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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. Many contain important archaeological remains.

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.

The Mid Devon Local Plan includes policies to guide development in Conservation Areas. These are set out in Appendix 2

### 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 DETR). 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**

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.

# 1

## **LOCATION OF CREDITON CONSERVATION AREA**

Crediton is a market town in Mid Devon. It is situated 7 miles north west of Exeter.

The town has the busy A377 running through its centre. This road runs from Exeter to Barnstaple and is an important route for north south traffic through the county. The town has a railway station with services to Exeter and north Devon, along what is now known as the Tarka Line.

Crediton lies within the Crediton Trough, a basin feature of the Culm Measures, which comprise the underlying geology of the town. The River Creedy runs to the east of the town.

The Conservation Area was designated in 1981 and extended in 1990. Further amendments have been made in March 2003. It encompasses the central commercial core of the town, together with several predominantly residential areas, Queen Elizabeth College to the west, Holy Cross Church to the east, Peoples Park to the north and development associated with the railway to the south. See Conservation Area Location Plan showing the new boundaries from 20 March 2003.

## 2

### **SPECIAL ARCHITECTURAL INTEREST**

There are 232 listed buildings in the Crediton Conservation Area (indicated on Plan 1). These include the Grade I 15th century church of the Holy Cross, the Grade II 16th century Spurways Almshouses, the Grade II Chapel of St Lawrence with remnants of the original 13th century masonry, and the 18th century Grade II\* 4 Union Terrace, 11 Union Road and Pownes House at 52 High Street (photos 1-3).

Dean Street retains a number of buildings which predate the major fire of 1743 and the subsequent serious fire of 1769, including number 29 an early 16th century stone house (photo 4), and the cob and thatch cottages of Little Thatch and Dean Thatch.

High Street covers the main commercial area of the town and includes many listed buildings often of three storey construction, and mostly dating back to the 18th century although some may have older cores. Many have attractive 19th century traditional shopfronts which are a distinctive feature of the town centre. Fine examples include 17 and 23 High Street.

The Market Street and Parliament Street area includes several architecturally sophisticated buildings dating from 1836 when the market was relocated from the High Street. The Italianate detailing of these brick buildings is exceptional in the context of a provincial market town (photo 5). The southern range of the Pannier Market also remains and includes a rare survival of original late Georgian shuttered openings behind cast iron columns (photo 6).

The main range at Crediton Railway Station is an attractive brick and slate building possibly designed by Isambard Kingdom Brunel for the Exeter and Crediton Railway. It is part of a distinctive group of high quality and well preserved buildings and structures associated with the development of the railway in the early part of the 19th century (photo 7).

Dart and Francis, who were known nationally for their church fittings and monuments, influenced architecture within the town in the late 19th and early 20th century. Their offices at 127-128 High Street (photo 8) display Arts and Crafts elements and their style and craftsmanship are also seen for example in alterations at the White Cottage, Belle Parade, the front door at 4 St Lawrence Green, and in a group of 5 houses between Jockey Hill and Pounds Hill.

Berry and Vincent builders, also contributed to the architectural interest of the town, with the building of 1 Western Road, Woodside and Astolat, their offices in Union Road and the remodelling of Wisteria and 1 Church Street.

# ***Special Architectural Interest***



**1. Church of Holy Cross**



**2. Spurways Almshouses**



**3. 4 Union Terrace**



**4. 29 Dean Street**

## ***Special Architectural Interest***



**5. 2, 3, & 4 Market Street**



**6. Pannier Market Shop with Georgian Shutters**



**7. Crediton Railway Station**



**8. 127 - 128 High Street**

# 3

## SPECIAL HISTORIC INTEREST

There is some evidence of Roman occupation in and around the town. Roman coins have been found to the north of High Street and at Fordton south of the town. A fragment of Roman tile was found during excavations at the Vicarage site and there is also evidence of a Roman villa near the River Yeo south of the town. This phase of the town's history has left no obvious physical mark in the conservation area.

The town was the birthplace of St Boniface in AD680. He was a missionary and played a significant role in spreading Christianity in Europe. He is the patron saint of Germany and The Netherlands. The early significance of the town was as a religious centre. There were a number of Saxon minster sites in Devon but Crediton was chosen as the centre of the episcopal see in AD909. A bishops palace was maintained in the town until the Reformation. Crediton Church became a Collegiate foundation in AD1050 when the see was transferred to Exeter. This period of the town's history is still reflected in property and street names (eg The Palace, Priory Cottage, Dean Street), in the layout around the church and confirmed by archaeological evidence\*1

The settlement that grew up around the church became know as Kirton or Church Town and later as East Town.

The present church was started in the 12th century with the main building work completed in the early 15th century

A second settlement grew up to the west, called Borough Town or West Town.

The Borough dating back to the 13th century was focused upon a weekly market, granted in 1231 trading in a wide range of goods in the medieval period. In addition there was the three day annual St Lawrence Fair which took place on the open space of St Lawrence Green.

The street pattern of the town was set out at this time with a main street running east - west, flanked by burgage plots running at right angles to the street frontage. The street frontage would have comprised shops with associated living accommodation and workshops, including sergemakers' spinning and weaving sheds to the rear. The pattern can be seen clearly on the tithe map of 1841(black & white plate) and is still in evidence today with back courts such as Cockle Lane(photo 9) and the courts and yards running at right angles to the east -west alignment of High Street (photo 10). The wide central section of High Street was used as a cattle market well into the 20th century. Photograph 11 shows one of these markets.

The manufacture of woollen cloth called serge, for which Crediton became reknowned ("as fine as Kirton spinning") started to develop in the medieval period. As a result the town became rich and in the early part of the 16th century was among the top 50 wealthiest towns in England. This wealth enabled cloth merchant Humphrey Spurway to pay for the construction of the four stone built almshouses dating from 1555 still standing on Park Street (photo 2).

\*1 "Dean Street Crediton An Historical Assessment" Keystone Historic Buildings Consultants 1998

In 1572 Elizabeth I endowed the Free Grammar School which had been established in the Lady Chapel of the church following the dissolution of the monasteries. This school was the forerunner of the current Queen Elizabeth College located at the west end of the town.

In the latter part of the 16th century the town suffered two outbreaks of the plague and the loss of over 1000 lives. This led to a decline in the town's fortunes.

In the 17th century the town was affected by the Civil War, being alternately occupied by the two warring sides.

Whilst woollen goods continued to be made in the town, the industry declined particularly during the late 17th century. However other industries sprang up in the town notably tanning. The tanneries gave rise to the establishment of a thriving boot and shoe industry. Whilst some of the factory buildings have survived, the industry did not. In addition confectionery, including chocolate and medicinal sweets, was manufactured in the town. Ernest Jackson & Company established in 1817, still produce medicinal pastilles and lozenges at 29 High Street.

The 18th century was a time of disastrous fires with that of 1743 being the worst. Other serious fires followed in 1766, 1769 and 1772. Hundreds of houses were destroyed and led to considerable rebuilding particularly along High Street.

In 1836 the town was the subject of a town improvement scheme, which resulted in the relocation of the market from the High Street to a site to the north. This made High Street a major transport route. Union Road was built at this time to link East Town and West Town. The old and new street patterns are clearly seen on the tithe map 1841 (black & white plate).

The market was established in a purpose built Market House. Some very sophisticated and substantial houses were constructed to the west of the Market House on Market Street, along with a pub and houses to the north on Parliament Street, and a range of market stalls and shops to the north and south (photos 5 & 6).

In the 1830s the Taw Valley Railway Company bought land to the south of the town. In 1851 the Exeter and Crediton railway opened. This was eventually taken over by LSWR in 1862.

The town developed its manufacturing base of confectionery and boots and shoes. These businesses usually took over and adapted the premises no longer used for spinning cloth. The decline of the textile industry is also charted for example in one of the rack fields being turned into Buller Park (now Peoples Park) as a memorial to James Wentworth Buller.

A plaque at Old Haywards School notes that Ernest Bevin attended the school. Ernest Bevin was one of the founders of the Transport and General Workers Union. As Minister of Labour and National Service in the War Cabinet he organised a ballot to choose "the Bevin Boys" whose war service was to work the coal mines.

## ***Special Historic Interest***



**9. Rear Courts,  
Cockle Lane**



**10. Fountain Court**  
(courtesy of Crediton Area History  
and Museum Soci)



**11. Cattle Market in High Street**  
(courtesy of Crediton Area  
History & Museum Society)

# Special Historic Interest

## Crediton Tithe Map 1841



# 4

## CHARACTER

The Crediton Conservation Area is made up of several sub areas each with a different character or identity.

The central area along High Street and Union Road is a busy commercial area dominated by three storey buildings, mainly shops with flats or offices above. There is an attendant heavy flow of both vehicular and pedestrian traffic. The area contains the town's shopping area and includes several pubs, takeaways, offices, estate agents, the Town Hall which includes the tourist information centre and some banks. The variety of mainly 18th and 19th century buildings provide a strong visual interest and character to the central core of the conservation area (photos 12 & 13).

The east west orientation of High Street and Union Street results in the shops on the north side having to shade their window displays with blinds. In the past such blinds were of a simple design and traditionally made of white canvas (photo 14). Now the blinds appear in a variety of shapes, colours and materials, often in visual competition with both the associated buildings and each other (photo 15).

Banners, bunting and flags are an almost permanent feature of the High Street. Whilst there is evidence in old photographs that the town centre has a long tradition of decorating buildings and spaces with banners, bunting and flags, such displays were for special occasions such as Peace Day in 1919 and the various Coronations and Jubilees (photos 16 & 17).

The residential areas to the rear of the High Street frontage, particularly the courts together with those on North Street, Parliament Street, Dean Street, Blagdon, and Buller Square are typified by high density often terraced development and a relatively quiet environment (photo 18).

Other residential areas front through roads carrying varying amounts of vehicular and pedestrian traffic. Several of these areas experience heavy traffic, particularly Western Road, Mill Street, Exeter Road and East Street.

The other main distinct sub area is that around the railway station and Exeter Road with its typical railway architecture. This area is characterised by the heavy traffic of both Exeter Road and the Fordton Road, the distinctive noises of the railway crossing and station, both of which are in contrast with the quiet, almost rural, atmosphere of Four Mills Lane.

## Landscape, open spaces and trees

There are several significant areas of open space contributing to the character of the conservation area. The first at the west end of the town around the Queen Elizabeth College and the adjacent St Lawrence Green (photos 19 & 20) The second at Peoples Park to the north (photo 21). The third Newcombes Meadow, the adjacent Priory Cottage, the church yard and the spacious gardens of properties running to the north-east up to and including Penton House and The Beeches and the fourth at Fair Park. Many of these spaces are private but still provide a quiet green backdrop to the public domain. Several of these spaces include visually important mature trees, such as the Wellingtonia of Peoples Park (photo 22), the oaks in Newcombes Meadow and the avenue of limes in the churchyard. These open spaces, together with important individual trees and groups of trees are indicated on Plan 2. The public open areas have a tranquil atmosphere providing a refuge from the bustle of the streets and a sense of space in contrast to the feeling of enclosure experienced alongside the tall buildings of the street frontages.

Smaller open spaces also provide pleasant pockets of greenery in areas of high density development such as the garden at St Lawrence Chapel and the private garden to the north of 44 Dean Street

# Character



12.

General Views of the High Street



13.



14. Old Photograph showing traditional awnings (courtesy of Albert Labbett)



15. Current variety of blinds



16. Old Photograph of flags for celebration (courtesy of Albert Labbett)



17. Flags on display



18. View of Dean Street

## ***Character - Open Spaces***



**19. St Lawrence Green**



**20. Queen Elizabeth College**



**21. Peoples Park**



**22. Wellingtonia, Peoples Park**



**23. Garden at 44 Dean Street**

# 5

## APPEARANCE

High Street, East Street and Union Road contain some of the tallest buildings in the conservation area, many being three storeys. Attractive traditional shopfronts, frequently include handpainted fascias with the property number displayed over the original doorways serving the upper floors (photograph 24). Whilst there are such unifying elements there is also an informality arising from the variety of architectural features on the commercial premises. On the north side of High Street, the breaks to the frontage development provided by the three churches, by number 137 High Street together with the openings into Searle Street, Market Street and North Street contribute to the sense of informality.

To the rear of the shopping frontages are courts of tightly knit houses and workshops of various ages. This dense urban fabric continues in the mainly residential area between Western Road and Lansdowne at the west end, the Market Street and North Street area in the centre, and between East Street, Charlotte Street, Hill Street and Downhead Lane at the east end.

In contrast with the densely developed areas, the conservation area includes several open spaces, both public parks and private gardens, most containing mature trees. These green, well-treed spaces are an integral part of the appearance of the conservation area occurring throughout.

### Building materials, ornamentation and street furniture

Buildings are constructed in a variety of materials, although brick and render predominate. There are also cob and stone buildings, as well as buildings of mixed materials (Plan 3).

Roofs are predominantly of slate, including a wide range of artificial slate. There are some attractive red clay tile roofs including on St Lawrence Chapel, and particularly on some of the older cottages for example 1, 2 & 5 Lansdowne, 11 Rus Cottages and most of Oxford Terrace. There are also several thatched buildings, including the terrace at 16-22 Exeter Road, Winswood House and White Cottage.

The detailing of many shop fronts includes decorative joinery work, particularly to the fascias and pilasters and there is one good example of Art Nouveau with coloured glazing (129 High Street).

The domestic architecture, particularly the Georgian houses, displays a range of decorative elements including joinery, mouldings and wrought ironwork (photo 25). The Victorian buildings integrate decoration using contrasting brickwork or stone detailing (photos 26 & 27).

The most notable items of street furniture are the listed K6 telephone kiosk and the metal seat around the central tree both at St Lawrence Green.

## Features of special importance

Cob walls are an important characteristic feature of the area around the Parish church, including the listed walls along Church Lane, Church Street and Belle Parade. There are many other examples, including those along Exeter Road, Dean Street and Cockle Lane (photos 28 & 9).

Stone walls are used as both high retaining walls as along the south side of Union Road and Spurways Almshouses and boundaries as at Blagdon Terrace (photo 29).

A listed crinkle-crankle wall forms an unusual boundary feature between the public open space at Newcombes Meadow and private dwellings.

Raised footpaths occur along Park Street, Old Tiverton Road and Exeter Road often in association with cob or stone walls (photo 30).

Railings were once a common feature within the town, with St Lawrence Green and Peoples Park formerly enclosed by wrought iron railings (photo 31). There are still examples of railings at residential properties such as Taw Vale, Palace Cottage and Wisteria (photo 32) and around the Parish Church. Those at the Parish church are examples of high quality local craftsmanship by Jonas Pollard and John & Thomas Pollard all 19th century Crediton ironmongers (photos 33).

Cobbled paths displaying a variety of patterns can be found in the parish churchyard, along Church Lane to the north of the churchyard and in the garden at St Lawrence Chapel (photos 34 & 35). They were also characteristic of the many pedestrian lanes around the town such as Cockles Lane off Dean Street (photo 9), Jockey Hill and the courts running either side of High Street. Remnants of these surfaces remain but many are deteriorating.

The listed stone cross base is a focal point at St Lawrence Green. There is also a granite gate pillar, the only remnant of the formal boundary of gates and railings that once surrounded the green.

The war memorial at Union Road has been recently listed and refurbished.

Cast iron street signs are displayed for example on the Red House for Western Road, or 137 High Street where the pointing hand directs towards North Street (photo 36).

# Appearance



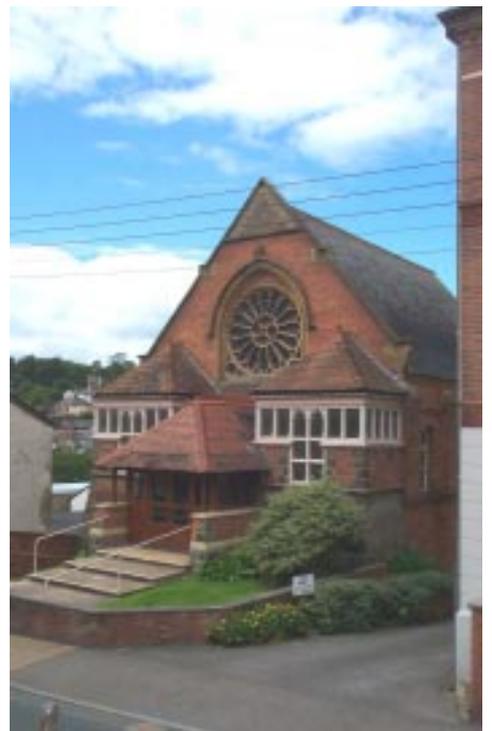
**24. Shop Front detail**



**25. Ironwork to Georgian House**



**26. Oxford Terrace**



**27. Methodist Church**

## *Features of Special Importance*



**28. Cob Wall, Exeter Road**



**29. Blagdon Terrace, Old Tiverton Road**



**30. Raised Footpath, Exeter Road**



**31. Former Railings at Peoples Park**  
(courtesy of Crediton Area History & Museum Society)



**32. Railings at Wisteria**



**33. Churchyard Railings**



**34. St Laurence Chapel**



**35. Church Lane**



**36. Typical Cast Iron Street Sign**

## **Important unlisted buildings in the Conservation Area**

There are several unlisted buildings that make a significant contribution to the character and appearance of the Conservation Area. These buildings are highlighted to draw attention to their visual value and to encourage any proposals for alterations or extensions, to retain and enhance their particular qualities and characteristics. (See list below, Plan 4 and also photos 37 – 40 illustrating some of these buildings). Some may be worthy of listing if considered to be under threat, or when English Heritage carry out a resurvey.

- **Arden House**
- **The Beeches and Penton House**
- **The Beehive and The Cottage, Old Tiverton Road / Blagdon junction.**
- **58,59,60 & 61 East Street**
- **The Malthouse**
- **Orchard House and St Martins at Queen Elizabeth College Alexander Road**
- **Post Office Market Street**
- **2-7 Church Street**
- **The old bakery north side of High Street**
- **86 High Street (shop front)**
- **29 High Street**
- **Berry and Vincents workshop 18 Union Road and the wooden store building at the rear**
- **The Churchworkers Institue**
- **Quarry Cottages Exeter Road**
- **Oxford Terrace**
- **Dart and Francis houses at Pounds Hill (Upauver, Poundsgate, Strathyre, Kinross, Three Corners)**
- **The Mount**

## ***Important Unlisted Buildings in the Conservation Area***



**37. St Martins**



**39. Berry & Vincent**



**38. Post Office, Market Street**



**40. Factory at 94 - 95 High Street**

# 6

## **PRESERVATION AND ENHANCEMENT OPPORTUNITIES**

### **Negative elements**

There are several features that detract from the character, appearance or setting of the conservation area. These include the industrial complex just outside the boundary to the east of the parish church, some 20th century infill or redevelopment, the various garages and industrial units around the railway station, and the fire station occupying the site between Market Street and North Street.

The Emporium on Exeter Road is currently vacant and delapidated (photo 41). It is a visually important site on the main southern exit from the town, and is part of a small group of 1930s style buildings arranged around the junction of Exeter Road, Charlotte Street and Mill Street. Outline planning permission for redevelopment has been granted and it is expected that this site will eventually be occupied by a good quality development appropriate to the conservation area.

There are car parks within and adjacent to the conservation area, which if landscaped could enhance the conservation area and its setting for example adjacent to the proposed Town Square, and at Church Lane.

Whilst the listed status of buildings within the Conservation Area has contributed to the preservation of its character and appearance, there have been alterations, particularly to unlisted buildings, which are beginning to diminish the visual quality of some parts of the Conservation Area. Many of the alterations are on buildings which do not have permitted development rights such as commercial premises and flats over shops. Unsympathetic replacement windows and doors, particularly in uPVC, a proliferation of signage, satellite dishes and other clutter (photo 42), unused buildings or parts of buildings are all in evidence within the area.

### **Article 4 Directions, Section 215 Notices and audits**

Action to prevent further deterioration could include for example consideration of imposing Article 4 Directions to remove some permitted development rights from residential properties for example to prevent replacement windows, doors or roofs, where sufficient traditional features remain to justify such protection. However the prevalence of uPVC or aluminium replacement windows and doors in the conservation area make this option generally unviable .

Section 215 Notices could be used to get untidy sites improved.

An enforcement audit to identify unauthorised development is currently being carried out within the commercial area of the conservation area as part of the Heritage Economic Regeneration Scheme. This could be extended to the rest of the Conservation Area. An audit of street signs and street furniture to rationalise and reduce visual clutter will also be carried out within the Heritage Economic Regeneration Scheme area and again could be extended to cover the whole conservation area.

## Enhancement

A successful application has been made to English Heritage for funding for a Heritage Economic Regeneration Scheme (HERS). This along with funding from other sources including Devon County Council, will conserve and enhance the town centre, with the aim of bringing unused or underused floorspace into use and securing the future of the commercial centre. The scheme will encourage retention, repair and restoration of traditional shop fronts, canopies, blinds and signs. Linked with this scheme is the Town Square project to relocate the existing fire station and create an attractive new public open space (photo 43). Connected with both the HERS and the Town Square scheme, there are proposals by Mid Devon District Council for a Local Improvement Scheme to High Street in conjunction with proposed highway resurfacing works by Devon County Council.

An existing vacant site on Market Street is to be developed with a new church. This will give an increased sense of enclosure to this side of the proposed Town Square (photo 44).

Enhancement of the raised footpath and associated retaining wall to the front of Spurways Almshouses has recently been completed (photo 2).

Refurbishment of the stone wall at the junction of Union Road and Union Terrace is proposed. Painting of the railings has recently been completed.

The proposed relocation of the fire station to Charlotte Street to make way for the new Town Square will also result in a well designed fire station building in the conservation area on what is now a blank open space.

The Town Hall is to be upgraded with reinstatement of lost architectural features (photos 45 & 46).

Station approach and the main range at Crediton Station has recently been enhanced as a local improvement scheme. Enhancements to the raised footpath along Exeter Road to Four Mills Lane have also been progressed.

Plan 5 shows the location of these recent and proposed schemes. All these projects will contribute to enhancement of the conservation area.

Other potential ways of achieving preservation and enhancement identified through this appraisal include

- **upgrading and repair of traditional cobbled paths.**
- **traffic management/ traffic calming**
- **reinstatement of railings to the perimeter of St Lawrence Green and external enhancement of the public toilets.**
- **reinstatement of iron gates and railings to perimeter of Peoples Park**
- **upgrading of the cobbled surface of Church Walk and repair of the adjacent church boundary wall and railings.**
- **undergrounding of overhead wires**

Some of these proposals will be considered within the Heritage Economic Regeneration Scheme. Others could be promoted through the Local Improvement Scheme programme.

In addition, there is an existing leaflet about the conservation and design of traditional shop fronts in Crediton's historic centre as these have long been recognised as an essential part of the character and appearance of the town. This leaflet could be publicised again and distributed to shop premises in the conservation area. The advice contained in the leaflet encourages good quality design of new features and the retention of the best existing shop fronts.

# Opportunities for Preservation and Enhancement



**41. Exeter Road Emporium**



**42. Pavement Clutter**



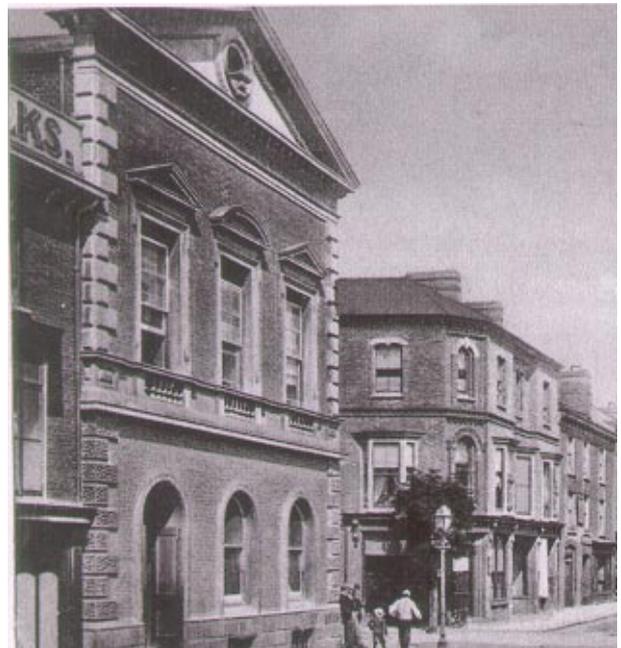
**43. Fire Station, Market Street**



**44. Vacant Site, Market Street**



**45. Town Hall, Current Frontage**



**46. Historical photograph showing original Town Hall frontage**  
(courtesy of Crediton Area History & Museum Society)

# 7

## **ALTERATIONS TO THE CONSERVATION AREA BOUNDARY**

This appraisal has identified several instances where important curtilage buildings of listed buildings within the Conservation Area boundary have been left outside the boundary. It was decided that these buildings be included within the Crediton Conservation Area. These are:

- **listed outbuildings to the rear of 17 St Lawrence Green**
- **listed outbuildings to the rear of the Three Little Pigs public house and 2-3 Parliament Street**

In addition some buildings considered to be of similar quality to many others within the Conservation Area lay adjacent to but outside the boundary. These buildings are now included within the Conservation Area.

- **3-7 Park Road properties west of St Boniface and Pringle Cottage, 2 Park Road east of St Boniface. Pringle Cottage is an attractive 19<sup>th</sup> century stone cottage; the other properties are early 20<sup>th</sup> century, largely enclosed by a tall rendered wall.**
- **1-4 Belle Parade with cob wall. Attractive 1930s houses, set behind an older cob wall.**
- **1 Hawthorn Road. A semi detached house, adjoined to the Firs with which it is contemporary and which lies within the Conservation Area.**
- **Peoples Park road (south side) from Park Cove to Southlands. The houses here are of a style and quality similar to others on Peoples Park Road. They retain several sections of old cob boundary wall particularly to the road frontage and have spacious south facing rear gardens.**

- **18 Dean Street. Two storey listed cottage similar in age and style to others along Dean Street and with tall garden walls.**
- **properties bounded by Penton Lane, Jockey Hill, Pounds Hill and rear gardens of Victoria Crescent. The buildings are mostly substantial high quality early 20<sup>th</sup> century houses standing in well landscaped gardens set on rising ground and forming an important green backdrop to this side of the town.**
- **The Mount Alexandra Road. An Arts and Crafts style of building standing in well treed grounds. It is linked in both style and function to the rest of the Queen Elizabeth College campus which lies immediately to the south and within the Conservation Area.**

In addition, the open space to the rear of Hayward Primary School is included as it is important to the setting of the listed buildings of the school, although permission has already been granted for residential development on the western part of this land.

It has been suggested that Fordton, the area south of Crediton Railway Station, also be included. There is clearly much here of historic and architectural interest, with a distinct character that could justify a separate conservation area. This area will be subject of a future survey and assessment.

Within the conservation area there were small pockets of development, mainly modern infill which did not exhibit qualities to justify their continued inclusion in the conservation area. They are also sites where the opportunity for positive enhancement through redevelopment is unlikely to arise being relatively high value property of recent construction.

- **Orchard Court off Searle Street.**
- **2 modern properties east of Pringle Cottage, Park Road**
- **1 & 3 St Saviours Way**
- **Tannery Flats and library, Belle Parade**
- **12 properties on south side of Western Road from junction with St Boniface Road up to and including Craig House, together with Enfield Close**
- **Sunninghill and 1-4 Peoples Park Road**
- **1 Warefoot Drive**
- **2 properties immediately south and 1 property immediately north of Byngly House, Searle Street.**

The changes are shown on Plan 6.

## **ACKNOWLEDGEMENTS**

Albert Labbett  
for allowing access to and copies from his collection of photographs.

Crediton Area History and Museum Society's  
for allowing access to and copies from collection of postcards and photographs.

Devon Record Office (& Charles Parsons, photographer)  
for black and white photograph of 1841 tithe map.

**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".