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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 Bradninch 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, appearance and preservation & enhancement.

LOCATION OF BRADNINCH CONSERVATION AREA

Bradninch is located two miles south of Cullompton. It is a linear town with development running either side of the road linking Cullompton to Silverton. Modern development particularly at the south end of the town, masks the traditional form of the town. The M5 motorway runs about a mile east of the town.

The town lies along the valley side of the River Culm, within the distinctive hummocky hills of the Devon Redlands.

The Conservation Area was designated in 1973 and extended in January 1992. It includes the main road frontages of Hen Street, Fore Street, High Street, Millway, West End Road, Peter Street, Beacon Road, Church Street, Parsonage Street and part of Cullompton Hill. A further amendment was made to the boundary in September 2004.

The revised Conservation Area boundary is shown on Plan 1

2

SPECIAL ARCHITECTURAL INTEREST

There are 57 listed buildings within the Bradninch Conservation Area. (See Plan 1)

The 16th century Grade I Bradninch Manor was built in 1547 with later additions and remodelling particularly in the 17th and early 18th centuries. It is set in parkland at the edge of the town.

The 15th century Grade II* Comfort House (photo1) is a very fine example of a three room through passage medieval house, remodelled and extended in 1681. Built of cob with a wheat reed roof and with a two storey front porch, it is prominently sited at the lower end of Fore Street.

The Grade II church of St Dionysius (photo 2) is mainly 15th and 16th century but has some older masonry incorporated in the chancel and base of the tower. There were several restorations and reconstructions during the 19th century including work by Hayward.

There are several other early properties in the town. The 15th century cob and slate houses at 58 and 60 Fore Street are a particularly good example of a traditional Devon three room and cross passage, medieval house, subsequently remodelled in the early 19th century. The 16th century Coombestockhaies, a former farmhouse on Hen Street, and the cob and slate cottages at 28 –30 West End Road are also examples of three room and cross passage houses. This form of development continued with the cob cottages at 2, 4, 6, 8, 12 Hen Street, 13, 15, 17 West End Road, 16, 18, 20 Fore Street and the cob and thatch house, Pendennis on Parsonage Street (photo 3) dating back to the 17th century.

Some buildings have been rebuilt on the site of, or around the remaining cores of, earlier buildings following several major fires. These include 16, 18 & 20 Fore Street built after the 1685 fire; 3, 5, 7, 9 & 11 Fore Street built after the fire of 1832.

Many of the later buildings in the conservation area are Georgian, dating from the mid 1830's. These are often substantial dwellings of high quality for example 1 High Street, which is a prominent three storey house and former shop, and the adjoining 1 Millway and 3 High Street (photo 4). Other good examples of Georgian buildings include 7, 9 & 11 Millway, Earlsland, Crofthayes and 44 Fore Street.

The Castle Hotel at 1 Fore Street, dating from 1835, is an impressive 3 storey building with an attractive symmetrical frontage.

Another early 19th century building, the substantial Guildhall, dates from 1835 with later extensions, including the stair turrets and central doorway. There are several heraldic motifs and an inscription relating to the Duchy of Cornwall, included in the detailing.

The Baptist Chapel on Millway, dated 1832, is a striking building with its triangular and diamond shaped features to the front elevation, giving a surprisingly modern appearance.

St Disen's Hall built as a Sunday School, dates from 1838 and is a substantial high quality stone building constructed of local volcanic trap with a Ham Hill stone door surround.

Special Architectural Interest



1. 52 Fore Street



2. St Disens Church



3. Pendennis, Parsonage Street



4. 1 High Street

SPECIAL HISTORIC INTEREST

Whilst the current settlement of Bradninch has Celtic origins there is archaeological evidence of prehistoric occupation in the immediate vicinity with flints found in a field east of The Manor, a fortified double ditched enclosure east of the town and prehistoric soil marks to the north west. A Roman coin, a quinarius of Cato, dated 90 BC was also found within the town at West End and indicates probable trading with Rome prior to the Roman conquest.

The name of Bradninch is derived from the Celtic for “broad or spreading ash”. Hen Street also indicates Celtic connections (hen being Celtic for old). The location of the settlement was based on the availability of a supply of fresh spring water in the vicinity of Hen Street. The spring lies to the north and the watercourse it supplies can still be seen running along the west side of Hen Street (photo 5).

The Domesday Book records Bradenese as the largest in area of all the 46 manors in Devon. It was one of many manors owned by William Cheever and was recorded as having 42 villagers, 16 smallholders, 15 ploughs and a mill. Saxons settled in the area and in the 7th century built a fortress with earth dykes and ramparts on Castle Hill between the two combes or valleys. There is a long local tradition of a castle in this vicinity into Norman times, with field names up to the time of the Tithe Map survey including the word castle.

The original church was established in the 7th century on the same site as the present St Dionysius church.

Charters were granted for weekly markets on Thursdays and Saturdays and for annual fairs on May 6 and October 2.

Bradninch was established as a town sometime between the Domesday survey and a meeting of Devon burgesses in 1238. The first charter appears to have been granted by Reginald, Earl of Cornwall, son of Henry I, in 1141. This created burgage tenure within the town, which resulted in the laying out of much of the town centre as burgage plots and a central market place. The medieval burgage plots are still in evidence along parts of the west side of Fore Street along with the market place. The town had a guildhall since the 12th century. The existing Guildhall is said to occupy the same site as the original guildhall (photo 6).

The town was successfully established and by the early 14th century Bradninch ranked as 14th of the 19 boroughs of Devon in terms of wealth and had 120 burgesses. The town became a Borough for taxation purposes in 1334.

The town has a long history of royal connections through Duchy owned lands. In 1337 Edward III created Edward the Black Prince, Duke of Cornwall. The town’s strong ties with the Duchy date from this time.

Black Death reduced the town's population and as elsewhere Bradninch suffered a huge decline in prosperity during the deep depression of the late 14th century to mid 15th century.

To the east of the Manor House just outside the conservation area boundary, iron slag thought to be pre 1600 was unearthed. This indicates the presence of a post medieval metal industry.

Like many towns in Devon, Bradninch developed a woollen industry and in addition pillow lace making, although there is little obvious physical evidence of these once important industries in the town. Some outbuildings to the rear of Comfort House are the remains of a courtyard that included weavers cottages and workshops for the manufacture of woollen yarns.

Bradninch suffered its first major fire in 1666 the same year as the Great Fire of London. This destroyed the town apart from the church and a few outlying houses. A further major fire occurred in 1685. As in other Devon towns, there was a series of fires stretching well into the 19th century including 1832 and 1873. This eventually resulted in slate replacing thatch as the preferred roofing material when rebuilding was carried out. There are now few thatched buildings in the town.

There is a long history of non conformism in the town with the Quakers establishing their first Friends Meeting in 1657. The Baptists built their chapel in Millway in 1832(photo 7) to replace their chapel destroyed in the 1832 fire. There was an old baptising well in Trinity Chapel on the site later occupied by the Primary School to the rear of the Baptist Chapel. When the Trinity Chapel was finally demolished in 1875 the piscina was transferred to St Disens church.

In the early 18th century a Quaker called George Boone emigrated to Pennsylvania America; his grandson was Daniel Boone famed for his role in the westward expansion of European settlers in North America. There is a plaque beside the churchyard gate, commemorating this connection between America and Bradninch. American descendants of Daniel Boone together with the Society of Boonesborough, Richmond, Kentucky have also placed a panel in the church, to acknowledge the link.

Although not within the conservation area, the prosperity of the town was boosted significantly in the late 18th century by the paper industry at Hele just to the south of the town. Part of the old flour mill was converted to paper production in 1762 and has continued to make paper products to the present day.

In 1788 the main road through the town linking Exeter and Wellington became a turnpike road.

The road pattern and layout of the settlement has remained largely unchanged with the Fore Street burgage plots being in evidence on the tithe map. This 1839 map is unfortunately in poor condition unsuitable for photographing to include in this appraisal. The tithe map records the existence of many orchards around the town particularly on the fields flanking West End Road. The presence of a malt house is indicated by the name Malt House Tenement at the rear of the White Lion on West End Road.

The town's school was originally in St. Disen's Hall built in 1838 and extended in 1849. Later the school moved to new premises and St. Disen's Hall became a Sunday School in 1896 (photo 8). By the end of the 19th century the town had 3 schools.

The Castle Inn, now the Castle Hotel, had its own steam driven brewery at the rear. The complex, which included a malt house, drying kilns and storage rooms for barley, could produce over 250 gallons of beer a week. Water came from wells in the cellar.

The OS first edition map of the town 1886 Plan 2 shows very little change to the settlement layout since the tithe map. At that time Hen Street was called End Street; a footpath known as Doctors Lane, still in use today ran up Castle Hill from Hen Street. The town had three schools, one at St. Disens Hall, one to the rear of the Baptist Chapel and the third on West End Road. All three buildings still exist. On this plan the church was still called St Dionysius but by the time of the 1903/4 OS second edition it had been renamed St Disens.

Parsonage Street, in the vicinity of the Manor House was re-routed in the 20th century. This resulted in what was called New Court Buildings (now Manor Farm), a 19th century model farm, lying to the north side of Parsonage Street rather than to the south as shown on the 1903/1904 OS map (Plan 3).

Special Historic Interest



5. Hen Street Stream and Raised Footpath



6. Guildhall



8. St Disens Hall



7. Baptist Chapel, Millway

CHARACTER

The character of Bradninch is strongly influenced by the underlying land form of the distinctive irregular hills with their coombes or valleys. Walking around the town the undulations are obvious and the steeper slopes quite striking.

The topography has given the town its very distinctive former market place on Fore Street. This wide elevated and sloping open area is an essential element of the town's character (photo 9)

By contrast, the roads and streets leading into the old market place are much narrower and more informal. Many of the roads leading into the town are steep with the exception of West End Road, which is straight and level. The main streets typically have continuous frontage development up to the back edge of the pavement (photo 10).

Throughout the area there are raised pavements, each of a different character tending to reflect the topography of the particular street. Some have steep narrow steps on to the carriageway and a variable height as at High Street or Hen Street. Along West End Road the pavement is of more uniform height with a single step to road level. Fore Street has a series of wide shallow steps running roughly parallel to the roadway on the east side (photo 11)

The main activity of the town centres around the highest point at West End, the location of the Guildhall, the hotel, shops and access to the pre-school & play group. The town however has surprisingly few shops or commercial premises and no longer has a market. There is evidence of a more commercial character in the past, with several residential properties still displaying evidence of old shop fronts for example at 5 High Street (photo 12).

The many large good quality Georgian houses, along with the Guildhall and other substantial public buildings underline the urban part of Bradninch's character, particularly in Fore Street, High Street and Millway. These elements reinforce the urban character previously established by the presence of the market, the burgage plots of properties like Comfort House with their related workshop buildings, and the presence of high density artisan's cottages associated with the wool and lace trades.

Back Street, New Street, Peter Street, Beacon Road and New Haven is an enclave of mainly small cottages in terraces with an intimate and private character.

In contrast the west side of Hen Street has a particularly well defined rural character with its green backdrop of Castle Hill (photo 13) and its long fields running down to appear between the small groups of cottages. The informal stone built raised pavement also on the west side and the associated watercourse, significant to the town's historic foundation, are both an essential element of Hen Street's historic character. The east side of Hen Street has more continuous frontage development with two terraces and several high walls particularly at the southern end. Even here

however, and despite the modern development, the rural character still predominates. This is largely due to the shallow valley running to the east and which is a feature picked out by trees and other vegetation along its course. The presence of the various sinks and springs associated with this watercourse have resulted in the retention of significant green areas between the west bank of the stream and the rear of properties on the east side of Hen Street.

Other roads into the town have a mix of rural and urban characteristics, for example West End Road with its long terraces, high boundary walls and substantial buildings with open green spaces between (photo 14). There are clear visual links from the road frontage to the well treed backdrop of the old fields and orchards. This longstanding pattern of development defines the character of this part of the town.

Parsonage Street, on its north side, has the backdrop of rising fields with most built development set back. On the south side development is more close knit. However beyond the rather suburban entrance splay to Hornbeam Gardens, visual links to the countryside become clear.

Cullompton Hill is urban in character at its southern end but abruptly takes on a rural character with its overarching tree canopy, as it rises sharply.

The main through road comprising High Street and Fore Street, has quite a heavy amount of traffic including farm vehicles, with a notable morning peak. On street parking, together with the mostly narrow carriageways, gives a bustling feel at the busiest times of day. Generally however the atmosphere is fairly quiet in the town with the main activity being pedestrians going to and from the scattering of shops or to the playgroup for example.

Landscape, open spaces and trees

The relationship of the built historic environment with the landscape is of particular importance to the character of the conservation area. In West End Road, Parsonage Street, Hen Street and the churchyard, the landscape meshes with the townscape in a seamless way. Along West End Road there are views up to the green backdrop of the old enclosures on the western side. This distinctive pattern of long enclosures running at right angles to the roadside development is an integral part of the character of the town. This historic landscape pattern continues through the burgage plots to the rear of Fore Street and into Hen Street/ Castle Hill. On both West End Road and Hen Street these enclosures form important green spaces between groups of buildings giving a different character to these parts of the conservation area than the more dense frontage development of the town centre.

Whilst the topography of the centre of the town and the configuration of development, especially to the east of Fore Street means the landscape remains hidden from there, the outer streets have strong visual links to the surrounding landscape. Views across the town from several high points around the edge, emphasise the importance of the many mature and semi mature trees to the conservation area. The west side of Hen Street looks up to Castle Hill whilst the east side looks across the shallow coombe with its south flowing watercourse. Cullompton Hill is defined by its

mature trees as it rises out of the town. Parsonage Street beyond the entrance to Hornbeam Gardens is flanked by several groups of trees and has views out to the fields east of Pendennis together with the landscape around The Manor. West End Road beyond number 28 on the north side, has a green backdrop of parkland, trees and gardens. Although high walls along the back edge of the pavement hide some of these areas from immediate view, their presence is signalled by the trees visible above the walls.

There is no formal public open space within the town; however the layout of the wide space of Fore Street includes an important green area on the east side with grass and an avenue of trees including horsechestnut, sycamore and lime. The west side has a few trees but is dominated by private parking spaces.

The churchyard is a very important green open space with many ornamental trees. It is set within a coombe and is adjoined by open countryside to the west and by well treed private garden space to the north and south sides(Photo 15).

Millway contains several visually important spaces including the Baptist Chapel's burial ground and the gardens either side of number 15. (Photo 16). This garden includes one particularly fine mature tree

The important areas of open space both in the public and private domain are marked on Plan 4, together with significant trees or groups of trees, including those covered by Tree Preservation Orders.

Character



9. Bradninch Centre



**10. Continuous frontage development,
High Street**



11. Stepped Raised Pavement in Fore Street



**12. Former shop front
at 5 High Street**

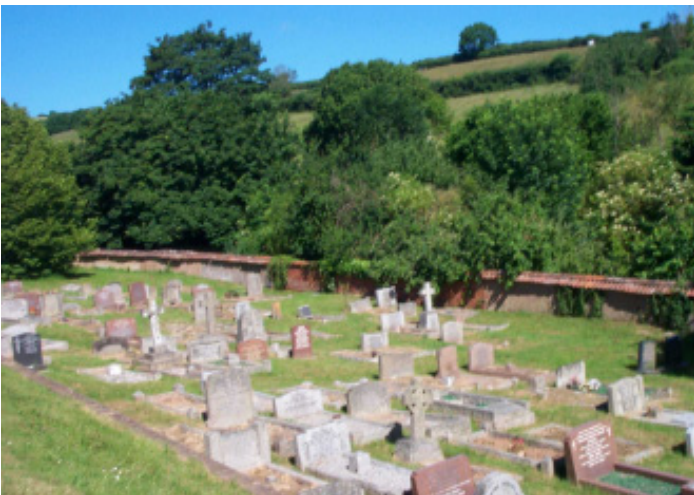
Character



13. Open Space in Hen Street



**14. Green gaps between buildings,
West End Road**



15. Churchyard and wall to north



16. Garden at 15 Millway

APPEARANCE

The majority of buildings in the town are two-storey, terraced cottages or houses, set at the back edge of the pavement with little or no garden in front, but often with pots or a narrow strip of earth filled with greenery (photo 17). The exceptions are the public buildings and the detached, often grand, houses set in large gardens or parkland.

High Street (photo 18) and Fore Street into Millway have close knit frontage development with few openings. There is a strong contrast between the small scale cottages forming the terraces on the east side of Fore Street and the rather larger scale Georgian houses on the west side.

Apart from the entrance into Millway, the openings on the east side of Fore Street are mainly narrow pedestrian ways between the groups of houses (photo 19), whilst those on the west side are narrow streets Church Street (photo 20), Beacon Road and Peter Street (photo 21).

The roads into and through Bradninch are narrow until joining Fore Street, which particularly at its south west end, is strikingly wide providing an appropriate setting for the Guildhall.

Building materials, ornamentation and street furniture

The majority of buildings have plastered, rendered or roughcast finishes to the walls. Whilst many are painted white, pale or neutral colours, there are several examples where these muted tones are punctuated by vibrant splashes of colour (photo 22).

There are a few stone buildings and also a significant number of brick buildings within the conservation area. Many of the brick buildings have been painted so their appearance blends with the usually older plastered or rendered properties.

Roofs are generally natural slate, artificial slate or red pantiles (photo 23), although there are also a few thatched roofs (photo 24). Slate roofs often have decorative ridge tiles. Most have a simple pitched profile with the ridge running parallel to the street frontage and some have gables at right angles. Where ridges run parallel with the street on rising land as along Fore Street, the rising gable ends often contain a small attic window to light the roof space. Chimneys are also a very distinctive feature normally brick, often tall with raised or projecting bands giving an interesting profile (photo 25).

There are many good examples of panelled Georgian doorcases (photo 26) and traditional shop fronts (photo 27) on High Street and Fore Street. Cart entrances are normally shallow arched with solid vertical planked double doors, that are an integral part of the unbroken frontages. Many of the older cottages throughout the town still retain their historic window, typically vertical sliding sashes (photo 28) with various glazing bar patterns and side hung or sliding casements (photo 29). Replacement UPVC windows have not yet made any major impact on the appearance of the conservation area.

Appearance



17. West End Road



18. 2, 4, 6 High Street

**19.
Access at east side
of Fore Street**



21. Peter Street



20. Church Steet

Building Materials, Ornamentation and Street Furniture



22. Coloured render



23. Red pantiled roof



24. Thatched Roof



25. Chimney details



26. Georgian doorcases

Building Materials, Ornamentation and Street Furniture



27. 18 High Street with traditional shop front



28. Window detail



29. Traditional windows



30.
Thatched
bus shelter and
telephone box



31.
Attractive new lighting column

Features of special importance

There is a listed telephone box and a commemorative thatched bus shelter (photo 30), forming an attractive part of the townscape adjacent to the Guildhall.

The war memorial in front of the Guildhall is a significant feature, set on its stepped stone plinth.

A number of attractive lighting columns have been set alongside Fore Street and Hen Street (photo 31).

Raised footpaths, including the listed stone path at Hen Street (photo 32), the footpaths each side of High Street, the stepped pavement on the east side of Fore Street (photo 11) and the lengthy stretch of raised pavement along the northwest side of West End Road, are important features and a definitive part of the appearance of the town. Many have areas of cobbles, although various improvement schemes have included different materials to improve the walking surface.

Apart from raised footpaths, there are other cobbled and stone paths including the very fine example at Back Street (photo 33). There are cobbled areas fronting the Church Street cottages and St. Disens Hall.

There are black diamond pattern pavements in front of the Castle Hotel

Throughout the town there are high walls of stone, cob and brick many with pantiled or slate copings. Good examples include the mainly cob and brick boundary walls to the churchyard with a distinctive curve along the east side (photo 34), the stone wall on the south side of Back Street (photo 35), the listed brick garden walls of 15 Millway, the 18th century cob boundary wall to 21 Fore Street and the brick wall opposite New Haven. There are numerous other examples along Hen Street and West End Road

The listed stone gate pillars and iron gates to the churchyard and the gates on the side of 44 Fore Street are attractive elements of the townscape.

The various features of importance to the appearance of the conservation area are shown on Plan 5.

Features of Special Importance



32. Raised footpath, Hen Street

**33. Stone and Cobble Track
in Back Street**



34. Church Yard and wall to East



**35.
Wall on South Side,
Back Street**

Important unlisted buildings in the Conservation Area

There are many unlisted buildings that make a significant contribution to the character and appearance of Bradninch conservation area. Most of these buildings are highlighted to draw attention to their visual value or historic interest, and to encourage any proposed alterations or extensions to retain and enhance their special qualities and characteristics. Some may be worthy of listing if considered to be under threat, or when English Heritage next review listings in the area.

The buildings are set out in the following list, shown on Plan 6 and in photos 36-43

Important unlisted buildings

- 2,4& 6 West End Road
- 8,10,12 West End Road (photo 36)
- 14,16 West End Road
- 28 West End Road (Banbury House)
- 34, 36 & 38 West End Road
- 40-56 West End Road
- Dunmore House, 58 West End Road (photo 37)
- 62-68 and 70, 72 West End Road
- 19 & 21 West End Road
- Corinthian House West End Road
- Manor Farmhouse and associated outbuildings, Parsonage Street
- 1 Cullompton Hill (photo 38)
- 3-11 Cullompton Hill
- 13,14,15, 16, 17 & 18 Beacon Road (photo 39)
- 1 - 6 Church Street
- 19 Fore Street (photo 40)
- 34 Fore Street
- 40 Fore Street
- 46, 48 Fore Street (photo 41)
- 31 Fore Street
- 33, 35, 37 Fore Street (photo 42)
- 39,41,43 Fore Street (photo 42)
- 47 Fore Street
- 5 High Street (old shop front and windows with narrow margins)
- 9, 11 High Street (good doors and doorcasings, 9 has traditional wood windows)
- 8, 10 High Street (good doors and doorcasings)
- 16, 18 High Street

Important Unlisted Buildings



36. 8, 10, 12 West End Road



37. Dunmore House



38. 1 Cullompton Hill



**39.
15, 16, 17, 18 Beacon Road**

Important Unlisted Buildings



40. 19 Fore Street



41. 46, 48 Fore Street



42. 33, 35, 37 Fore Street



43.
East Side of Fore Street

PRESERVATION AND ENHANCEMENT

The listed status of a significant number of buildings within the Conservation Area has contributed to the preservation of Bradninch's character and appearance. There are also many more unlisted buildings that are delightfully unspoiled and that contribute a great deal to the townscape. To date there have been few detrimental alterations to the many unlisted cottages and houses, thereby retaining a particularly well preserved historic environment. In general, where replacement windows or doors have been installed, these have tended to be made of wood and of a traditional pattern.

The requirement for six weeks notice prior to works being done to any trees in the Conservation Area has ensured the protection of the landscape that is such an integral part of the town.

Negative elements

Inevitably there are increasing numbers of modest older cottages that have been altered, with the loss of traditional features. Replacement doors and windows have appeared, often in materials and designs unsuited to the age and character of the buildings. Such changes are detrimental to the appearance of otherwise attractive well proportioned cottages and houses. In addition there is a scattering of satellite dishes sited on the front walls of properties (photo 44). Many of these are likely to be unauthorised and if allowed to proliferate, will detract from the appearance of the wider Conservation Area. These incremental changes have a cumulative impact on the appearance of a conservation area.

The shop premises in general and the convenience store in particular (photo 45), in the town centre, have had inappropriate alterations to the shop fronts that do not reflect the otherwise exceptionally high quality of the townscape in Bradninch.

There are parts of the town where overhead wires detract from the appearance of the area as at Millway (photo 46) and at the junction of Peter Street with Fore Street / High Street

There are several elements that detract from the character, appearance or setting of the Bradninch conservation area. These include various late 20th century developments such as Hornbeam Gardens on the old burgage plots to the east of Fore Street. Whilst most of this lies outside the conservation area boundary, it still has an impact on the setting of the conservation area. Similarly Heggadon Close off Cullompton Hill has an adverse effect on the setting of the conservation area, increased by the topography of the town, being on rising ground and visible from Castle Hill. From here the white bargeboards are clearly seen as an alien pattern stepping up the side of Cullompton Hill.

Smaller infill and backland developments have started to erode the character and appearance of some parts of the conservation area. This is usually due to inappropriate building designs, often single storey, with relatively shallow roof slopes and no chimneys, low density suburban layouts and loss of old boundary walls to provide visibility splays.

In addition there are sites or buildings within or adjacent to the conservation area that would benefit from enhancement, screening, redevelopment or reuse, including several employment sites (workshops or garages) and old school buildings.

There is ongoing pressure for new development in the town. Integrating new development is likely to be difficult as illustrated by recent additions to the town. This is particularly so on West End Road and Hen Street with their visually vulnerable green spaces between existing buildings, or in the more urban context of the town centre, various courtyards bounded by high walls.

Article 4 Directions , Section 215 Notices and audits

Bradninch is a particularly unspoilt town and action to avoid the degrading of its townscape quality, could be taken by using Article 4 Directions to prevent the loss of traditional windows, doors, or roofing materials.

Section 215 Notices are available to require the improvement of untidy land or premises.

A systematic enforcement audit would identify unauthorised works and allow the authority to get these reversed, as well as ensuring further unauthorised works are less likely to occur.

Enhancement

The town has benefitted from enhancement schemes in the past including the upgrading and refurbishment of the raised pavements in Hen Street and at West End Road. Whilst these raised pavements have been improved and enhanced, those on High Street would benefit from some works, including repointing of stonework, relaying of the steps and refurbishment, repair and repainting of the associated railings (photos 47 and 48).

Fore Street raised stepped pavement could be enhanced by some resurfacing. Other improvements could include resurfacing and better means of demarcation of the private parking areas on the west side of Fore Street (photo 49).

A number of high walls in the town, particularly those constructed of cob, need repair and maintenance if they are not to be lost (photo 50).

There are parts of the town where overhead wires are visually obtrusive and undergrounding would considerably enhance the street scene.

Negative Elements



44. Satellite dishes



45. Modern shop front and fascia



46. Overhead wires, Millway

Preservation and Enhancement Opportunities



47. Steps to raised footpath in High Street



48. Raised pavement and railings, High Street



49. 16, 18, 20, 22 Fore Street



50.
Beacon Road

ALTERATIONS TO THE CONSERVATION AREA BOUNDARY

The appraisal has identified an area where the conservation area boundary needed adjustment to reflect recent changes to property boundaries, where Hornbeam Gardens development cuts across small parcels of land formerly within rear gardens of Fore Street properties.

In addition, the former school buildings to the rear of the Baptist Chapel and the burial ground and open land to the rear of the school buildings adjacent to Culver Close have been included. The school buildings are substantial and are visually prominent, particularly when viewed from high points around the edge of the town. Permission has recently been granted for conversion to community use (Class D2 of the Use Classes Order) with some modest external alterations. The changes are shown in plan 7.

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. Satellite Dishes

Subject to certain limitations the installation of one satellite dish is permitted development on any building in a Conservation Area. Its size must not be over 90cm; it must not be on either a wall or roof slope fronting a highway (including any footpath). No part must project above the highest part of the roof, nor must 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.

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.

MID DEVON LOCAL PLAN 1998 POLICIES APPLICABLE WITHIN CONSERVATION AREAS**ENV9**

Where nationally important archaeological remains, whether scheduled or not, and their settings, are affected by proposed development, there will be a presumption in favour of their physical preservation in situ.

Where other archaeological remains and their settings may be affected, proposals will only be permitted where the need for the development outweighs the damage to the archaeological importance of the site.

Conditions or agreements may prohibit development proceeding, where remains are of sufficient importance, until a programme of archaeological work has been implemented in accordance with an approved scheme of investigation.

ENV12

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

- i) it ensures that the buildings are properly maintained;
- ii) it preserves the special interest of the building and its features of architectural or historic interest;
- iii) the proposed use does not discourage the restoration of historic buildings or the area generally; and
- iv) any alteration or extension does not dominate or adversely affect the building by form, height or materials.

ENV15

New buildings will not be permitted if their design, height or mass conflicts with the distinctive historic or architectural character of the settlement, specifically development should not adversely affect:

- i) the skyline;
- ii) views of important feature or historic landmarks;
- iii) the topography of the area;
- iv) entrances to a settlement.

ENV16

Buildings will be restricted to a height which fits in with the surrounding street scene. This does not preclude the possibility of making a new landmark if it is considered that this would enhance and improve the settlement's townscape.

ENV18

Proposals affecting a conservation area will only be permitted where their design and use preserve or enhance its townscape and/or the distinctive character of the area. Its townscape formed by:

- i) buildings in relation to their materials, form, scale, massing and land form;
- ii) groups of buildings and their related spaces; and
- iii) significant landscape features.
- iv) significant views both into and out of the area.
- v) landscape setting;
- vi) significant skylines, panorama, vista, qualities of a sequence of open spaces, historic street pattern; and
- vii) key buildings or groups, areas of historic buildings and landmarks.

In the case of permissions with matters reserved for future submission, where it is necessary to ensure proposals make a positive contribution to the character or appearance of a conservation area or leave it unharmed, conditions may be attached regarding the siting, bulk and materials of buildings and may set out measures to protect or add to the existing landscaping.

ENV21

Proposals that involve the demolition of all or a substantial part of un-listed buildings which make a positive contribution to the character or appearance of a conservation area, will not be permitted unless it is judged those buildings cannot be preserved; addressing the condition of the buildings; the adequacy of efforts to retain the building in use and the full range of advice contained in PPG15 : “Planning and the Historic Environment”.

Conditions or agreements attached to planning permission may require the submission of detailed plans and/or a contract let to carry out the development on site before demolition takes place where it is necessary to ensure proposals make a positive contribution to the character or appearance of a conservation area or leave it unharmed.

ENV24

Within conservation areas and on listed buildings proposals for new or altered shop fascias and new commercial signs will be permitted subject to policies ENV12, ENV13 and ENV18.

They should:

- i) be of a design, including the use of illumination, which does not detract from the character and appearance of the building or area.
- ii) state the nature of the business alone and avoid advertising a range of products with brand names;
- iii) avoid obscuring architectural details on buildings or features of the conservation area or listed building; and
- iv) poster hoarding or panels, within town centres, should be of a size and presentation compatible with the architectural or historic features of the area or building.

ENV33

Proposals that involve the demolition of all or a substantial part of Listed Buildings will not be permitted unless the local planning authority has granted listed building consent that those buildings cannot be preserved; addressing the condition of the building; the adequacy of efforts made to retain the building in use and the full range of advice contained in PPG15: “Planning and the Historic Environment”.

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