 11 Fore Street	Cottage, formerly 2 cottages, 18 th C. Plastered cob on rubble footings, thatched roof. Now 3 room plan cottage.
11/157	II	No 12 Fore Street	Cottage, formerly 2 cottages, 18 th C and early 19 th C. Plastered cob on rubble footings, thatched roof. Now 2 room plan cottage.
MORCHARD BISHOP CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN—PAGE 21			

Reference	Grade	Name	Description
11/158	II	No 13 Fore Street	Cottage, probably early 19 th C. Plastered cob on rubble footings, thatched roof. Small 1 room plan cottage.
11/147— 11/158	II	As Above (1-13 Fore Street)	1-13 Fore Street form a terrace of thatched cottages which is the longest in Devon, and probably in England.
11/159	II	Mr Rice's Cottage, Fore Street	House, formerly 2 cottages, probably mid 19 th C. Plastered cob and rubble, slate roof. Double depth plan house.
11/160	II	Methodist Chapel, including area walls and railings to front, Fore Street	Methodist Chapel, former Bible Christian Chapel, 1846. Sneaked purple mudstone front with mudstone rubble to sides and rear, with small amount of granite dressing, slate roof. Late 19 th C cast iron railings.
11/161	II	Coles Park, Fore Street	House, probably 18 th C with 19 th C extension. Plastered rubble with cob wall tops, thatch roof. 3 room plan main range.
11/162	II	Park House and Park Cottage, Fore Street	House and adjoining cottage, early 19 th C. Plastered cob on rubble footings, thatch roof. L-shaped building, 2 room main range with rear block at right angles behind.
11/163	II	Grasshopper Lodge, Fore Street	House, probably mid 19 th C. Plastered cob on rubble, thatched roof. 3 room plan house, irregular 4 window front.
11/164	II	Beggar's Roost, Fore Street	House, probably 18 th C, refurbished late 19 th C. Plastered cob on rubble, including some brickwork, thatched roof. Irregular 3 room plan.
11/165	II	Park Villa and Park House, Fore Street	Two cottages, formerly single house, 17 th C, most rebuilt in 19 th C. Plastered cob on rubble footings, thatched roof.
11/166	II	April Cottage and Park View, Fore Street	Two cottages, formerly at least 3 cottages, probably 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan house.
11/167	II	Fairview, The Green	House, 17 th C, extended late 18 th C—early 19 th C. Plastered cob on rubble footings, thatched roof. 2 room plan house.

Reference	Grade	Name	Description
11/168	II	The Nook, The Green	Cottage, probably 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan cottage.
11/169	II	Sunnyside Cottage, The Green	Cottage, possibly formerly 2 cottages, late 17 th C—early 18 th C, enlarged or 2nd cottage added in late 19 th C—early 20 th C. Plastered cob on rubble, thatched roof.
11/170	II	Meadowbank, the Green	House, mid 17 th C with 19 th C addition. Plastered cob on rubble footings, thatched roof. 3 room plan house, outshots to rear.
11/171	II	No's 1 & 2, The Forge, The Green	Two small houses, formerly 3 cottages, probably late 18 th C—early 19 th C and 19 th C extension. Plastered cob on rubble footings, corrugated asbestos roof. Now two 2 room plan cottages.
11/172	II	No's 1, 2 & 3 Whites Cottage, The Green	Three small cottages, probably late 18 th C—early 19 th C. Plastered cob on rubble footings, slate and corrugated iron roof. Three 1 room cottages.
11/173	II	No 1 Chapel Lane Cottages	Cottage, probably mid 19 th C, possibly earlier core. Plastered cob on rubble footings, thatched roof. L-shaped building.
11/174	II	No's 2, 3 and 5 Chapel Lane Cottages	Three cottages, mid 19 th C possibly earlier core. Plastered cob on rubble footings, thatched roof. L-shaped building.
11/193	II	No's 4 (Rookery Cottage), 5 & 6 Wood Lane	Three cottages, probably one house originally, late 17 th C and 18 th C. Plastered cob on rubble footings, thatched roof (No 6 replaced with asbestos slate).
11/10000	II	Telephone Kiosk, Fore Street	Type K6, designed 1935 by Sir Giles Gilbert Scott. Cast iron square kiosk with domed roof.

Reference	Grade	Name	Description
5/181	II	Frost House and Frost House Cottage, Frost	House and adjoining cottage, early 19 th C. Plastered rubble, brick chimney shafts, some rebuilt with 20 th C brick, slate roof with glazed ridge tiles. L-shaped, double depth plan, 2 room cottage to rear. Symmetrical fenestration to front, original 3 light casements to rear.
5/182	II	Spring Cottage, Frost	House, formerly 2 cottages, mid 17 th C. Plastered cob on rubble footings, thatched roof. 3 room range. Regular fenestration to front.
5/183	II	Fernside, Frost	House, 18 th C. Plastered cob on rubble footings, 19 th C brick chimney shafts, thatched roof. 2 room with central through passage plan
5/184	II	Frost Cottage, Frost	Cottage, mid-late 17 th C extended in mid 20 th C. Plastered cob on rubble footings, thatched roof. A cottage containing surprisingly high quality detail.
5/185	II	Wayside, Frost	Small house, late 17 th C—early 18 th C. Plastered cob on rubble footings, thatched roof. 2 room plan. Roughly symmetrical 3 window front.
5/186	II	Frost Cottages, Frost	Pair of cottages, late 17 th C—early 18 th C. Plastered cob on rubble footings. Slate roof to left cottage, corrugated iron to the right, formerly thatch.
5/187	II	Milestone 7m south-west of Wayside	Wayside milestone, probably early 19 th C. Granite, upright rectangular slab inscribed in demi-bold Roman serif letters 'XI Miles From Exon'.

APPENDIX 2: PLANNING CONTROLS IN CONSERVATION AREAS

Conservation Areas are areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. Building or landscape features including trees also contribute to the special character of the Conservation Area.

Trees in Conservation areas that are already subject to a Tree Preservation Order (TPO) are subject to the standard TPO Regulations.

The Town and Country Planning Act 1990 makes special provision for trees in a Conservation Area, and as such, under section 211, anyone proposing to cut down or carry out work on a tree in a Conservation Area is required to give the Local Authority six weeks' prior notice (a 'section 211 notice'). This gives the Local Authority an opportunity to consider whether the tree(s) in question is suitable for a TPO.

A tree is defined in the Town and Country Planning Act as having a diameter more than 75mm at 1.5m above the ground level. Works to trees or hedging with a diameter less than 75mm at 1.5m above ground level do not require a notification to Mid Devon District Council.

Unlisted buildings or structures inside conservation areas have some restrictions on demolition, e.g. total or substantial demolition of any building over 115 cubic metres requires planning permission as does demolition of any wall over 1 metre high facing a highway, waterway or open space or any wall over 2 metres high elsewhere. Any pre 1914 agricultural building in a conservation area is protected against demolition.

Listed building consent is required for demolition of a listed building and most works to the exterior or interior and major repair schemes.

Planning permission is required to position a satellite dish on a chimney, wall or roof slope which faces onto, and is visible from, a road or public path.

There are additional limitations on the construction of extensions to dwellings within conservation areas. In particular planning permission would be required for side extensions. Extensions to the rear of a property may be restricted to a single storey.

This is a general guide to additional controls applicable to conservation areas. Advice on alterations and extensions should be obtained before carrying out any development.

Please visit the Mid Devon District Council website for more information:

www.middevon.gov.uk

Or telephone the planning department to speak to a duty officer on:

01884 255 255

Further information can be found on the Planning Portal:

www.planningportal.gov.uk

BIBLIOGRAPHY

Author	Title
B. Cherry & N Pevsner	The Buildings of England: Devon
Devon County Council	Historic Environment team Historic Environment Record
English Heritage	Understanding Place: Conservation Area Designation, Appraisal and Management
English Heritage	Valuing Places: Good Practice in Conservation Areas
J. Kingaby	The Book of Morchard Bishop: A Devonshire Heartland Parish (Volumes 1 & 2)
Mid Devon District Council	Mid Devon Landscape Character Assessment Mid Devon Town and Village Character Assessment