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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 First Alteration 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 ODPM). 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 TIVERTON CONSERVATION AREA**

Tiverton is the largest of the market towns in Mid Devon. It lies 15 miles north of Exeter, at the confluence of the Rivers Exe and Lowman. The M5 motorway lies to the east of the town with links to north Devon and to Exeter, passing close to the town centre. The A396 and A373 run through the conservation area.

The town is located on the Devon Redlands within the typically hilly landscape. The settlement is spread over the valley sides. The adjoining hilltops often have evidence of fortifications dating back to prehistoric through to Roman times.

The newly extended Conservation Area runs along the west bank of the Exe near Collipriest Cottage in the south, to the area around St Pauls Church south and west of Heathcoat's factory, up to and including Shillands, northwards along the Exe to the Castle to Peoples Park and the Old Cemetery, east to Belmont Hospital, south along rear boundary of properties on east side of Barrington Street to The Laurels and southwest to the rear of properties on east side of St Andrews Street.

A second conservation area, the Grand Western Canal, has its western section within Tiverton.

Tiverton Conservation Area was designated in February 1973, was extended in July 1992 and again on 15 June 2005.

The location is shown on the Key Map.

## 2

### **SPECIAL ARCHITECTURAL INTEREST**

The listed buildings within the Tiverton Conservation Area are shown on Plan 1.

These include the Scheduled Ancient Monument and Grade I Tiverton Castle (photo1), with its largely ruinous medieval structures, including the remains of several towers and gatehouse, and the later 17<sup>th</sup> century house.

The Perpendicular style, mainly 15<sup>th</sup> –16<sup>th</sup> century St Peters church (photo 2) is also Grade I and includes a 12<sup>th</sup> century doorway. The church is built largely of the local purple stone but with contrasting Beerstone and Hamstone dressings. Much of the stonework is richly carved particularly on the Greenway Chapel. The church was heavily restored in the 19<sup>th</sup> century.

Old Blundells School is Grade I and displays many typically Tudor features. It was extended in the late 17<sup>th</sup> century and was altered and extended in the 19<sup>th</sup> century. The Grade II\* Chilcott School dating from the 17<sup>th</sup> century is a very solid simple stone building with attractive mullioned windows. The Great House (photo 3) is a particularly good example of an early 17<sup>th</sup> century town house in a provincial market town. This purple slate building has stone mullioned windows with leaded lights.

There are several groups of almshouses built in the 16<sup>th</sup>-17<sup>th</sup> century, for example Waldrons (photo 4), Slees and Greenways. These buildings are amongst the oldest in the town. They are stone built and have survived, with varying degrees of rebuilding, the numerous fires that have swept away most of the other pre 1731 buildings in the town. However at 23 Fore Street there is a much altered 17<sup>th</sup> century timber-framed and jettied building. This is a rare survival in the town. Equally rare are the back court buildings; examples of this once common type of house can be found at The Retreat, off Gold Street. These examples are early 18<sup>th</sup> century; the house at 1 and 2 has mullioned and transomed windows some with leaded glass, whilst 3 and 4 have old six panelled doors and wooden barred window sashes.

Tiverton has a tradition of architectural variety, reflected in the quality of the design and workmanship of the buildings. The old stone buildings have often been extended, embellished and refurbished to a high standard in later centuries. Buildings exhibit a wide range of architectural styles from the early 18<sup>th</sup> century Georgian Gotham House (photo 5), the Queen Anne style Amory House and various classical traditions fashionable in Georgian times, as used on Scott and Moffatt's rebuilding of the workhouse at Belmont Hospital, to the Regency style villa of Clare House. St George's church started in 1714-16 and eventually completed in 1733 is considered by Pevsner to be the finest 18<sup>th</sup> century town church in Devon.

Redevelopment in the 19<sup>th</sup> century occurred particularly in the centre of the town. The substantial new Pannier Market (Plate 1) complex was constructed behind the Old Corn Market in 1830 and was extensively rebuilt in 1876. Further alterations were carried out in the 1960s. The building has recently had a major enhancement scheme completed.

The Victorians continued the tradition of using a wide range of architectural styles. This is exhibited in various buildings including the Town Hall (photo 6) built in 1862-64 in the Franco-Venetian style; the classical style Heathcoat Hall, the Italianate medieval style Baptist Church, the former police station (Bridewell House) and St Paul's Church at West Exe built in the mid 19<sup>th</sup> century in the Early English style, an unusual church for the area in having a steeple.

Of particular interest are the surviving buildings commissioned by John Heathcoat, including the factory school. He also provided formally planned workers housing in terraces of pleasing simple Georgian designs (photo 7), with characteristic cast iron window sills. This housing is considered to be a very significant survival of planned industrial housing, in both regional and national terms. John Heathcoat's buildings were complemented by later development such as the Brewin School and other properties in St Paul's Square carried out by his daughter Caroline Brewin, and by his son in law Ambrose Brewin who paid towards the construction of St Paul's church, and by the classically designed Heathcoat Hall. Belated recognition of the importance of the Heathcoat and Brewin buildings came with the listed building resurvey of Tiverton in 1998-2000.

Attractive buildings of high architectural quality continued to be added to the town into the twentieth century. In 1907 the Ford clock tower was completed at Lowman Green (photo 8). The listed public library building was established as a war memorial to the dead of the Great War. The scheme was inaugurated in 1919 and initially the library was set up in the Angel Hotel in 1920. The new library was constructed over the site of the old Angel Hotel (demolished 1928) next to the Town Hall in 1927-9. The library has been moved to new premises.

## ***Special Architectural Interest***



**1. Tiverton Castle**



**2. St Peter's Church**



**3. The Great House**



**4. The Waldrons Almshouses**



## ***Special Architectural Interest***



**5. Gotham House**



**6. Town Hall**



**7. Heathcoat's artisan houses**



**8. Ford Clock Tower**

## SPECIAL HISTORIC INTEREST

Around the town, outside the conservation area, there is evidence of longstanding human occupation. Cranmore Castle lying on a hillside to the south east of the town consists of an Iron Age hillfort.

The Romans also established themselves in the locality in the mid - late 1st century AD with a fort at Bolham just north of the town. A large jar of 3<sup>rd</sup> century Roman coins, quinarii, was unearthed at Little Gornhay north east of the town in 1845. Excavations within the town also indicate a possible Roman settlement at Tiverton with some pottery unearthed at St Andrews Street and early 2<sup>nd</sup> century coins in Castle Street.

The first documentary reference to the town, then called Twyfyrdde ("Two Fords"), appears to be in King Alfred's will dated 899. The Domesday Survey refers to the town as Tovreton.

A church had been built in the 11<sup>th</sup> century and remnants of this Norman building were incorporated into the fabric of the existing St Peter's church. The church was granted to the Cluniac St James Priory of Exeter in 1146.

William the Conqueror's son Henry I ordered Richard de Redvers to found a castle in the 12<sup>th</sup> century. Much of the Castle is a Scheduled Ancient Monument (see Plan 1). The Castle (photos 1 and 9) occupied the area bounded by the cliff above the River Exe, St Peter Street, Bampton Street and Newport Street. The location took advantage of commanding views over the Exe valley and the steep cliff on this west side formed a natural defence. The other sides were protected by a deep moat. Newport is a reference to a new place of trade, evidence of the establishment of the town beyond the confines of the church and castle.

In the medieval period the town became the seat of the Earls of Devon. They set up the town as a borough in 1224 when weekly markets were established together with annual fairs.

The creation of a borough also allowed land to be split into burgage plots, the tenure of which, by tradesmen and craftsmen, yielded rents. The area south of the parish church still displays the historic remnants of these old burgage plots in the street plan, plot layouts and boundary walls. Plan 2\* shows the main burgage plot tenement boundaries in this area identified during an archaeological assessment in 1989.

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\*An Archaeological Assessment of the Tiverton Market Square Redevelopment Scheme.



The town also established itself as a cloth town, with the earliest recorded fulling mill for Devon, mentioned in 1226. The area around the borough produced much of the yarn and cloth, whilst various finishing processes such as fulling and dyeing took place within the town.

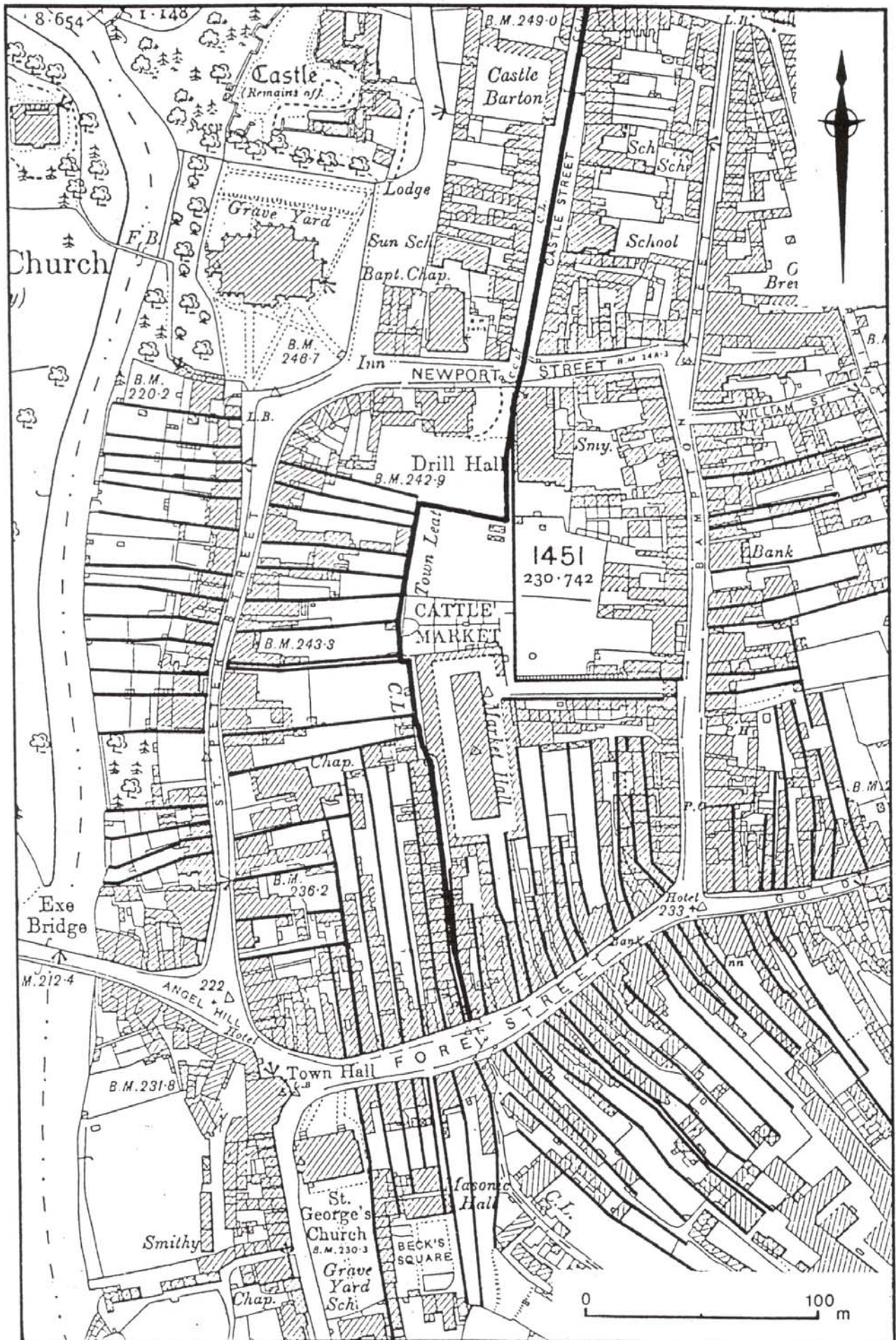
In 1250 Amicia, mother to Isabella Countess of Devon, gifted a leat (photo10) to supply the town with water. This ancient water supply flows south alongside Tiverton Cemetery cutting under Belmont Road, Twyford Place, west along Water Lane, then south through the centre of Castle Street, crosses Newport Street and flows through the current Market area to Fore Street. The Bailiff of the Hundred was responsible for a "Perambulation of the Leat" every 7 years. There are access rights to the leat preserved in various footpaths around the town including one from St Peter Street to Bampton Street and another from Fore Street to Newport Street. This traditional walk starting at Coggans Well is still carried out in the town, the last time being in September 2003.

Although St Peters church was the parish church, there were within the town a number of chapels, including the medieval St Peters chapel on St Peter Street and upon which site the early Dissenters' Steps Meeting House was constructed in 1607. This was in turn superseded in 1660 by the Congregational Chapel. Other early chapels included the medieval chapel of St Mary at Exe Bridge and St Andrews Chapel on St Andrews Street. There are no remains of either of these chapels apart from the name of St Andrew Street.

The wool trade was largely based on the manufacture of kerseys from the late 15<sup>th</sup> century onwards. Risdon in 1608 was struck by the numbers of rich clothiers and noted the Monday market where the kerseys were traded. The success of the wool merchants has left an exceptional legacy of buildings in the town. Peter Blundell (1520-1601) made much of his fortune trading cloth in London but invested money in Tiverton. His wealth established the original Blundells School for 150 boys (photo11) in 1604 on Old Blundells Road. White stones outside the gate read 16 PB 04 . Blundells school and the white stones were referred to by Blackmoore in his novel Lorna Doone. It was said that when the River Lowman rose over the stones the boys could have a holiday. These stones can no longer be seen.

Peter Blundell's nephew Robert Chilcott established the free English school in 1611 on St Peter Street. John Greenway, traded in wool from Ireland through the ports of Topsham and Dartmouth and in London. Through his will following his death in 1529, his wealth funded the Greenway Chapel (photo12) at St Peters Church, as well as the Greenway Almshouses and associated small chapel at Gold Street. George Slee who built and occupied the Great House (photo 3) on St Peter Street also built the adjoining Slee's Almshouses in 1610 for 6 poor or aged women. John Waldron another cloth merchant set up a trust in 1577 and built a group of almshouses for 8 poor persons on Wellbrook Street (photo 4 ). His staple mark is incorporated into a panel on the almshouses (photo 13).

Whilst Tiverton was clearly quite prosperous for much of the 16<sup>th</sup> century, like many other Devon towns it suffered a setback when, in 1591, the plague wiped out 10% of the population.



Plan 2: Showing Major Tenement Boundaries

Reproduced by kind permission of S D Turton & P J Weddell from:

'An Archaeological Assessment of the Tiverton Market Square Redevelopment Scheme' (1989)



## ***Special Historic Interest***



**9. Tiverton Castle**



**10. Town Leat**



**11. Old Blundell's School**



**12. Greenway Chapel at St Peters Church**



**13. Staple mark  
of John Waldron**



**14. Blue Coat School, Castle Street**

Tiverton was involved in the Civil War and there was demolition of buildings to the east side of the castle to provide defensive ramparts. The ramparts and defensive works are not now visible but their presence is denoted by the street name The Works. The area's archaeological sensitivity should be taken into account if proposals for redevelopment come forward or any extensions or new buildings are proposed.

Tiverton was very much an industrial town from the 17<sup>th</sup> century onwards. The cloth making industry and related processes were carried out in numerous small workshops such as dyehouses and combshops, in courts to the rear of properties on the old burgage plots. The serge masters' and woollen manufacturers' rear court areas often included a long open space for "warping the chains" as well as groups of dwellings for the workers. Other trades within the town included brewing and malting as well as various types of metal working.

The close knit buildings, often thatched, and the presence of fire for various industrial processes proved to be an unfortunate combination on several occasions, as Tiverton suffered several major fires. The first major fire occurred in 1598, destroying over 400 houses and a royal appeal was launched for the disaster fund. Another major fire occurred in 1612 and destroyed over 600 houses, including many of those built after the 1598 fire. A further fire occurred in 1661.

In addition to Blundells School and Chilcotts School, the Blue Coat Charity School was founded in 1713. This elementary school for 60 boys had strong connections to St Peter's Church. The first school building was within the churchyard. The school moved to a new building in Frog Street (now Castle Street) in 1842 (photo 14) and the building within the churchyard has since disappeared. A later addition to the new school enabled 50 girls to attend.

In 1698 "An Act for erecting Hospitals and Workhouses within the Town and Parish of Tiverton" was passed. By 1704 a hospital and workhouse was completed on land owned by Greenways charity.

In 1699 the Cornmarket in Bampton Street was completed. This open fronted building had a bell tower with a wooden spire. The spire was lost in the 1731 fire but the building remains largely intact.

Daniel Defoe described the town as the greatest manufacturing centre in the county in 1724. In the mid 18<sup>th</sup> century the town had 56 fulling mills and provided employment for about 700 woolcombers.

The early part of the 18<sup>th</sup> century witnessed a series of large fires in 1726, 1730 and 1731. In the 1731 fire 298 houses were destroyed. In 1732 an Act of Parliament required all houses in the town should have roofs of lead, slate or tile and that thatch must no longer be used. It also forced all ricks and stacks, together with any dangerous trades such as distillers, dyers, brewers, maltmakers, metalworkers and soap boilers to the outer edges of the town.

In addition to the Cornmarket there was a market cross near Coggan's Well. The market cross built in 1649 was destroyed by the 1731 fire. A new market cross was erected the same year. Although it was dismantled in 1783, a stone archway said to be from the market cross was incorporated into a building on Bampton Street. The listing description for 27 Bampton Street includes reference to a 15<sup>th</sup> century doorway and indicates that it was transported from a demolished building on Fore Street. The discrepancy between the dates for the two doorways seem to indicate that the market cross arch has been lost.

In 1830 the new Pannier Market (plate 1) opened, bringing all the stall holders from their traditional location in the various streets to a central purpose built market hall, other permanent covered premises and animal pens.

The Poor Law Amendment Act resulted in the town's hospital moving from the former workhouse site to new buildings at Tiverton Union Workhouse, designed by Scott and Moffatt in 1837 (photo 5).

In 1815, John Heathcoat travelled to Tiverton and bought a redundant textile factory. Not long after, his factory in Loughborough was the target of Luddites. After this he moved his whole business to Tiverton. The original building variously described as a woollen mill, cotton mill and silk mill was a striking feature. At six storeys high it was significantly taller than any other mill or industrial building in the town. It had been built in 1791 by Heathfield and Dennis apparently as a cotton mill. The mill was powered by water from the mill leat. The same waterwheel powered the factory's machines from the time Heathcoat remodelled and extended the building sometime before 1825 up until 1911. The main factory building was destroyed by fire in 1936. The site of the Heathcoat factory still includes various older buildings including the former school and gatehouses together with the historic leat. Most of the site is outside the conservation area boundary.

The Heathcoat factory school was founded in 1843. It was non denominational and children were educated up to the age of 10. The school building still stands within the factory grounds.

Terraced housing for Heathcoat's workers (photo 7) was erected adjoining the factory along similar lines to those being built by other enlightened industrialists particularly in the north of England.

1840 Woods Circular Map (Plan 3) shows the town within a half mile radius of Coggans Well. This map also indicates the location of various factories and mills in the town, including a rope works, a foundry, Heathcoat's factory which is marked as a silk factory, and seven water powered mills.

OS maps 1888 at 1/500 scale (sample extract at plan 4) shows that whilst there had been further development most of this was related to the Heathcoat estate adjoining the factory, whilst the central part of the town retained many of the gardens on the old burgage plots (sample extract at Plan 5).

The town had its own police force in the 19<sup>th</sup> century. A police station together with a gaol was constructed on the site of the old St Andrew's Chapel (and the later Bridewell House of Correction and Gaol) on St Andrews Street.

The arrival of the Exe Valley Railway cut through the middle part of St Andrews Street requiring the demolition of several cottages. Even though the railway is no longer in existence, the southern part of St Andrew Street remains physically separate from the main part of the conservation area.

The 19<sup>th</sup> century was a time of great political activity and the town was represented by the Liberal MP, Lord Palmerston for several decades. Palmerston was prime minister 1855-58 and 1859-65. The large Palmerston Hotel, from where he addressed the electorate, was demolished and there is little evidence in the town of its links with one of the significant political figures of the 19<sup>th</sup> century.

## Archaeology

It will be clear from the brief outline of the town's historic interest that much of the evidence of the past occupation and development has been masked by subsequent building. As a result the archaeology survives mainly hidden below ground, although the archaeological heritage is also preserved in buildings, structures like the leats and in the street layout and patterns. An appreciation of the historic past of the town can be gained, particularly in the central area around the market and north towards the castle.

Whilst there is some archaeology from prehistoric and Roman times, the majority of archaeology within the current conservation area can be classed as medieval, post medieval or modern. Plan 6 shows the period mapping, defining the likely sensitivity of the archaeology within the three zones, as known from current information. (See Appendix 3 setting out the implications for development proposals within the three zones).

To date there has been little archaeological work within the town. Where it has been undertaken within the central core, medieval pottery, pits and ditches have been found indicating occupation and industrial activity. It is likely that the evidence of small scale industry, refuse pits and allotment areas exist in the backplots of the core area buildings.

There has been no significant shift in occupation and within the central part of the town, development from the different periods will commonly be found in succession within a site.

Beyond the historic core the modern settlement has expanded over former field systems which are themselves important to the understanding of the towns development and economy.

Land alongside the water courses may contain evidence of commercial activity from the earliest times, although most of the watercourses have undergone significant engineering in the 20<sup>th</sup> century. In addition expansion of the town at various times has tended to be along the watercourses since water supply, for power, industrial processes and for domestic use, has been an essential consideration.



Archaeological deposits along the river may be particularly significant since waterlogged deposits can yield information about landscape or industrial processes for example.

The mapping of the archaeological resource by period allows for definition of areas likely to contain the most sensitive archaeology. Clearly the more recent structures are the most visible component of the towns heritage. The location, quality, nature and quantity of below ground remains are more difficult to predict than when there are clear markers above ground. In areas where archaeology is suspected to be solely below ground then it is necessary to adopt an equally cautious approach to ensure that where important archaeological remains are encountered every opportunity is taken to secure their preservation in situ (see appendix 3 for more guidance).

Plan 6 shows period mapping and indicates the likely archaeological sensitivity of the three zones. Appendix 3 sets out advice on likely archaeological implications to those wishing to carry out development in each of the different zones.

# 4

## CHARACTER

The character of the conservation area is very varied with several distinct sub areas. These include the central commercial area of Fore Street, Phoenix Lane, Bampton Street and Gold Street with their densely developed rear courts and the Pannier Market; the informally evolved residential areas to the north east side of the town and the formally planned industrial housing together with a range of social purpose buildings and facilities on the west side of the Exe.

Fore Street / Phoenix Lane is a pedestrianised area bustling with shoppers (photo 15). Many of the main high street trading names are present, together with banks, building societies, travel agents and small local businesses. Fore Street still retains the characteristic wide space once occupied by the market cross and various shambles. At the east end of Fore Street the commercial character continues along Bampton Street and Gold Street. These streets are narrower than Fore Street and are also busy not only with pedestrians but also with traffic and parking. The frontages are punctuated by narrow openings that provide access to the old private rear court areas.

Although many of the courts have disappeared, remnants of these characteristic features remain woven into the fabric and pattern of development. Several provide access to public areas around the Pannier Market, whilst others open into private areas of either housing or commercial buildings. The residential and commercial buildings frequently follow the same long thin configuration of the buildings formerly making up the medieval court developments.

The Pannier Market is an enclosed area with a distinct character on the various market days (at least three days each week)(photo 16). There is the activity of traders' vehicles being unloaded, or temporary stalls set up, shoppers driving or walking in and out of the enclosed market area. When food markets such as the farmers market are held there are the smells of fish, meat, fruit and vegetables as well as cooked food. The area includes a landscaped car park and various community uses. It is an area where there is a significant contrast between the bustling daytime and market day character, and the less busy night time character. The area has been transformed by the completion of a major enhancement scheme in April 2006.

There are informally developed, often close-knit, residential areas of mainly terraced housing to the north east part of the conservation area. The buildings have a wide range of ages and architectural styles. The narrow streets and covered access ways give this area an intimate and private character with occasional glimpses into small gardens and courtyards. (Photo 17)

In contrast the formal and generally more spacious layout of the Heathcoat housing at West Exe with its squares and associated community buildings, has an open and public character. This area also retains a clear feeling of being associated with the adjacent industrial complex and its large scale buildings. (Photo 18)

## Landscape, open space and trees

The presence of the rivers contributes to the character and appearance of the area. In particular the sound of the rivers is especially noticeable around the weirs, the confluence of the Lowman and the Exe, at Lowman Bridge and the open area of river at Tumbling Fields. These areas alongside the rivers are literally quiet backwaters away from the bustle of the town centre

There are other quiet oases such as the grounds of the Castle and the adjoining St Peters churchyard at the edge of the town centre.

The conservation area is set against a green backdrop of hills of Cranmore Castle and Collipriest. The Exe river valley with its steep bluff is a striking element of landscape within the town, as is the wide river wending its way from north to south. The River Lowman is a significant element of the landscape along south and east parts of the conservation area.

There is an area of public open space at Little Silver, at the confluence of the rivers Exe and Lowman at south end of conservation area.

An attractive area of green space is formed by the junction of the River Exe with the mill leat adjacent to the Heathcoat factory (photo 19). This well treed, green wedge can be seen from the Exe Bridge.

The Westexe recreation ground at Wellbrook Street is a formal public park with attractive landscaped grounds including many mature specimen trees and a water course (photo 20 ).

Tiverton Castle grounds form an important green area, both as a backdrop to the River Exe and as a visual extension to the adjacent St Peter's churchyard

The churchyards at St George's and St Paul's also provide important landscaped open green spaces within otherwise densely developed areas.

South of Fore Street, Phoenix Lane has been hard landscaped as a wide pedestrian route complemented by trees and the soft landscaping of the adjacent memorial garden on the north east side. This open area is an uncharacteristically wide break in otherwise continuous frontages of Fore Street and was formed in the 20<sup>th</sup> century.

Castle Street with the town leat running along the centre, its generous width and the presence of landscaped area is a visually important space and as a result has a distinctly different character from the narrow adjoining streets (photo 21).

Lowman Green includes open spaces forming the setting for the listed Ford clock tower, bridge and statue of Edward the Peacemaker, at the east end of Gold Street as well as a riverside area with trees (photo 22).

The Belmont Hospital site includes some open space, although this is largely hidden by the boundary walls and is presently rather unattractive, being mainly a tarmac car park, and some grass.

There are many examples of, usually small, garden areas fronting various terraces of houses for example St Paul Street, Belmont Terrace on Cowley Moor Road or Paradise Terrace on St Andrew Street (photo 23). The rear gardens of properties on the west side of St Peter Street, running down to the River Exe also contribute to the publicly visible green spaces within the conservation area.

Although partly hidden from public view by the high stone boundary walls, there are important green areas in the courtyard of Old Blundells. Tree preservation orders have been made on the specimen trees, mainly limes, within the grounds of Old Blundells.

There are several other important areas of open space. These include Castle School's grounds, Peoples Park (photo 24) and Tiverton Cemetery, all recently included in the extended conservation area.

Tree preservation orders have also been made on two mountain ashes at Sunnycourt, Barrington Street and a Norway maple at Melbourne Cottages, 3 Melbourne Street.

In addition there are several other individual trees or groups of trees important to the conservation area, including a ginkgo biloba in the grounds of the former hospital on William Street, a rare black poplar at the junction of Phoenix Lane and Great Western Way, those in the grounds of St Peter's, St Paul's and St George's churches and in the Westex Recreation Grounds.

The main areas of important open space and significant trees are marked on Plan 7.

## ***Character***



**15. Busy commercial centre of  
Fore Street**



**16. Pannier Market**

## *Character*



**17. Water Lane: showing typical close knit terraced development punctuated by narrow covered opening**



**18. Westex area at Heathcoat's**



***Character - landscape, open space and trees***



**19. River Exe and Mill Leat**



**20. Westex Park**



**21. Castle Street**



**22. River Lowman**



**23. Small private front gardens**



**24. People's Park**

# 5

## APPEARANCE

The central area is typified by densely developed frontages with substantial buildings many 3 storeys high predominating. These are usually built up to the back edge of the pavement (photo 25). Outside the centre development is more mixed in density and scale with buildings or terraces occasionally set back from the back edge of pavement (photo 26).

### Building materials, ornamentation and street furniture

Whilst there are many rendered buildings in the conservation area, the predominant building material, particularly for the Georgian houses and Victorian terraces is brick, usually a rich orangey red but sometimes painted cream or white (photo 27). Many late 19<sup>th</sup> century brick buildings include contrasting brick colours, usually cream or black, to add decoration in the form of banding or to pick out arches over window or door openings. Good examples can be seen at Highland Terrace, Barrington Street and Park Place, Park Street. However the oldest and many of the most prominent buildings are stone, notably the churches of St Peter and St George, the Greenway chapel, Waldrons almshouses, the Great House, the former workhouse at Belmont Hospital and former school buildings such as Blagdons, Chilcots, Brewins and National School (photo 28). The stone used is usually the red sandstone or volcanic stone as at Belmont Hospital, purple slatestone as at the Great House, the cream Ham Hill ashlar or grey limestone. Some buildings have contrasting stone for quoins, window dressings or other decorative features, including Bath stone, Beer stone or Ham stone (photo 28).

Most roofs are either natural or artificial slate, with some turnerised natural slate roofs as at 4 Barrington Street. There are a few examples of pantiled roofs, seen for example at the Barley Mow Public House on Barrington Street and 22,24,25 Bartows Causeway (photo 29), and red tiled roofs notably on Belmont Road (8,10,12,32).

The development pattern of the central part of the town is strikingly reflected in the roofscape. The buildings particularly those running at right angles to the main street frontages, normally have a long uninterrupted ridgeline with either a hip or more commonly a gabled end. These echo the long tenement and court buildings that developed within the burgage plots. The roofs frequently have attic rooms lit by a window in the gable end or by one or more gabled dormers.

Windows are mainly vertical sliding sashes set well back within their openings. These display a wide range of glazing bar patterns usually indicative of the age of the building (photos 30 & 31). The other typical window type is the side hung casement.

There are numerous examples of attractive wooden door cases and also decorative fanlights on both listed and unlisted buildings, (photo32) particularly on existing dwellings as along Castle Street and St Andrews Street, and on former residential properties in the core of the town as on Angel Hill and St Peter Street.

There are several examples of either slated or glazed, wood or metal verandahs on early 18<sup>th</sup> to mid 19<sup>th</sup> century houses for example at the former St George's vicarage on St Andrew Street, Eastfield, Park Road, 8-14 and 32 Belmont Road, Old Bartow's at Bartows Causeway and at Twyford Place. Similar metal work features include balconies as at 16 Angel Hill.

There are a few attractive traditional shopfronts dating back to mid 19<sup>th</sup> century up to early 20<sup>th</sup> century (photos 33 & 34); there are also examples of incomplete shopfronts where remnants of the old shopfront have been incorporated into a new shopfront.

Where buildings lie at the junction of two roads, the corner is often not the expected conventional right angle but a curved frontage wall usually with a curved roof of carefully cut and laid slates. Examples include 9 Leat Street (photo 35), 42 Gold Street (photo 36), the former Lamb Inn public house on Newport Street, 17 and 14 Bridge Street and at the junction of Park Street and Silver Street. There are also more gentle curves such as the terrace at Angel Hill/ St Peter Street and Newport Street / St Peter Street.

### Features of special importance

Enclosed courts accessed via passageways through terraces occur throughout the conservation area but are particularly characteristic of the central core (photos 37 & 38).

The listed raised pavement and railings fronting 1-11 Angel Hill form a prominent visual feature and an important boundary to the triangular open space created on the rising ground at the junction of Angel Hill with St Peter Street (front cover). There are several arches in the wall of the raised pavement and within one of the arches is an inscribed stone over a domed well. Its text is rather worn "Take notice, whoever is found Throwing Rubbish or any Nuisance Whatsoever into this Well will be Prosecuted". The listed ornate lamp standard is also an important element of this part of the townscape.

Iron railings and gates are important features. There are numerous examples of cast iron railings usually dating from the 19<sup>th</sup> century and often included as part of a listed building as at 38, 40 and 46 St Peter Street and at 1-4 Bridge Buildings. Other iron work includes cellar grilles or basement window grilles as at 31 and 33 Castle Street. Metal railings and gates feature throughout the area with some particularly fine examples to the boundaries and entrances to Westex Park (photo 39) and Peoples Park.

Typically, where properties are set back from the rear of the footways, the frontage is normally enclosed by low boundary walls, with a small garden area softening the street scene.

Tall boundary walls feature throughout the conservation area. These are sometimes red brick, or more usually red random rubble stone (photo 40) or a mixture of stone and brick. Several are part of the curtilage of a listed building, for example the boundary walls at the east and west end of Heathcoat Square, the walls of Blundells and the garden wall to Clare House (photo 41). Most however are unlisted such as those running along the east and west sides of the Pannier Market car park or the river wall at Chapel Street. The majority are the high parallel boundary walls that mark out the extent of the old burgage plots.

Traditional cobbles or pebbles on edge are used for paths as at St Peter's churchyard, these being particularly fine examples (photo 42). There are small areas of cobbles and pebbles on edge at a few houses on St Paul Street (photo 43) and St Peter Street, as well as in the front of numbers 75 and 77 Barrington Street.

The leats including the Town Leat and the rivers are reminders of the importance of water power to the development of the town. These are also important elements of the appearance of the conservation area.

The town leat appears as a narrow open water feature in the centre of Castle Street (photo 10). It also occurs elsewhere in the conservation area, although in less public locations such as the section running along the western side of the market place, largely hidden behind a high stone wall. This leat is an important historic feature recognised in the seven yearly perambulation, starting at Coggans Well in Fore Street. The water feature on Phoenix Lane is a modern acknowledgement of the role of the water sources in the town.

Whilst there were in the past a number of other leats serving industrial premises in the town the only one still in existence is that running through the Heathcoat site largely outside the conservation area boundary.

The bandstand at Westex Park is an attractive feature, whilst in Peoples Park Hadows Fountain draws attention on entering the Park from the north along with the pavilion. There is also a cast iron drinking fountain to the south end.

The listed lychgate part of the St Peter's churchyard boundary (photo 44) is a focal point for views west from Newport Street.

The listed statue of King Edward VII and listed telephone box together with the Clock Tower at Lowman Green are important elements although the telephone box is somewhat obscured.

The Stockdale Pyramid in the Cemetery is an unusual memorial.

The waterwheel at Tiverton Museum is a well displayed piece of local heritage.

There are many examples of traditional cast iron street signs or plaques such as that for Barrington Street displayed on flank wall of 40 Gold Street, St Andrew Street and for Cox's Court (photo 45). Unusual clay brick street signs are incorporated into houses for example on Church Street and at Park Place.

Traditional pillar boxes for example at St Peter Street, Belmont Road, Angel Hill and post boxes set in walls for example at 102 Bampton Street (Photo 46) are colourful and attractive features.

A water hydrant in the wall of St George's Church in St Andrew Street was once used to fill steam lorries.

Plan 8 shows the main features of special importance.



## *Appearance*



**25. Tall frontages to back edge of pavement**



**26. Lower frontages and varied setback**



**27. Brick and render finishes**



**28. Stone Building: with contrasting stone dressing to windows and doors**



**29. Red pantiled roof**



## ***Appearance***



**30. Sliding sashes**



**31. Sliding Sashes**



**32. Doorcasing and Fanlight**



**33. Shop Front**



**34. Shop Front Detail**

## ***Features of Special Importance***



**35. Curved corners, walls and roof**



**36. Curved corners, walls and roof**

## ***Features of Special Importance***



**37. Typical access to court**



**38. Typical court**



**39. Gates & railings to Westex Park**



**40. Red random rubblestone wall**



**41. Wall part of listing at Clare House**



## ***Features of Special Importance***



**42. Fine example of cobble path in St Peter's Church**



**43. Attractive pebble pattern paths at St Paul Street**



**44. Lychgate at St Peter's Church**



**45. Post box set in wall of 102 Bampton Street**



**46. Cast Iron Street Sign**

### Important unlisted buildings

As Tiverton was resurveyed in 1998-2000, many previously unlisted buildings were listed. However there are numerous important unlisted buildings, as follows. (see Plan 9)(photos 47- 51)

- 34 Belmont Road (photo 47)
- 16-30 Belmont Road
- 1-19 Belmont Road
- 16-21 Bartows Causeway
- Former Electric Theatre, Newport Street (to be demolished)
- Twyford House, Twyford Place
- Brunswick House off Park Street
- 53 & 55 Water Lane
- New Bampton Inn, 29 Park Street
- Park Place 16-30, Park Street
- 32, 34, 36 Park Street
- 6-26 Westexe North
- 1,3,5,7,9,11, Park Street
- 14 Bridge Street
- 25,27, Park Street
- 1,5,5a,7 Bridge Street
- 1-6 Maple Grove (photo 48)
- 47a, 47 & 49 Barrington Street
- Salters Buildings, 35-37 Barrington Street
- 39-43 Barrington Street
- Heathcoat Community Centre
- 2 John Street, Westexe (photo 49)
- Former factory (Pine Shop) 10, Barrington Street
- Bandstand at Westexe Park (photo 50)
- 121-125 Barrington Street
- 94,96 & 100-108 Barrington St
- 1-17 & 2-18 Queen Street (photo 51)
- Leat Street (11-25, 33-37, 40 & 41)
- 1-5 Gold Street
- 23 & 25, 27 & 29 Gold Street
- 4-22 Gold Street
- Collipriest House
- 30-36 Gold Street
- Market Terrace
- 7, 9, 11, 13, Bampton Street
- 40-42, 44 B, 46-48 Fore Street
- 13, 13 A, 25, 29-31, 35 Fore Street
- 3 - 8 St. Andrew's Street
- 22 St Andrew's Street
- 57,59,61,65,67,69,71 St Andrew's Street
- St Peter's Rectory, Park Hill
- People's Park Lodge House
- 10 Park Road
- Castle School
- The Laurels, Station Road
- Fords Homes, Station Road
- 1-5 Highland Terrace, Barrington Street

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



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



**47. Number 34 Belmont road**



**48. Maple grove**



**49. Number 2 John Terrace, Westexe**



**50. Bandstand, Westexe Park**



**51. Queen Street**

# 6

## **PRESERVATION AND ENHANCEMENT**

### **Negative elements**

Whilst the town has a wealth of attractive buildings and historical detail it had some unfortunate redevelopment in the 20<sup>th</sup> century. New buildings or groups of buildings have been inserted within older street frontages or other historically sensitive spaces. These new buildings often display minimal visual integration with either the typical building materials (many for example use an unsuitable brick), or they fail to reflect the style, design or proportions of the older buildings that form their context. This situation is illustrated for example by various individual buildings along Fore Street or by the Market Walk development (photo 52).

There are also a number of unoccupied, neglected or poorly maintained buildings detracting from the appearance of the town for example several properties at the north end of St Andrew Street, a scatter of subdivided houses on St Peter Street, 16 Angel Hill, Belmont Hospital, 1 Water Lane and at Station Road (photo 53).

Overhead wires as at junction of Park Street and Silver Street or at Bartow's Causeway (photo 54 ) detract from this part of the conservation area.

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

Despite the designation as a conservation area, there are frequent examples of inappropriate and usually unauthorised works particularly to unlisted buildings, such as satellite dishes located on the front wall or front roofslope (photo 55), or replacement windows in flats. Permitted development rights particularly insertion of uPVC or aluminium windows and doors in unlisted domestic properties, are also undermining the character and appearance of the conservation area.

If resources allow, an enforcement audit ought to be carried out. Breaches identified by the enforcement audit should be pursued and publicity given to the issue of permitted development. The council's advice leaflet on living in a conservation area should be flagged up in any publicity material as this gives a summary of the main restrictions on property in a conservation area.

Consideration should be given to the making of an Article 4 direction to protect particular features and unspoiled unlisted buildings from further losses.

Where untidy land, including buildings, has been identified Section 215 Notices should be served to get these sites improved.

## Enhancement

Tiverton has had some previous enhancements to the Fore Street / Phoenix Lane area. This scheme includes pedestrianisation with hard landscaping, a water feature, seating and some trees. Adjacent to this is the memorial garden and an area of planting.

Although the footpath to the east side of the Tivoli Cinema, South View, has been upgraded in a Local Improvement Scheme, there is potential for visual improvements to the rear and side elevations of the cinema building.

A major enhancement scheme for the Pannier Market commenced in autumn 2004 and was completed in April 2006. This includes alterations and repairs to the main market building and the associated pig pens. New stall buildings have been built to the north and east of the market hall, giving flexible and varied market spaces for the variety of traders who sell from the market. The car parking area to the north has been rearranged and landscaped to make a more pleasant and safer environment. The scheme has also enhanced the section of the Town Leat that runs alongside the Pannier Market. Photo 56 shows the completed scheme.

Land west of the Pannier Market, currently occupied by a private car park has been allocated in the Local Plan (2<sup>nd</sup> Alteration) for housing and should be subject of a design and development brief.

There is scope for associated redevelopment or remodelling of some of the unsympathetic mid 20<sup>th</sup> century buildings inserted along Fore Street, Bampton Street and the modern group of buildings at Market Walk.

Belmont Hospital, a redundant NHS hospital building, currently detracts from the northern part of the conservation area's appearance. The site has had a development brief prepared with a view to marketing the site for conversion of the main historic buildings to residential or institutional uses. When the site is marketed this should result in the building being refurbished, brought back into use, the removal of various accretions that currently detract from the setting and improvements to the appearance of the building, and landscaping. This will result in a major enhancement of the conservation area.

Land to the south of the Belmont Hospital site, whilst outside the conservation area, is allocated for housing development. As the site will affect the setting of the listed building and because it will have an impact on the appearance of the conservation area, it should have a site development brief prepared.

The Tiverton Hospital on William Street is also redundant and there may be opportunities for enhancement as a result. There are currently no specific proposals for potential new uses, however the site is one of those identified for examination & recommendation in the urban design framework (see penultimate paragraph)

The car park on Barrington Street and land to the rear of 33 & 35 Bampton Street, has been identified as an area with potential for enhancement. It is a very open area and recent proposals to enable coach access to New Hall will exacerbate the situation. Improved enclosure using a characteristic wall and or ironwork should be constructed on the street frontage.

Land between St Andrews Street and Tumbling Fields on the site of the old St Andrews cornmill is currently vacant but has recently been granted planning permission for residential development.

Other allocations in the Local Plan include the site to the rear of the Town Hall and Old Library which has potential for mixed use (possible housing, community use and open space).

Just outside the conservation area at Blundells Road Car Park, a supermarket has been developed. Monies provided through a related Section 106 agreement have been secured to enable town centre enhancement for example to upgrade footways, lighting and signing. A working group will bring forward an enhancement scheme for the Gold Street and Bampton Street area.

In addition to the re-use, development or redevelopment of the various sites within the conservation area, there are other potential ways of achieving preservation and enhancement identified in this appraisal. These include production of an urban design framework for the town centre, commissioned by the Council in June 2004. This document will identify the broad parameters that should be considered when development takes place in various of the brown field sites in the town centre, including several of those noted above. It will be used to guide developers as well as defending development control decisions at appeal.

Sites with potential for enhancing the Conservation Area and/or its setting are marked on plan 10.



## ***Negative Elements***



**52. Modern Developments at  
Market Walk**



**53. Derelict Building. Station Road**



**54. Overhead wires at  
Bartows Causeway**



**55. Satellite dishes on  
Front Elevations**



## ***Enhancement***



**56. The newly enhanced Tiverton Pannier Market**

## ALTERATIONS TO CONSERVATION AREA BOUNDARY

The conservation area boundary has been reviewed to assess which additional areas should be considered for inclusion. The following areas have been approved for inclusion.

- East side of Westexe South includes a range of brick, stone and rendered mid-late 19th century buildings, which despite alterations retain much of their original character and are similar in quality to other terraced properties in the conservation area.
- Shillands is a group of 1930's municipal housing designed as a single development focused around a central green area.
- Peoples Park was laid out to commemorate Queen Victorias Golden Jubilee in 1887. Opened in 1888 it has attractive ironwork gates and railings and the George Hadow drinking fountain as well as some substantial trees and a delightful lodge house. The individually designed pairs of 1930's semi detached houses on the east side of Park Road complement the park grounds.
- St Peters on Park Hill is a substantial attractive property in large grounds and with a tall brick boundary wall.
- Pinnex Allotments provide a natural visual link between Peoples Park and the cemetery.
- Tiverton Old Cemetery including the leat along the east boundary is an open green space with numerous trees, good stone walls and interesting monuments including the Stockdale Pyramid.
- Sunnybank and The Island, comprise a cottage and a listed house with gardens bounding the River Lowman, and link visually with Lowman Green.
- Ford Homes, Station Road with the land between Western Way and the Lowman includes a 3 storey 1891 brick building and the Laurels of similar date. Much of the site is identified for redevelopment in the Local Plan, with high enhancement potential as the approach to Lowman Green and setting for Old Blundells.
- Castle Primary grounds (part already in the conservation area) has a substantial brick school building and area of green open space with trees.

It is not proposed to delete any properties or areas from the current conservation area.

### Heathcoats Factory Site Management Plan

The remainder of the Heathcoats Factory site was also assessed, in view of its historic importance. In negotiation with the company it has been agreed that the site will be the subject of a management plan. Covering the whole site, the Management Plan will deal with the long term development of the site taking into account the need for investment in several of the listed buildings and for enhancement of parts of the site as well as the need to protect the long term future of the business. The management plan was drafted and approved early in 2006 with regular reviews to be carried out.

### **FUTURE CONSERVATION AREA DESIGNATION**

- Chapel Street (part) from the Elmore Chapel east is considered to be a suitable candidate for separate conservation area designation. There is a discernable, distinct character and a strong core of buildings of historic architectural interest. The area will be the subject of a detailed analysis and assessment report in the future.

**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 to 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 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 need for archaeological works will be dependent on the scale and impact on subsurface remains and upstanding structures and may range from preservation in situ, a recording (watching) brief during the development, to an excavation or full recovery of the archaeological deposits. It would be expected that archaeological investigations (assessment and evaluation) should be undertaken pre-determination in order to inform the planning decision. PPG16 and the DCMS document 'A Force for our Future' emphasises the importance of archaeology in the planning process, for preservation in situ where feasible, and the importance of our cultural heritage to our sense of community and prosperity.

A development proposal which is expected to cause significant impact on the archaeology of built heritage in this zone would be expected to go through a scheme of archaeological works which would entail: Desk-based assessment: This will comment on our existing knowledge of the site, outlining the archaeological potential and any concerns or mitigation options. This document will be used to define a programme of field evaluation.

Field Evaluation: Designed to inform on the actual archaeological content of the area in question, the nature of any archaeology, its condition and its local, regional and national importance. This document will be used to predict the extent of archaeological deposits, the effect of the development on these deposits and assess whether preservation in-situ is feasible through the design of the build.

If preservation in situ is not feasible a decision will be made as to whether the importance of the archaeology is such that the County Archaeology Service would have to recommend refusal. If the archaeology is present and is judged not to be a significant loss to the Town's or County's heritage then a scheme of archaeological works designed to guarantee the recovery of the archaeology should be presented along with the planning application and a condition will be put in place to ensure these works are undertaken and presented to the archaeological and local community.

Clearly if no archaeology is found during the evaluation stage then no further archaeological constraints are likely to be applied. It is also possible that a development may entail any combination of the above options i.e. parts of the archaeology may need to be preserved in situ whilst others could be recovered through an Excavation or Watching Brief.

**ZONE 2      POST MEDIEVAL****AREA OF MEDIUM ARCHAEOLOGICAL IMPLICATION  
PRE-DETERMINATION OR PLANNING CONDITION**

The second area lies immediately beyond the core of the town and corresponds to the area of post-medieval archaeology. Broadly speaking this is an area likely to contain less important archaeological remains associated with the foundation of the town, or more accurately an area of archaeology with a wide range of importance. However the full scope of the archaeological works should be expected. Areas adjacent to the river and the early industrial complexes are likely to be the areas of highest archaeological significance.

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 with urban expansion in modern times and contains significant historical and archaeological monuments relating to industry and recreation, particularly in Victorian times e.g. the old railway, Heathcote Mill and People's Park. This area also includes areas where the archaeological content is unknown either as a result of the absence of archaeological work or historical research, some of these areas may have been field systems in the historic past, whilst others such as to the north of the castle may have contained post-medieval or prehistoric settlement which has not yet been identified.

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.



## **ACKNOWLEDGEMENTS**

Devon Record Office for access to Tiverton Tithe Maps

Westcountry Studies Library for access to and copies of OS maps 1890

Tiverton Library for copy of Woods Map

Tiverton Museum Society for access to, and copies of, historic pictures of Tiverton and  
copies of OS Map 1888

An archaeological assessment of the Tiverton Market Square redevelopment  
scheme by S D Turton and P J Weddell August 1989.

TPA Modelmakers. Model illustrating Tiverton Pannier Market proposals.

Frank Whittam for permission to use early picture of the Pannier Market.