



**Bampton
Conservation Area Appraisal
and Management Plan**

**A d o p t e d a s
P l a n n i n g G u i d a n c e
o n 7 D e c e m b e r 2 0 0 5**

The OS mapping included within this document is provided by Mid Devon District Council under licence from Ordnance Survey in order to fulfil its statutory requirement to accurately identify the designated conservation area.

C O N T E N T S

INTRODUCTION

Conservation Areas
Conservation Area Appraisals
Conservation Area Management Plans

1 LOCATION OF BAMPTON CONSERVATION AREA

2 SPECIAL ARCHITECTURAL INTEREST

3 SPECIAL HISTORIC INTEREST

Archaeology

4 CHARACTER

Landscape, open space and trees

5 APPEARANCE

Building materials, ornamentation and street furniture
Features of special importance
Important unlisted buildings

MANAGEMENT PLAN

PRESERVATION AND ENHANCEMENT

Permitted development, unauthorised works, enforcement audits and Article 4 directions

DESIGN PRINCIPLES

SUGGESTED CHANGES TO THE CONSERVATION AREA BOUNDARY

Additions

Deletions

APPENDIX 1 -
Planning Controls in Conservation Areas

APPENDIX 2 -
Mid Devon Local Plan First Alteration -
Policies Applicable within the Conservation Area

APPENDIX 3 -
Archaeological Implications

INTRODUCTION

Conservation Areas

Conservation Areas are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, section 69(1), by Local Planning Authorities. They are areas of special architectural or historic interest, the character and appearance of which it is desirable to preserve or 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 further in Appendix 1.

Conservation Area Appraisals

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 within Planning Guidance Note 15 (Planning and the Historic Environment) which was produced in 1994 by the Department of the Environment (now the Department of Culture, Media and Sport) many longstanding Conservation Areas do not have an appraisal. 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 development control decisions**
- **be able to justify the designation when making development control decisions and at appeal**
- **make sympathetic proposals for the preservation and enhancement of the area's character and appearance, including the identification of development opportunities**
- **help residents, traders, council members, potential investors and other interested parties to understand the background to designation**
- **help potential developers to formulate their applications**
- **obtain funds and encourage inward investment**

This Conservation Area appraisal has assessed the special characteristics of the Bampton Conservation Area.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal is divided into sections covering location, special architectural interest, character and appearance.

Conservation Area Management Plans

A conservation area management plan draws on the conservation area 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.

It can

- **make sympathetic proposals for the preservation and enhancement of the area's character and appearance, including the identification of development opportunities**
- **obtain funds and encourage inward investment**

The opportunity has also been taken to review the conservation area boundary to see if there are areas that should be excluded or areas that should be added. Plan 1 shows the amended boundary.

1

LOCATION OF BAMPTON CONSERVATION AREA

Bampton is a small town in Mid Devon. It is located 7 miles north of Tiverton.

The B3227 and B3190 both pass through the town underlining its importance as service centre for travellers going either north-south or east west through this part of Devon. The town lies within the valley, and at a crossing point over, the River Bathern.

The central part of the town lies within the floodplain of the River Bathern and the Shuttern Brook, and on the lower slopes of the valley sides. The underlying geology is Lower Carboniferous limestone and the town has many now redundant overgrown quarries nearby, particularly on the rising land to the south and east. Five Oaks Quarry is designated as a Site of Special Scientific Interest for its geology.

The existing Conservation Area boundary was designated in November 1989. It covers the central old built core of the town around the church, Newton Square and the bridge over the River Bathern, together with part of the ancient monument of Bampton Castle and land along the River Bathern running north east of Brook Street and Briton Street.

Plan 1 shows the boundary of the current conservation area, the listed buildings and the ancient monument partly within it.

2

SPECIAL ARCHITECTURAL INTEREST

There are 60 buildings listed as of architectural or historic interest within the current conservation area. These include a bridge, a milestone, two telephone kiosks and two headstones, as well as houses, pubs and churches.

The oldest building is the Grade I Church of St Michael and All Angels (photo 1), with its tower dating back to 13th century and the main body of the building dating from 14th century. The plain Early English tower is battlemented and has a projecting stair turret. The rest of the building is largely Perpendicular in style with a little Decorated tracery. It is built of local rubblestone with a mixture of Bath, Beer and volcanic stone dressings. There was some remodelling in 15th century.

The church was in a very delapidated condition by the 19th century. The Reverend Swete visiting Bampton in 1801 noted the church as “ a pile of some consequence... in a state of neglect, the edifice itself in its exterior apparently delapidated” Demolition was considered in 1870 but the option of restoration was pursued. The perimeter wall, gates and standards were all constructed at this time.

The former Vicarage includes 15th and 16th century fabric but was extensively remodelled in the late 18th century and again in 1866. The building is rendered stone rubble with a hipped slate roof, sash windows and reeded pilasters to the front door.

The former corn and barley mill, together with the millers house at Manor Mill, Millhead, was constructed in 17th century although subsequently altered. The stone buildings are 2 storeys high and run parallel with each other. An overshot water wheel and wooden launder are located on the rear wall of the Mill building.

Number 6 Millhead is also at least 17th century , possibly older, with an 18th century extension. This two storey house is constructed of rubblestone and cob, and has casement windows.

11 and 13 Newton Square, are of late 17th century construction with early 19th century shop windows. These 3 storey buildings form an important element within the former market square.

Other 17th century properties include Packhorse Way, Little Oak, 7, 9, 11 16 and 16a Briton Street.

Court Grove (photo 2) is a former farmhouse with its low roofline, end and rear lateral stack, is probably 17th century. It is a two storey colour washed and rendered building with a large cart entrance.

The former Manor Court Room (now a library and shop) (photo 3) at Newton Square is 18th century or even earlier. It is a simple two storey building with an external flight of steps to the upper floor, a central arched doorway, round headed shop windows and sashed windows. The building is visually important in the context of Newton Square.

There are several 18th century houses. The most important of these are Leburn House and Lower Leburn, grade II* (photo 4). Originally a single house, built for Richard Bowden a wealthy cloth merchant, it appears to have been built on the site of an earlier house as witnessed by the massive stone chimney stack. The stone built Georgian house has classical features with Baroque detailing. The rear garden facing the churchyard contains stables and is bounded by slate capped walls.

Bowdenhayes (photo 5) is a particularly unspoilt Georgian house dating back to 1789. This colourwashed house boasts a timber Chinese Chippendale verandah, glazed doors and windows with margin panes, louvred sun shutters, an ornamental iron porch and a semicircular fanlight with spoke glazing bars.

Castle Grove (photo 6) is a substantial house with an 18th century service wing and an early 19th century block. The service wing has several casement windows with square leaded panes. There is a verandah on iron lattice posts and a 19th century porch with Doric columns. The house is on the site of an Elizabethan manor house called Tristrams and it is possible that remnants of this earlier building may be incorporated into the fabric of the existing building.

Other 18th century houses include Castle House and Carriage House on Castle Street originally comprised a single property dating from mid 18th century with later additions and alterations. The property was once rendered or stuccoed (see photo 7). Numbers 2, 4 and 5 Castle Street, 6 and 8 Brook Street are also typical of the high quality 18th century buildings found throughout the town.

The Castle, a former inn, dates back to at least the early 18th century. This large two storey building has an asymmetrical frontage with early 19th century 16 pane sashes and several blocked or false windows at first floor level. It has a large carriageway entrance. Attractive spearhead and vase finial railings define the boundary of the side garden

The White Horse Inn was built in two stages with the earliest section being late 18th century and the rest 19th century. It is a mix of two and three storeys, and includes an attractive 19th century shop front with segmental arches on slender columns. The flat roofed open porch on slender columns supports a freestanding statue of a white horse.

There are also several good quality early 19th century Georgian houses, including Barnhay House, 10 Briton Street, 14 and 16 Brook Street and 48 Brook Street.

The Toll House dates back to at least 1819. The two storey building has a deep hipped slate roof and the ground floor windows all have segmental stone arches.

The bridge (photo 8) over the River Bathern was built in 1827 and is built of ashlar masonry. It is single span with a segmental arch. It was built probably as a replacement for the narrow, 17th century stone, 5- arched bridge.

At 25 – 35 Frog Street, there are 3 pairs of semi detached houses constructed in 1924 for Bampton Urban District Council. These were designed as low cost housing units on the same principles as the First World War Nissen huts. These distinctive houses with their curved corrugated iron sheet roofs were listed for their architectural and historic interest in 1998. They have recently been included in the conservation area.

Just outside the conservation area several of the former limestone quarries contain old limekilns. Although not listed, these structures are part of the industrial architecture and archaeology of the area. This has been recognised in the award of a Heritage Lottery Grant for the restoration of one of these as an integral part of the Millennium Green on the edge of the town.

Special Architectural Interest



1. St Michaels Church



2. Court Grove



3. Manor Court Room



4. Lower Leburn House

Special Architectural Interest



5. Bowdenhayes



6. Castle Grove



7. Castle House and Carriage House



8. Bridge over River Bathern

3

SPECIAL HISTORIC INTEREST

Bampton was established at a river crossing point on an important north south route, probably in the Saxon period. The church yard is a near circular enclosure giving rise to speculation about possible presence of a pre Christian religious site. However it is more likely to be Saxon.

The Saxons established their settlement west of the ford around 700AD, clearing woodland near the castle mound (photo 9) initially and then building a church, and a market place. The early layout of the settlement established by the Saxons is still discernible in the town. The site of the market place is reflected in the current place name of Newton Square (photo 10), new tun being a new market. Remnants of the Saxon strip field system have been identified to the north of the castle mound. The strips cultivation system comprises blocks of land 220 yards long (a furrow long which equates to a furlong).

At the time of the Domesday survey Bampton was recorded as a royal manor. The survey recorded a mill in the town.

The Normans reinforced the old Saxon mound forming a wooden motte and bailey. Robert de Bampton held the castle against King Stephen in 1136, although the wooden structure was burned down during the seige. A stone mansion was later constructed on the mound, of which only the foundations remain buried on the site. On the north eastern perimeter of the bailey, a small mound may mark the site of one of the defensive towers and the entrance to the castle.

In 1258 Henry III granted a charter to the town for a three day fair, for trading of sheep and cattle. This was held on "the eve, day and morrow of the feast of St Luke" (18th October). A one day fair is still held in Bampton on the last Thursday in October. A second three day fair was held at Whitsun.

Although Bampton was clearly a market town with a record of burgages in 1290 and burgesses in the town in 1302, it was never incorporated as a Borough. Deeds refer to The Manor and Borough of Bampton and "the borough or parish of Baunton". The town was governed by the Lord of the Manor and a reeve. A deed from 1572 refers to "a burgage in Brettyn Streate". The layout of the town still has evidence of burgage plots along Fore Street and around Newton Square. Weekly markets were held on Wednesdays and Saturdays. There were also two annual markets the first on the Wednesday before Lady Day on 25 March, the other on the last Wednesday in November, both for sheep and cattle. Newton Square is still recognisable as a market place (photo 10).

The church was dedicated to St Mary in the early medieval period and this early dedication is recalled in the nearby Mary Lane.

Quarrying and lime burning for agriculture was an important element of the economy particularly in the 16th century, based on the limestone quarries just outside the town. Limestone is the main building material in the town.

The 17th century was a destructive time for the town's buildings. Much of the abandoned Castle is believed to have collapsed in an earthquake that shook the town in 1607. Other buildings were burned by the Royalists during a 4 day Civil War clash in 1645 whilst a great fire in 1669 also took its toll.

The town like many others in the county, had developed a strong woollen and serge trade by the 14th century. This underpinned its economy for several centuries. The old packhorse way was used to transport the wool and cloth, south to Exeter and Topsham for export in the 17th and 18th centuries. Cobbles of the old ford and packhorse way can still be seen on land adjoining the bridge.

Non-conformism arrived in the town in the 17th century. The Particular Baptists met from around 1672 establishing a regular meeting at The Great Hall of Arthur's Hayne Farm. The Baptists built their chapel in 1690 on the north side of Luke Street. The chapel was destroyed in a fire and was rebuilt in 1860 (photo 11). This building with its small burial ground at the rear is now a house, much altered and with little indication of its past.

John Wesley visited the town in 1766. A Wesleyan Methodist Chapel was established in 1826 as cottage meetings. In 1862 three cottages in Mary Lane were altered to form a church. A schoolroom was added in 1895.

The town reached the height of its prosperity from the wool trade in the 17th and 18th centuries, and some fine houses were built as a result, including Leburn House (1766) and 1 Silver Street. Building in the town, particularly in the 18th century, used limestone from the nearby quarries.

Despite its wealth, the town still needed a workhouse and one was built in 1722 on Briton Street near the bridge. It remained in use until 1830, when it became a brewery (photo12).

A turnpike road was constructed along the valley from Tiverton between 1812 and 1819, its presence marked by the Toll House (photo 13). A turnpike stone dated 1823 (photo 14) marks the Tiverton-Bampton Turnpike Trust's area and the start of the Minehead - Bampton Trust area.

During the 19th century the woollen trade declined, but in Bampton leather working provided some replacement work with a tannery set up on Frog Street. A ruined building in the corner of a field on the south-west side of Frog Street was a drying house for the tannery that stood on the site. There was a further tannery in Castle Street within part of the large building at no 6 and a terrace of cottages on Silver Street was built for the Castle Street leatherworkers. The quarries outside the town also provided significant employment within the town as well as providing stone for Bampton's buildings.

In addition to the brewery in the former workhouse, in 1865 the town had 11 pubs all, except the two temperance hotels, brewing their own ales, and a wine shop. There was also a thriving cider industry although there is little evidence of this remaining other than remnants of an orchard to the north side of Luke Street. The White Horse Tap 2 doors down from the pub sold only cider.

An infants' school was established in the town in 1821 in Brook Street, now 1-3 National Terrace.

The Tithe Map of 1842 (Plan 2) shows the line of the mill leat and Shuttern Brook running down the middle of Brook Street.

Until 1871 drinking water was available only from wells. Then J C Phillips of Little Silver (now Silver Street) laid a pipe from a spring, which rises about a mile west of the town, and built a reservoir at Druidshayne Quarry outside the town, to the tap in Newton Square. The masonry and inscription celebrating this town improvement can still be seen as a surround to the tap (photo 15). A number of other taps were also installed, for example at The Swan, by the Town Mill, in Frog Street and by the Toll House

The OS map of 1890 (Plan 3) shows the Shuttern Brook had been moved from the centre of Brook Street and diverted to the two channels along each side of the road. The railway on the west side of the town had a significant impact on the town layout with a bridge formed to take the railway under Luke Street (giving rise to the name Bridge House Hotel), the construction of the goods yard as well as facilities for the holding and auctioning of cattle. The railway arrived in 1884, required the demolition of several properties and cut through what appear to be burgage plots on the north side of Luke Street and High Street. Within the conservation area, evidence of the railway can be recognised in the linear space forming the car park west of the church and in the bank of trees to the south. The presence of orchards around the town is particularly striking on the 1890 map.

The 1904 OS map (Plan 4) shows little change in the town.

Archaeology

Bampton has a wealth of archaeology. Much of the evidence of past occupation and development lies beneath later development or has been incorporated into later structures. However the Castle site to the north of the town is a very visible element of the town's archaeology. Evidence of structures such as old lime quarries, the mill leat, the street patterns including the market square, and the old packhorse way are also part of the archaeological heritage of the town.

The majority of the archaeology in Bampton Conservation Area is medieval, post medieval or modern, although a prehistoric flint, a few Roman coins and artifacts have been found around the northern part of the town. These finds may indicate earlier settlement of the area and a need to be aware of the potential for further such finds.

An archaeology report was produced for the motte and bailey area in 1977 and a further report on the bailey has been done.

There has been a shift (or extension) in occupation from the castle mound where the Saxons first established their settlement, south westward to the market place and church. Later development built upon the Saxon settlement and the focus of the town remained largely on the west side of the river, although secondary development occurred around the town mill developed on the east side where a leat was constructed.

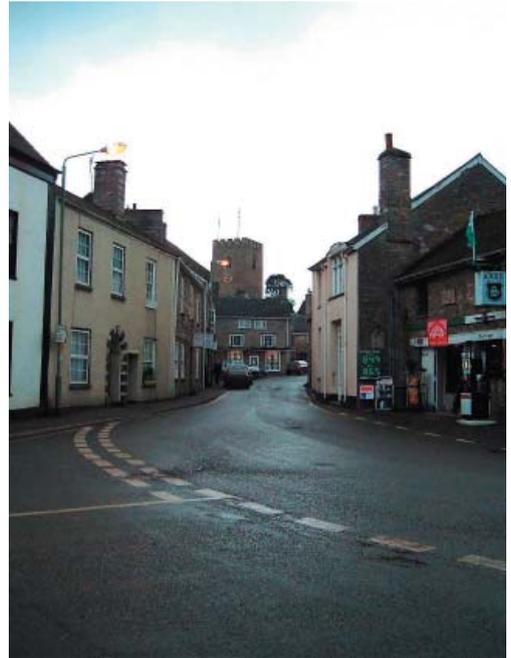
The mapping of the archaeological resource by period allows for definition of areas likely to contain the most sensitive archaeology. Whilst buildings are the visible manifestation of the town's heritage, the below ground elements are still an important historic element. A lack of information on the nature and quality of these hidden features indicates the need for a cautious approach to ensure that important remains are preserved in situ as far as possible (see appendix 3 for more guidance)

Plan 5 shows period mapping and indicates the likely archaeological sensitivity of the three zones. Appendix 3 sets out advice on the likely archaeological implications to those wishing to carry out development in each of the different zones.

Special Historic Interest



9. Motte and Bailey



10. Site of market place



11. Baptist Chapel



12. Former Workhouse

Special Historic Interest



13. Toll House



14. Turnpike Stone



15. Water supplied by tap

4

CHARACTER

The town is a busy place serving as a focus for the surrounding area. There are several shops, including a post office, bakery, butchers, greengrocers (photo 16), general stores, chemist, café, pubs, a library and bank. Its character is that of a small rural market town although no markets are held there now. There are several empty shop premises (photo17) and some rundown properties.

Several main traffic routes pass through the town, and there is a steady flow of vehicles. In addition to the busy centre, the town also has quieter narrow intimate streets off the main thoroughfares providing a contrast in character. Examples include Frog Street, Silver Street (photo18) and Mary Lane.

The focus of vehicle and pedestrian activity is around Newton Square and Fore Street, where the north south and east west routes converge. The narrow spaces around the buildings emphasise the impact of traffic on this central area of the town.

Whilst Brook Street is quite wide, with the Shuttern Brook running in open channels along both sides, the character is still that of a closeknit built environment, with continuous frontages emphasising the linear form of the street (photo 19). There is a scatter of commercial premises in between predominantly residential properties.

The sound of water is present where the Briton Street bridge crosses the River Bathern and is also particularly noticeable where the Shuttern Brook crosses under Frog Street.

Landscape, open space and trees

The landscape beyond the built up confines of the town is an essential element of the character of the settlement. The wide green open flood plain of the River Bathern (photo 20) is included within the conservation area. Much of this area was a medieval water meadow containing the remains of the old mill leat. Well-wooded rising ground (photo 21) and dramatic quarries form the setting of much of the conservation area. Whilst the recent Millenium Green lies outside the conservation area, its existence will assure the future of an important part of the green setting for the town.

The castle mound lying on rising ground emphasises the historic origins of the town. The greenspace around it including the playing field currently outside the conservation area is an important element in the landscape of the northern edge of Bampton. There are several trees at the summit of the mound and on the lower southern slope, all of which make a positive contribution to the character of this part of the area.

The green backdrop of the castle mound links with the green area around Castle Grove and the open meadows either side of the river.

The Hollett Garden (photo 22) on Briton Street with its simple iron railing boundary, seats and greenery whilst small, is an integral green element of the townscape.

The churchyard, land at the former vicarage and other land running on the south side of Church Terrace down to Barnhay House, together form an important feature in the landscape. Within the churchyard, next to the porch are two yew trees believed to have been planted between 1483 and 1485.

At the junction of Luke Street and South Molton Road the car-park is bounded by trees on the north west, west and east side. These are complemented by a group of trees currently outside the conservation area, surrounding the Lords Meadow Lane industrial estate to the south. These various groups of trees mark the boundaries of the former railway line.

Three individual trees and one group of trees are protected by Tree Preservation Orders (TPOs). A beech tree in the front garden of Bowdenhayes, a cypress at The Stage, a yew in the rear garden of Mary Fox's House and three oaks and a beech at the lookout of the motte and bailey.

There are several important trees within private gardens that make a positive contribution to the conservation area. These include the yew tree in the side garden and group of trees along the western boundary rear of The Old House on Frog Street (photo 23), an attractive group of trees lining the south west side of the driveway to Castle Grove, and the tree in the front garden of Winslade House on Briton Street.

An old orchard site can still be identified to the rear of north side of Luke Street, although only a few trees remain.

The important public and private areas of open space and gardens, together with TPO and other significant individual and groups of trees, are shown on Plan 6.

Character



16. Commercial premises



17. Empty shop



18. Quiet lane



19. Linear development

Landscape, open spaces and trees



20. Valley of River Batherm



21. Wooded hills around the town



22. Hollett Garden



23. Tree at the Old House, Frog Street and streamside trees

5

APPEARANCE

The central part of the town has a predominance of two storey and three storey terraced stone houses, set either at the back edge of the pavement, or behind low stone walls and/or railings with small front gardens.

The style of buildings along Brook Street, Luke Street and Castle Street is typically polite Georgian architecture, (photo 24) with a number of substantial residential properties including several converted from public houses or other former commercial premises. The back lanes, such as Silver Street and Frog Street, are flanked by terraces of small vernacular cottages.

Apart from Brook Street, most streets are narrow, lacking footways, as along Frog Street, High Street and Silver Street. Brook Street is dominated by parked cars and delivery vehicles, which obscure views of features such as the water channels.

The continuity of the frontages along Brook Street, is interrupted by narrow openings to back lanes such as Mary Lane or Silver Street, and by covered cartway openings giving glimpses into the rear court areas (photo 25).

From high ground around the town, particularly on the north side the roofscape is a striking reflection of the layout of the town. The long ridges with the many substantial chimney stacks and pots are an important part of the appearance of the town from within the conservation area (photo 26) and from the surrounding high land.

Substantial buildings set within gardens or other open space lie close to the outer edges of the conservation area and often provide a visual link with the surrounding countryside. The green areas of the ancient monument at the castle and the wide river valley of the River Bathern are both important to the appearance of the area forming the foreground or background to various parts of the town.

The church tower is a prominent feature in many of the vistas in and around the town (photo 27). Other important views within, into and out of the conservation area are marked on Plan 7.

Building materials, ornamentation and street furniture

The majority of the buildings have been constructed of local limestone with a distinctive pinkish grey colouring (photo 28). Many Victorian and early 20th century buildings have pale cream brick dressings. Some stonework has been whitewashed, particularly along High Street, whilst other properties are rendered. It is likely that several of the stone buildings would have been rendered rather than left as stone, as evidenced by the prominence of window and door surrounds.

Roofs are mainly natural slate although some have unfortunately been reroofed using asbestos slate. Ridges with gabled ends run parallel to street frontages with occasional gables or dormers on the front or rear slopes. There are also hipped roofs, particularly on detached buildings such as the Toll House and the Seahorse Inn (photo 29).

The stone chimney stacks, some with upper brick courses and with the pale clay crown pots punctuate the skyline, particularly along Brook Street and Castle Street, adding rhythm to the townscape in these streets. Other important details include ornamented soffits and projecting eaves.

Many houses still have wooden windows either sliding sash and, or, side hung casements (photo 30). There are numerous examples of attractive 19th century door cases (photo 31), flat canopy porches and fanlights. However replacement uPVC and aluminium windows and doors are becoming common to the detriment of the historic fabric of the town and incrementally detracting from its appearance.

Garden boundaries are frequently delineated by stone walls, some of which are low, with metal railings varying from very simple to ornate.

Traditional shop fronts including those on listed buildings such as 6 and 9 Castle Street (photo 32), and on unlisted buildings such as 26 Brook Street, and 42 Brook Street with its original green and gold Hovis signs (photo 33), make a positive contribution to the appearance of the area.

Two of the public houses have impressive statues above their entrances, The White Horse (photo 34) and The Swan.

A traditional metal bench (photo 35) provides an attractive stopping place.

The pharmacy in Newton Square has some very attractive early 20th Century stained glass work in the shop front.

Features of special importance

The 19th century stone-lined water channels running along both sides of Brook Street are important elements of this part of the town's appearance.

Traces of the former packhorse lane can be identified in the stoney track from the side of the bridge over the river.

The listed milestone adjacent to 34 Brook Street dated 1823 was a marker for the turnpike road from Tiverton – Minehead.

There are several features on and around the church. These include the old village stocks, a Medieval cross socket stone and a second socket stone thought to be base of a font in the churchyard. The scratchdial / sundial on the church, dated 1586, is heavily weathered and has lost its gnomon. A stone tablet (1950s replacement) at the base of the church tower records a sad event, in memory of the clerk's son.

"Bless my iiiiiiis, Here he lies, In a sad pickle, Killed by icicle, In the year 1776"

The listed churchyard gates (photo 36) were forged locally as a part of the 19th century refurbishment of the church.

A well at Well House near the turnpike stone on Brook Street is fed by a chalybeate or mineral bearing spring with a high iron content. There were attempts in the 19th century to elevate Bampton to spa status based on a claim that the waters were of the same quality as Harrogate and there is reference to a spa on the 1904 OS map (Plan 4).

In a corner of Newton Square is the listed 1871 stone celebrating the provision of piped water to the town. One of the two listed 1930s K6 telephone boxes by Sir Giles Gilbert Scott, stands adjacent in Newton Square. The other stands on the north side of Briton Street (photo 37).

The WCs in Bridge Terrace incorporate the vaulted 18th century cell of the old lock up.

The war memorial with it's iron bollards and chains, at the junction of Luke Street and High Street, is an important focal point.

The village sign on the landscaped area known as The Stage at the junction of Castle Street with Fore Street, has been designed to reflect aspects of the history of the town.

Stone walls, many of them tall, form the boundaries particularly along Frog Street (photo 38) and High Street. Built of the same stone as the majority of houses in the town, these are distinctive elements in the appearance of the conservation area.

Large stone setts (photo 39) forming accessways between groups of houses along Brook Street for example at Court Grove, are an important feature of the floorscape in the Brook Street and Silver Street locality.

Blue and white enamelled street name plates for example at Mary Lane, Bridge Terrace and on Fore Street, are small but distinctive features on buildings around the town centre.

There is a metal bell on the rear elevation of the garage in Fore Street.

Plan 7 shows the main features of special importance.

Appearance



24. Formal Buildings



25. Cartways



26. Chimneys



27. Church tower

Building Materials, Ornamentation and Street Furniture



28. Limestone



**30. Sliding sash and
side hung casements**



29. Hipped roof



31. Doorcase

Building Materials, Ornamentation and Street Furniture



32. Traditional Shop Front



33. Old advertisement



**34. Statue at White Horse
Public House**



35. Traditional metal seat

Features of Special Importance



36. Listed churchyard gates



37. Listed telephone box



38. Tall stone walls



40. Enamelled street nameplate



39. Stone Setts

Important unlisted buildings

The large number of important unlisted buildings and the fact that Bampton has not had a recent survey, indicates that an early resurvey by EH/DCMS should be requested. However the insertion of uPVC windows and likely associated modernisation of the interiors of many of these buildings, may mean that the number of sufficient quality and interest to be listed will be relatively few. The buildings identified are shown on Plan 8.

- New Buildings (photo 41)
- 1 & 2 Magnolia Villas, Briton Street
- Malthouse Cottage, Briton Street
- The Seahorse and barn to rear, Old Tiverton Road
- Barn conversion Tiverton Road
- 2-6 Silver Street
- 5, 7, 9 Brook Street
- 13, 15 Brook Street
- 41, 43, 45 & 47 (The Great House), Brook Street
- 18 Brook Street
- Penn Cottage, (24 Brook Street)
- 28,30,32 & 34 Brook Street (photo 42)
- 46 Brook Street
- 50 Brook Street
- 1 & 2 Bridge Terrace
- Mount Cottage, Castle Street (photo 43)
- Outbuildings rear of 5 Castle Street
- 7 Castle Street including courtyard range at rear
- Outbuildings South West of Forde House, Briton Street
- ?8,10,12, ?18,20,22,24 Fore Street
- ?18, 20, 22, 24 Fore Street (or Back Street)
- 15-17 Fore Street (photo 44)
- 24 High Street
- The Swan PH Station Road
- Buildings between Station Road carpark and vicarage
- 1,3,5,5a, Stable Cottage, 7, 9, 11 Frog Street
- 4,6,8,10,12, Polden, 18,20,22 Frog Street
- The Old House, Frog Street (photo 45)
- Hillcrest, Briton Street
- Old lime kiln and barn on the road to Kersdown Barton
- 1-7(odds) Church Terrace
- Methodist Church, Mary Lane
- 1-9 West Street

The absence of a building from this list does not necessarily imply that it makes no contribution to the character and appearance of the Conservation Area.

Important Unlisted Buildings



41. New Buildings



42. 28, 30, 32, 34 Brook Street



43. Mount Cottage



44. 15-17 Fore Street



45. The Old House

PLANNING CONTROLS IN CONSERVATION AREAS**1. Extensions to Dwellings**

The size of extension that may be constructed without the need for planning permission (permitted development) is reduced to 10% or 50 cubic metres (whichever is the greater) compared with the usual 15% or 70 cubic metres. Any outbuildings over 10 cubic metres, built, altered or improved is likely to count against the permitted development allowance.

2. Cladding of dwelling house exterior

No part of the exterior of a dwelling house can be clad in stone, artificial stone, timber, plastic or tiles without planning permission from the Local Planning Authority.

3. Alterations to the roof of a dwelling house.

Planning permission must be obtained for any material alterations to the shape of a roof e.g. construction of a dormer.

4. Microwave antennae (satellite dishes)

Subject to certain limitations the installation of up to two microwave antennae is permitted development on a dwelling house in a Conservation Area. However, no antenna should be placed on either a wall or roof slope fronting a highway including any footpath. No part of an antenna should project above the highest part of the roof, nor should it be attached to a chimney, nor to a building over 15 metres high. In all cases it must be sited to minimise its visual impact and must be removed when no longer required. If any of the criteria are not met then planning permission is required. There are limitations on the size of antennae that may be installed. Where 2 antennae are installed one must not exceed 100 cms length and the second must not exceed 60 cms length. For buildings over 15 metres high and buildings other than dwelling houses other restrictions apply. For further information you are advised on contact the Planning Department.

5. Extensions to Industrial & Warehouse Buildings

The permitted development allowance for extensions to this type of building in a Conservation Area is limited to 10% or 500 square metres.

6. Display

Advertisements are subject to separate control that defines which adverts have deemed consent and therefore do not require Advertisement Consent. The display of advertisements in Conservation Areas are subject to additional restrictions on tethered balloons, illuminated signs in retail parks and business premises, flags displayed by housebuilders and advert hoardings around building sites.

7. Demolition

Listed buildings both inside and outside Conservation Areas require Listed Buildings Consent for any works of demolition. 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 Conservation Area Consent 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.

8. Trees

Six weeks notice of intention is required for any cutting down, topping, lopping or uprooting of most trees in a Conservation Area. There are some exceptions for example, where it is a tree covered by a Tree Preservation Order and consent for the work has been given by the Planning Authority, where work is carried out by statutory undertakers or where the works have been effectively approved by planning permission to carry out development.

The six weeks notice allows the Authority to consider whether or not to make a Tree Preservation Order in the interests of amenity.

POLICIES APPLICABLE WITHIN CONSERVATION AREAS**Mid Devon Local Plan First Alteration****S6 - General development requirements**

Developments will be permitted provided they meet the following criteria in addition to any other Development Plan policies which apply;

- I) In the case of developments with a significant impact on travel, they are located where the majority of trips involved can be undertaken without use of the private car; and
- II) local roads have sufficient capacity to cater safely for additional road traffic arising; and
- III) the operation of the site, including any additional road traffic arising, will not be detrimental to the amenity, health or safety of nearby occupants or the wider environment through noise, smell, dust, glare, light pollution, heat, vibration, fumes or other forms of pollution or nuisance; and
- IV) the health, safety or amenity of any occupants or users of the proposed development will not be harmed by any pollution arising from another existing or committed use; and
- V) they are located without harm to the historic interest, appearance and character of any affected landscape, settlement, building or street scene; and
- VI) they are located without loss to open spaces important to the character of the area; and
- VII) the proposal will not lead to harm to protected wildlife species or their habitats or lead to an overall decrease in biodiversity and where possible increases biodiversity; and
- VIII) the safety of any occupants or users will not be at risk from ground instability or land contamination; and
- IX) the site will be served by utility services and other infrastructure necessary for the development proposed.

S7 - Design of new development

Development will be permitted provided that a coherent approach to the overall design is adopted, including building designs, siting, scale, height, massing, layout, colour, materials, landscaping, open spaces, circulation routes and access arrangements, which;

- i) respect and enhance the distinctive historic, landscape and settlement character of the locality, taking account of locally important features, vistas, panoramas, skylines, street patterns, buildings, groups of buildings, open spaces and their interrelationships; and
- ii) minimise the influence of the car in the public environment; and
- iii) allow sufficient privacy and avoid overshadowing of existing and proposed uses; and
- iv) provide safe and convenient access for pedestrians, cyclists and users of public transport into and within the site and ensure safe access for other vehicles expected; and
- v) meet the access needs of people with mobility problems both around the site and between the buildings proposed, and
- vi) incorporate measures to minimise the opportunity for crime, compatible with the need to create an attractive and sustainable layout; and
- vii) Make the maximum effective use of land with the highest standards of design, achieving densities in housing provision which accord with policy H2; and
- viii) ensure public and private spaces are clearly defined and well related and easily accessible to those they are intended to serve; and
- ix) include public art to improve the quality and interest of the environment where there are suitable public locations; and
- x) is flexible and adaptable to alternative uses as far as possible; and
- xi) safeguard water quality and availability creating where appropriate water related habitats; and
- xii) incorporate energy and water conservation elements including active and passive use of renewable energy sources; and
- xiii) incorporate existing site features of environmental importance; and
- xiv) reinforce any nature conservation interest of the site; and
- xv) minimise the creation of waste in construction, incorporating recycled and waste materials; and
- xvi) minimise adverse impacts on the environment, and existing land uses likely to be affected; and
- xvii) include facilities to encourage recycling; and
- xviii) provide for appropriate access for emergency vehicles throughout the site; and
- xix) allow for continued maintenance and repair of essential infrastructure

Where a proposed development is of an exceptionally high quality, of small scale or where it would be inappropriate to require certain services or facilities and rigid adherence to a criteria would diminish the quality of development or render the scheme impossible, then the Council may relax some criteria for that particular proposal.

ENV6 - Nationally Important Archaeological Sites

Development will not be permitted where it would harm nationally important archaeological sites, including Scheduled Ancient Monuments, or their settings.

Where development is allowed that could affect nationally important remains and/or their settings there is a strong presumption in favour of preservation in situ.

ENV7 - Sites of Regional or County Significance

Development will not be permitted where it would harm archaeological sites of regional or county significance, and/or their settings, unless the need for the proposal outweighs the damage to the archaeological interest of the site and its setting. Where development is allowed that could affect archaeological sites of regional or county significance, and/or their settings, there is a presumption in favour of preservation in situ. Where it is considered that the remains do not merit preservation in situ, preservation by record will be required.

ENV8 - Archaeological Investigation

Development will not be permitted

- I) within defined Conservation Areas; or
- II) on sites elsewhere which contain or are likely to contain remains of archaeological significance;

unless the archaeological importance of the site is understood. Where current knowledge is insufficient to make such an assessment, development will not be permitted until the archaeological importance of the site has been determined through assessment and for evaluation.

ENV10 - Buildings of special architectural or historic interest

The change of use, alteration or extension of a listed building will only be permitted if:

- I) it preserves the special interest of the building, its features of architectural or historic interest and its setting; and
- II) the proposed use encourages the appropriate maintenance, repair or preservation of the building or the area generally; and
- III) any alteration or extension does not dominate or adversely affect the building through form, height or materials; and
- IV) the design, materials and building methods used are sympathetic to the age, character and appearance of the building; and
- V) any subdivision of a garden or other open space that is important to the character or setting of the building does not have a detrimental impact on the building.

The provision of car parking within the curtilage of a listed building will not be permitted unless the setting is preserved.

ENV11 - Demolition of Listed Buildings

Development involving the demolition of all or a substantial part of a listed building will not be permitted.

ENV13 - Conservation Areas

Development within or affecting a conservation area will only be permitted where it would preserve or enhance the appearance or character of the conservation area.

ENV14 - Demolition of Unlisted Buildings in Conservation Areas

Proposals that involve the demolition of all or a substantial part of an unlisted building which makes a positive contribution to a conservation area will not be permitted Unless;

- I) there is clear and convincing evidence that all reasonable efforts have been made to sustain the existing use or find a viable new use and these efforts have failed; and
- II) preservation in some form of charitable or community ownership is not possible or suitable; or
- III) redevelopment would produce substantial benefits for the community which would decisively outweigh the loss resulting from demolition.

An acceptable replacement must be secured and committed before demolition works commence.

Zone 1 - Saxon/ Medieval

Area Of High Archaeological Implication Area of Predetermination and Consultation

For any development within the central historic core of the town it is important for the applicants to contact the County Archaeological Service in advance of submitting a planning application. Archaeology in this area is likely to cover all periods and be of some importance.

The major monuments in Area 1 are the Castle which is a Scheduled Ancient Monument and St Michael's Church which is thought to be twelfth century in date. The medieval development of the town appears from the records to be focused between the two sites along Castle Street, Back Street and Fore Street. A secondary development associated with milling possibly occurred around Town Mill on the northern side of Briton Street.

The upstanding, built, heritage within Area 1 is a feature that will need particular consideration as this is the most readily available representation of our archaeological and historical heritage. Within and beneath these buildings probably lie the remains or earlier structures which will help us understand the development and prosperity of this mid Devon town. The buildings will need to be assessed and recorded in accordance with PPG15 and PPG16.

Areas of potential medieval activity have also been highlighted around Town Mill. This area and the land adjacent to the river have the potential for the preservation of waterlogged remains and environmental deposits which are essential for reconstructing the medieval landscape and thereby determining activities that were undertaken in the landscape and the natural resources locally available to the villagers.

It would be expected that archaeological and historic building investigations (desk-based assessment and field evaluation) should be undertaken pre-determination in order to inform the planning decision. The need to preserve the archaeology will be dependent on the likely impact of the development on subsurface and upstanding remains highlighted through the archaeological investigation of the site. Archaeological involvement may range from ensuring preservation in situ where the archaeology is deemed to be of a value and complexity that it should be retained in place and undisturbed; to full recovery of the archaeological deposits by Excavation (preservation by record) is ensured and the results published. A Watching Brief may be undertaken where there is a need to recorded and recovered archaeological remains during the course of the development.

A development proposal which is expected to cause significant impact on the archaeology or built heritage in this zone would be expected to go through a scheme of archaeological consideration which will entail:

- i) Desk-based assessment: This will make full and effective use of existing information in predicting the archaeological significance of the site in order to assess the impact of the development proposals on the known surviving monuments or remains. It will inform the need for field evaluation.

- ii) Field Evaluation: This is a sample excavation designed to establish the archaeological content of the area in question, the nature of any archaeology, its survival, extent and condition, and its level of local, regional and national importance.

The above investigations will be used to assess the impact of the development on any archaeological deposits and decide whether through the design of a sympathetic build that preservation in situ is a feasible and compatible option. Where appropriate a mitigation strategy would be developed and presented to the planning authority. The mitigation plan will be designed to ensure preservation in situ and this might be combined with other archaeological options to ensure recovery of deposits and artefacts and preservation by record i.e. parts of the archaeology may need to be preserved in situ whilst others would be recorded and recovered through an Excavation and/or Watching Brief.

If the development is not compatible with preservation in situ or if this is not feasible a decision will be made as to whether the importance of the archaeology is such that the County Archaeology Service would recommend refusal of the planning application.

If archaeological remains or deposits are present and the complexity or importance to the town or county is such that preservation in situ is not warranted then a mitigation scheme will be developed to ensure 'preservation by record'. In such cases a scheme of archaeological works designed to guarantee the excavation, recording, recovery, analysis and publication of the archaeology would be presented along with the planning application. Publication and archiving of the archaeological results is a professional requirement. A condition will be put in place on the application to ensure these works are undertaken and presented to the archaeological and local communities.

If no archaeological remains, including those of environmental importance, are found during site investigations (assessment and evaluation) then no further archaeological constraints are likely to be applied unless there is good reason to believe that archaeological remains are likely to lie outside the areas targeted by the evaluation.

Zone 2 - Post Medieval

Area of Medium Archaeological Implication Pre-determination or Planning Condition

The second area lies between Brook Street and Briton Street to the south-east of Back Street. Broadly speaking this is an area less likely to contain archaeological remains associated with the foundation of the town. However, the area will contain important archaeological remains particularly adjacent to the river where early industrial complexes are likely survive.

The Historic Environment Record indicates that these streets were the focus of the post-medieval expansion of the village with many of the buildings dating to the eighteenth and nineteenth centuries. The expansion probably relates to the increasing importance of the livestock markets, fairs, mills and river, the transportation network to Tiverton.

As mentioned above important waterlogged archaeological remains and environmental deposits may survive in such areas. This area can be said to be an area with a full range of archaeological potential but where regionally and nationally important Saxon and Medieval remains are less likely to be discovered.

The County Archaeology Service is likely to request that a condition is placed on any development within this area. It would be expected that any sizeable development within this zone would follow the process of assessment outlined in the above section (Area of High Archaeological Implication) although this may be undertaken within the planning process with a condition attached to the application, early consultation, preferably prior to the submission of an application is advised. Any large development should take the earliest opportunity to consult with the County Archaeologist as significant archaeological remains could impact on their development as the proposal may have to accommodate preservation in situ.

Zone 3 - Modern

Area of low Archaeological Implication Possible Planning condition

The third area corresponds to the area of modern urban residential development. Expansion in the 19th century occurred mainly west of the historic core. These areas have encroached on field systems of the historic past and areas that may have contained prehistoric or Roman settlement which has not as yet been conclusively proven.

A decision will be made on the basis of the individual planning application as to whether there is a potential for archaeological remains. Where the County Archaeology Office feels that further information needs to be provided by the applicant this will be through a planning condition. It is advised that where a significant development is expected to be undertaken within this zone then early consultation should seriously be considered.

Zone 4 - Floodplain

Area of Medium Archaeological Implication Pre-determination or Planning Condition

The flood plain to the east of the main Saxon/Medieval settlement at Bampton is known to contain archaeological sites, such as the post-medieval watermeadows, which consisted of a system of sluices and channels designed to inundate and fertilise the low lying pasture either side of the River Bathern. In addition, the leat feeding Town Mill runs along the eastern side of the flood plain while the tailrace flowed north-west from the mill to discharge into the river. The River Bathern is a meandering river and as such there is the potential for the survival of silted palaeochannels across the flood plain, which could contain organic deposits and artefacts preserved by waterlogging. Scientific analysis of any such deposits can reveal evidence of the past environment land use and can identify man's impact upon the natural environment. These deposits are also suitable for the application of scientific dating techniques – archaeological investigations on other palaeochannels in the county have shown that the age of palaeochannels can range from the prehistoric through to the medieval period.

In this zone, the County Archaeological Service is likely to request that an archaeological condition on any development within this area. If waterlogged deposits are exposed by any development subject to an archaeological condition then it is likely that there will be a requirement to undertake scientific analysis and dating of such deposits in addition to the fieldwork element of any archaeological investigations. In the case of the exposure of waterlogged organic artefacts i.e. worked wood or leather items, there may also be a requirement to stabilise and conserve such items. Any condition placed on applications in this area will ensure that the appropriate level of post-excavation is undertaken and the results made available to the wider archaeological and local community.

If no archaeological or palaeoenvironmental deposits are exposed during the investigations then no further archaeological constraints are likely to be applied to the development.

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