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1 Introduction

1.1 Conservation Areas are designed by local planning authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as

'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.

1.2 North Devon Council, as the local planning authority, has a duty to designate parts of the District it sees appropriate as Conservation Areas. There are currently 39 Conservation Areas in this District (excluding those within Exmoor National Park Authority area).

1.3 Carrying out a Conservation Area Character Appraisal is an important method for identifying the qualities and characteristics that such an area possesses and to provide a basic summary of the elements, which collectively contribute towards the special character and appearance of the conservation area. A clear and comprehensive appraisal of the Eberly Lawn Conservation Area provides a sound basis for development control decision-making, and assists the District Council in defending such decisions that are subject to appeal. Generally the character and appearance of the Conservation Area will be preserved or enhanced through:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies such as the local highways authority or utility companies to take opportunities to improve the street scene through the appropriate design and sensitive siting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact such as overhead wires.

1.4 The purpose of this character appraisal is to:

- Analyse the character of the designated area and identify the components and features of its special interest.
- To outline the planning policies and controls that apply to the Conservation Area.
- To identify opportunities for the future enhancement of the Conservation Area.

1.5 It should be noted that the omission of any particular building, structure, tree, wall or any other feature from being highlighted within this character appraisal does not imply that it is not of special interest, nor is there an implication in such an omission that it does not make a positive contribution, or conversely a negative contribution, to the character and appearance of the Conservation Area. Also the map is unable to identify accurately every tree of significance and value to the Conservation Area.

2 Background

- This appraisal for the Barnstaple – Eberly Lawn Conservation area was initiated in February 2008 and completed in November 2008.
- The first designation of land found within the present conservation area boundary was by Devon County Council in 1976.
- The boundary of the conservation area was reviewed as part of the appraisal process and recommended amendments were adopted in December 2008.

P2. Fig 2. The central portion of the eastern terrace row 'Eberly Place' dated 1794 as per the inscription on its entablature. Stuccoed and limewashed with surviving fanlights above ground floor windows



3 Facts and Figures about the Conservation Area

3.1 The conservation area covers an area of 1.24 hectares (3 acres) after the amendments adopted in December 2008, the area previously having been 1.26 hectares.

3.2 Of the buildings within the area there are 18 included on the List of buildings of Special Architectural or Historic Interest (Listed Buildings) all of which are at grade II. (List Last Published 29/09/99)

3.3 There are no scheduled ancient monuments within the conservation area.

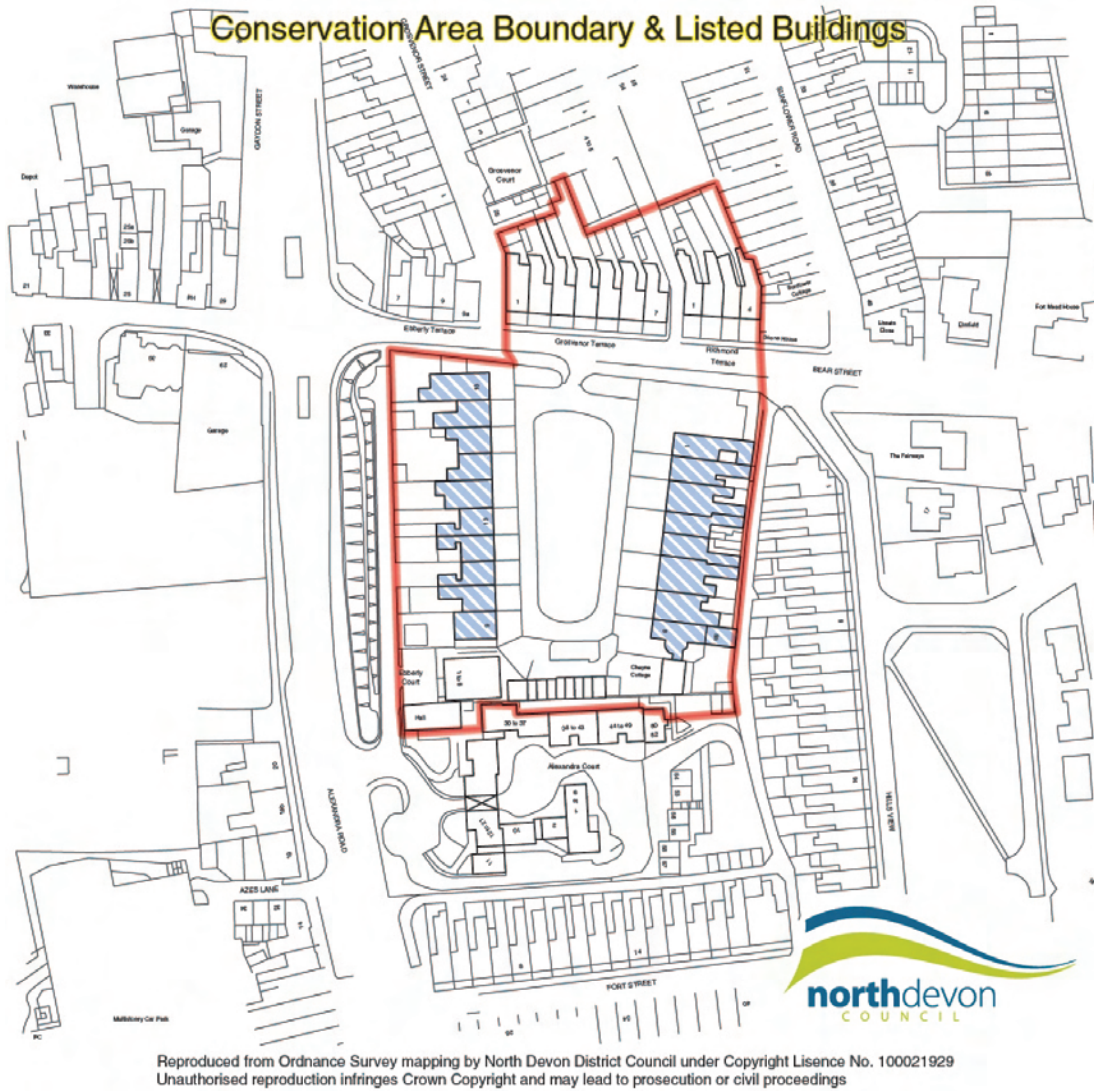
3.4 It is currently the smallest conservation area, in terms of area designated, within North Devon, but has the highest proportion of listed buildings of any conservation area in the district.

The full list of buildings of special architectural or historic interest located within the current conservation area boundary can be found in Appendix I.

Figure 1 shows the boundary of the existing conservation area and the location of the listed buildings.

3 Facts and Figures about the Conservation Area

Figure 1



4 Why is the Eberly Lawn Conservation Area Special

4.1 The unique character of Eberly Lawn is closely related to the interplay between the high quality buildings of the principal terraces and the landscaped lawn between them. These two terraced rows are of different periods, that to the west being Victorian and that to the east Georgian, but both terraces reflect the fashions and popular styles of their time, without competing with each other for visual dominance.

4.2 All of the buildings have retained traditional features and materials to various degrees, including windows, doors, shutters and ironwork. New developments within the conservation area have shown some sensitivity to the established character of the conservation area.

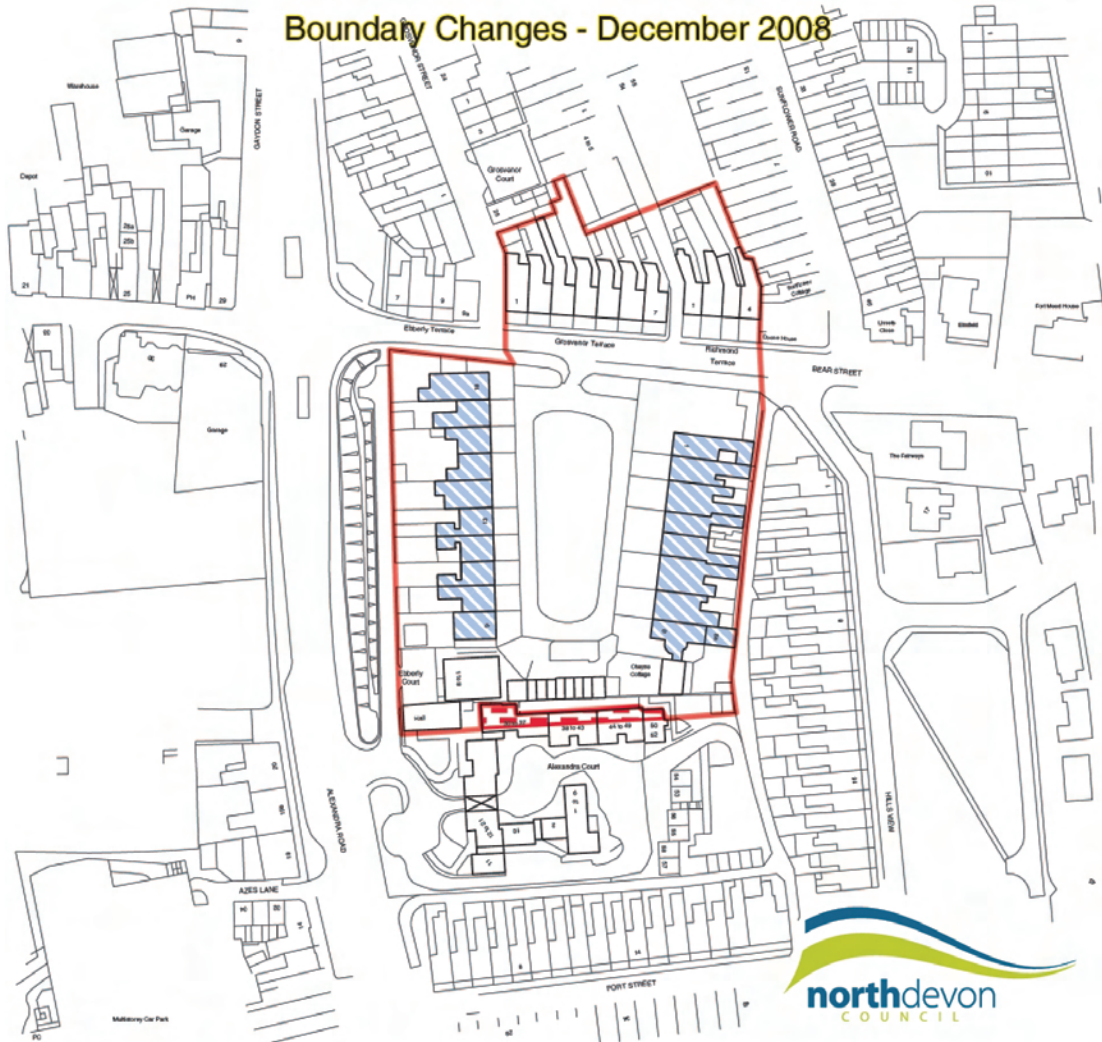
5 Potential Changes to the Boundary

5.1 The conservation area boundary was examined during the appraisal process and the possibility of extending the area covered was discounted because the surrounding streets do not have sufficiently similar qualities that would enhance, or compliment, the special significance of the existing designated area. The neighbouring terrace street of Hills View also overlooks a green space, although this area is not of the same high quality and character, with the other buildings overlooking the green space being more modern bungalow developments. Hills View does have a high degree of retention of historic features including timber sash windows.

5.2 Alexandra Court at the southern end of the conservation area was felt not to reflect the age, character, materials or architectural quality of the buildings within Ebberly Lawn and as such the decision taken to exclude those portions of Alexandra Court which would otherwise fall within the conservation area. Following public consultation the conservation area boundary was formally altered in December 2008 to exclude Alexandra Court from the conservation area.

Figure 2 shows the area that was removed from the previous conservation area in December 2008.

Figure 2



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6 Historic Events and Development

6.1 The oldest portion of the conservation area is the eastern terrace of Ebberly Lawn (1-8), dated 1794 on its entablature inscription. However this refers to the date of construction of a Horse Barracks on the site by the army, with the lawn being used as a stable courtyard for parades and mounting of horses.

6.2 Various Volunteer Cavalry companies utilised the Barnstaple Barracks over the short period of its use. In 1775 the Sussex Fencible Light Dragoons, 1776 the Surrey Light Dragoons, 1778 Incedon's Dragoons and in 1803 the Royal North Devon Hussars. The southern end of the terrace was the officers' quarters while the remainder of the ground floor held stabling for over 60 horses. The first floor contained the sleeping quarters for the troopers, a full troop consisting of 51 men. At this time there were also various outbuildings including barns for hay and grain, a farrier's workshop and forge and an infirmary-stable for sick horses.

6.3 The buildings and land were purchased from the military by Henry Hole and converted to residences in 1818. The amount of alteration this 'conversion' involved may have been significant, but no known images of the buildings before their conversion are available and as such the level of alteration is subject to conjecture. The terrace created by this redevelopment was of high quality and in an architectural style typical of the Georgian period, clearly being aimed at the more affluent residents of Barnstaple. The position of Ebberly Lawn at the edge of Barnstaple at this date would have given the residents easy access to the town and its services, while having open countryside to the immediate east.

6.4 The opposite terrace (9-18) was not constructed until 1868-70 and was designed by the Barnstaple Architect R.D. Gould, who later became the borough surveyor. The buildings were commissioned by the Barnstaple Freehold Land Society.

P3. Image from a 1986 survey of Barnstaple showing the cleared site of Alexandra Terrace before the road widening works of 1987. The rear elevations of 9-18 Ebberly Lawn are visible in the background.



6.5 This gap of 50 years between the residential development of the two sides of the lawn is unusual given the proximity of the site to the centre of Barnstaple where the demand for housing must have been high leading to strong pressures to develop the site. There was another terrace development at the edge of the conservation area fronting Alexandra Road, known as Alexandra Terrace, also commissioned by the Barnstaple Freehold Land Society. This terraced row was demolished in the early 1980's, being recently cleared in images from 1986 for a road widening scheme in 1987.

6.6 The Society was essentially a building society, investing the money deposited with it in the construction, buying and selling of buildings with the aim of both making a profit and in improving the stock of housing available to the people of the area.

6.7 The area to the east of the conservation area was the site of a Civil War era fort, shown on the early Ordnance Survey Maps as 'Fort Hill'. This site has now been swallowed by residential development in the area around Hills View.

7 Geology and Setting

Plan Form & Layout

7.1 The layout of Eberly Lawn is a formal arrangement of two terraced rows facing each other across an oblong lawn. To the north the lawn area is enclosed further by a strip of planting, edged by low walls, consisting of trees and box hedges, which limit views in this direction, and into the lawn from the road. Grosvenor Terrace and Richmond Terrace, which run east to west across the northern end of Eberly Lawn on the opposite side of Bear Street can be seen from the lawn between the gate piers which flank the access for pedestrians and vehicles and are the only buildings outside of the lawn itself which are included within the conservation area.

7.2 As a result the conservation area is dominated by long terrace developments with a regular flow of facades. To the East the terrace is lime rendered and whitewashed while the terraced row to the West is of exposed brick. To the south is the more modern brick built development of Alexandra Court and the rendered Eberly Court.

7.3 These minor amendments to the boundary of the conservation area do not have a significant impact on its overall size, and the reasons behind the alterations are clear to see. It is unusual for conservation area boundaries to run through buildings and this causes problems when trying to show whether the building should be considered to be within or outside of a conservation area. In this case the reason is that Alexandra Court did not exist when the conservation area boundary was first designated. There is no historic significance to these buildings, they are not in keeping with the character of the conservation area and do not relate to other buildings in terms of scale or design. These factors discount the idea of including Alexandra Court within the designation and thus the removal of those parts which already fall within the boundary is the most logical approach.

Location & Geology

7.4 The Eberly Lawn conservation area is located only 45 metres from the eastern edge of the Barnstaple Town Centre conservation area at its termination along Bear Street at its junction with Alexandra Road, it is located to the east of the town centre which is a short walk away.

7.5 Barnstaple is built on gently sloping ground at the bottom of the Taw Valley, with views of the undeveloped green landscape of the valley sides. The geology of North Devon provides a wide range of different stones suitable for use in construction, Barnstaple being sited on the Pilton Beds, mainly a blue/grey shade of slates with intrusions of limestone and sandstone. Bricks did not become widely used in and around Barnstaple until the 18th Century, with the majority of older buildings constructed from stone quarried from land within, or immediately surrounding, the town.

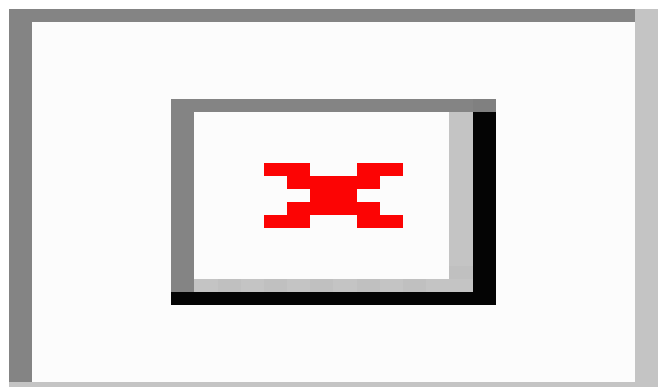
8 Landscape and Streetscape

8.1 The surface finishes of roads and footpaths within the conservation area are poor, both in terms of material and state of repair. Footpaths are exclusively of tarmac, with tarmac roads even within Eberly Lawn itself. Concrete posts carrying iron railings act as pedestrian barriers along Bear Street, they are visually very detracting from the character of the streetscene. It has been suggested in the past (English Heritage – Save our Streets) that the installation of pedestrian barriers can lead to a false feeling of safety and security for both pedestrians and motorists resulting in higher speeds and potentially more serious accidents.

8.2 The lawn is well kept and planted with several established, and several newer, trees. Photographs from the 1950's show the lawn without trees, and the planting at either side of the gateway to be small, neatly kept, bushes and ornamental trees, allowing for views across Bear Street. Today these trees have grown and are no longer trimmed or shaped. Along with the trees on the lawn they serve to limit views, which were possible in the past. On the east side of the lawn there are several timber posts bedded into the ground with chain hung between them to act as a barrier, this is visually distracting and detracts from the character of the open space, however serves an important function in keeping vehicles off of the lawn.

P4. Eberly Lawn c.1950 showing railings to the front gardens, a lawn free of trees and a clear view past the gateway to Grosvenor Terrace.

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8.3 Boards displaying warnings about parking and public access within Eberly Lawn are located on the lawn directly in front of the gateway into the site. This is not visually pleasing and relocating these signs either outside of the entrance or at least off the lawn itself would enhance the character of the area.

8.4 The wall bounding the planted area on the northern edge of Eberly Lawn, and that edging the lawn to the north, is of stacked slate bedded in lime mortar, around the planted area this is topped by iron railings.

8.5 Outside of the enclosed area of Eberly Lawn a small cast iron post box sits next to a cast iron litter bin, clearly designed so as to suit the style of the conservation area. Next to these two sensitive items stands a polished steel and glass modern telephone box which sits ill at ease with the traditional materials of its historic surroundings.

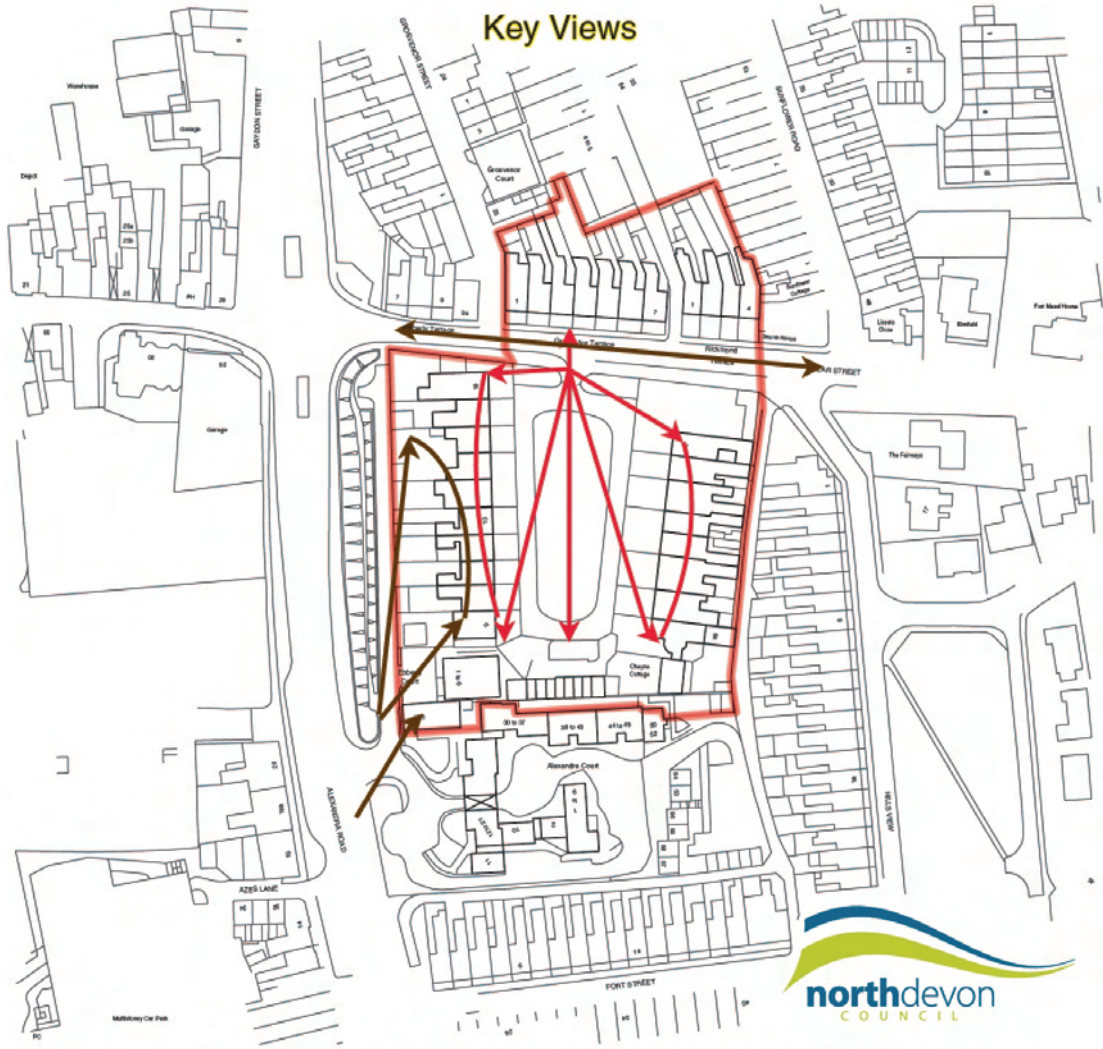
8.6 Eberly Lawn is separated from Bear Street behind a low walled area of planting, the wall topped by iron railings. The gateway through the planted area is flanked by a pair of limewashed brick gate piers, whilst the remainder of the wall is of bare red brick. These gate piers are topped by pyramidal copings and hold a pair of inscribed stone slabs bearing the legend 'Eberly Lawn'.

P5. View into Eberly Lawn through the gate piers either side of the entrance. Note the large and poorly designed signs positioned on the lawn as well as the inscribed stones bearing the name of 'Eberly Lawn' on the gate piers.



Figure 3, on the following page, shows the 'Key Views' within the Eberly Lawn Conservation Area

Figure 3



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Activities & Uses

8.7 The predominant building use within the Ebberly Lawn conservation area is residential, with some commercial use in the form of residential and nursing homes within Ebberly Lawn itself while Grosvenor Terrace, Richmond Terrace, Ebberly Court and Alexandra Court are exclusively residential. The majority of residential accommodation within the conservation area has been subdivided to provide apartments or bedsits.

9 Architecture

9.1 The terraced row to the east of the Lawn carries an inscribed pediment over its central section carrying the name 'Ebberly Place' and the date of 1794. The building is of rendered and limewashed brick, that is more apparent on the rear elevation where the brick is simply limewashed in some cases. Some rendered sections have had their limewash removed, making a visual distraction from what should be a regular flow of the facade. Windows are a mix of 2 over 2 sashes, 3 over 3 marginal light sashes, and 8 over 8 sashes, the latter of which seem most likely to be representative of the original fenestration.

P7. This image shows a change in the colour of render, a line of moulding at upper floor window ledge level which stops at the property line indicating an alteration



dormers along with several rooflights and these are more clearly visible as the rear elevation has no parapet wall.

9.3 The building has several ridge stacks with a wide variety of styles of pot. Pairs of plain pilasters running the full height of the building can be found at each facade termination and at the ends of the first dwelling from either end.

P6. 8 over 8 Sashes as found on number 1 –8 Ebberly Lawn



9.2 The windows of the lower floors are topped by round arched fanlights with simple tracery. Doorways are recessed within round headed openings, with the central section having a double width arched opening for a pair of front doors giving perfect centre-line symmetry. The facade is clearly much altered, for example, in places mouldings end when they reach a downpipe instead of continuing for the full length of the facade. Despite this there are a surprising number of original features that do survive. Fanlights and 6 panelled timber doors are examples.

The roof of the row is a relatively low pitch and is hidden behind a parapet wall. Some dormer windows can be seen above the parapet and a dado course runs at approximately eaves level. The rear roof elevation also has some flat roofed

9.4 Number 2 Ebberly Place has a small plaque above its doorway indicating that this address was once the residence of architect W.R. Lethaby, and it was while living in Barnstaple that he began his distinguished career, also being a founding member of the Arts and Crafts Movement of William Morris. This property also has louvered timber window shutters on its facade

9.5 On the western side the terraces are of vastly different appearance, their pale Marland brick masonry is exposed and they have regular dormer windows incorporated into the design. Strangely the end two properties of the terrace have both been rendered, hiding the colour incorporated within the materials of the building.

P8. The western Terrace, designed by R.D. Gould in 1868 showing its regular dormers and bay windows.



9.6 The doorways to the various addresses have brick arched openings with carved and inlaid keystones. Flanking these doorways are half height composite pilasters. There is a mixture of doors, all are 4 panel doors with the upper panels being glazed. The upper glazed panels are either rectangular or have gothicised uppers, the solid lower panels are either plain squares or have circular protrusions at the corners. Doorframes incorporate rectangular overlights and have castilated uppers. The doorway to number 15 has a semi-circular overlight and lacks the castilated moulding to the upper sections of the doorcase. These buildings are more recent than those opposite, being of 1868, and are the work of the local architect R.D. Gould, who was also responsible

for the pannier market in Barnstaple, now a listed building, along with several other buildings.

9.7 The rainwater goods are of mixed style and variety. Some square section cast iron downpipes and guttering with heads appear to be the oldest examples surviving within the conservation area. Other properties have round section cast iron rainwater goods and others have square section uPVC. All of these rainwater goods are either finished in black or white, which causes some visual clashes where black and white downpipes meet at a single rainwater head.

9.8 The eaves rest on regular masonry corbels, which are repeated on the eaves line of the dormers in timber. The regular 3 sided single level bays are topped by iron railings with a pair of sashes separated by a mullion above. These upper floor mullioned windows have shouldered stone-heads projecting on corbels. Single sash windows

are found above the doorways and these have iron railings around their sills. The stuccoed properties at either end of the terrace row did not have bay windows on their ground floor, instead having a range of three sashes set in triple Romanesque openings.

9.9 The rear elevation of the terrace is entirely rendered and has many irregular additions giving a confused appearance when compared with the strict regularity of the principal elevation. The rear elevations are well shielded from view by a line of trees to the west and by other terraces to the east, and are therefore not a prominent part of the surrounding streetscape.

9.10 Photographs of Eberly Lawn taken in the 1950's show that the west side terrace had front gardens bounded by low iron railings, presumably of similar design to those on the tops of the bays. These gardens were later removed so as to provide a wider roadway for vehicular access and to provide space for parking. Two cast iron street lamps survive on the lawn, these too being shown in photographs from the 1950's (See image on page 11)

9.11 To the south of this terraced group is a recent addition to the Eberly Lawn area, Eberly Court. The building has been sympathetically designed and despite being of three storeys it does not tower over the two storeys of the west side terrace. The windows are sashes, although their construction is chunky in appearance to accommodate double-glazing. There are also timber bay windows which have rooflines jutting above the eaves line, clearly intended to reflect the dormer windows of the terraces and being clad in timber, they extend outward from the forward wall of the building and are held on timber brackets. A cluster of satellite dishes further erodes the character of the building – however the efforts to make the building fit in with its historic neighbours have, to a large extent, been successful.

P9. Eberly Court – A modern development of a sympathetic Design at the South-West corner of Eberly Lawn



9.12 The same cannot be said of Alexandra Court to the south of Eberly Lawn. Here the four storey continuous block does tower over, and dominate, the terraces of Eberly Lawn. The casement windows have a passing resemblance to sashes being 1 over 1 arrangements either alone or grouped in pairs where extra width is required, and are of timber construction. The roof is of slate and the pale brick construction will, given time, probably better fit with the tones of Eberly Lawns' western terrace. The bands of red brickwork running around the building bring an element of structural

polychrome (the decorative use of building materials selected for their contrasting or complimentary colours) simply not found on the terraces. The result is poor when Ebberly Court sits in the buildings shadow demonstrating how much more sympathetically things can be done.

9.13 Parallel with the north wall of Alexandra Court is a group of garage buildings. The masonry is pointed with lime mortar and as such the walls appear to have some age, as do the timber board doors. The galvanised metal roof is of poor quality and showing signs of corrosion that gives it a patchy and unpleasant appearance.

9.14 At the Northwest corner of the Alexandra Court site sits a Victorian chapel. This building was erected as the Chapel for the Union Workhouse which stood on the site, and was later used as the Alexandra Hospital, now occupied by Alexandra Court. The chapel building is all that now remains of the Union Workhouse, the earliest parts of which were completed in 1837. The chapel is now in use as offices for the Alexandra Court development. This building is of rendered and limewashed stone rubble with ashlar buttresses and plinth. The steep roof pitch has had some rooflights inserted at eaves level to allow additional daylight into the building.

P10. The former chapel of the Union Workhouse at the south west corner of the conservation area, the only surviving structure from the workhouse of 1837



9.15 Outside of the Ebberly Lawn development Grosvenor Terrace and Richmond Terrace are also included in the conservation area, sitting opposite the entrance to Ebberly Lawn on the other side of Bear Street.

9.16 Richmond Terrace is a rendered and whitewashed row of 4 symmetrically arranged properties. Sitting in the centre of the principal elevation is a pair of doorways with arched heads giving access to the two central properties. Beside these doorways are a pair of double height bays with pentagonal plan. The lower parts of the walls have inscribed rustication. Working outwards from the bays we find a three sided ground floor bay with a single sash above. Unfortunately both of these sashes have been replaced with uPVC windows, one of which has false glazing bars in an 8 over 8 arrangement, possibly representing the original window design. Beyond these windows is another pair of door openings with rounded heads giving access into the outer two properties.

9.17 The wall bounding the front gardens of Richmond Terrace is irregular, being in places of stone and in others of brick. The stone wall is probably the older of the two, and number 1 Richmond Terrace has a stone wall topped by decorative 'Fleur De Lys' arrowhead railings, also possibly an original feature. The gates through into the gardens are of iron and incorporate into their design the house numbers of the terraced properties.

P11. Grosvenor Terrace, showing variations in windows which detract from the regular flow of the terrace facade and a variety of render colour finish which adds visual interest.



9.18 Grosvenor Terrace is a longer row of 7 dwellings, each consists of a doorway with arched head, with an 8 over 8 sash to the right. Above this window and the doorway are a pair of 8 over 8 sashes on the upper floor. The whole row is rendered, some being whitewashed and others in a variety of colour finishes from blue to pink. The roof is of slate and the east end of each dwelling has a 4 flue ridge stack. The gable end of number 7 has a gothic window opening directly below the chimney stack, either implying that the flues are angled to miss the opening (possibly dictating its pointed top) or that this stack is false, or alternately that the window

is a more recent addition since the chimney became redundant, although the window sill does appear to be a match for the more typical sash window below.

9.19 Windows on Grosvenor Terrace range from modern uPVC to timber 8 over 8 sashes, to timber 3 over 3 marginal light sashes. Only 1 dwelling retains timber 8 over 8 sashes while 2 neighbouring properties have 3 over 3 marginal light sashes, possibly indicating that these were typical of the buildings when new. The front gardens of this terraced row are bounded by red brick walls topped with stone copings. The walls to the end terrace gardens have been whitewashed but the other 5 have been left as untreated brick.

9.20 Outside of Eberly Lawn to the east, on the southern side of Bear Street, there stands a brick wall, constructed with lime-mortar and having buttresses, carved stone copings and an elaborate arched doorway with timber door. This wall adds some character to the streetscape and provides an entrance to the garden of number 1 Eberly Lawn from Bear Street.

9.21 The surrounding terrace developments are all of significantly lower quality, with individual dwellings within the developments being correspondingly smaller. The Hills View development has similarities to Ebberly Lawn, chiefly in the open space that the terraced row fronts. However the lawn here is not enclosed by high quality developments but instead had detached bungalows located to the east and immediate north, which all contribute to a space that lacks the compact and enclosed feeling that is pervasive within Ebberly Lawn itself.

Rear Elevations

9.22 The rear elevations of numbers 1-8 Ebberly Lawn are interesting in that several are not rendered and reveal the brick construction of the terrace, which is not readily apparent from the rendered elevations facing the lawn. The buildings which have not been rendered at the rear are all lime washed so it is unclear whether the brick is Marland or red brick.

9.23 The lack of a parapet wall on the rear elevations makes the natural slate roof much more visible, showing a mix of styles of dormer as well as several more recent rooflights and a cluster of central heating flues piercing the roofline.

9.24 Windows are as mixed as they are on the front elevation, with 2 over 2 and 8 over 8 sashes as well as casement windows. A boundary wall runs the length of the rear plots. This wall is of red brick bonded with lime mortar, having regularly spaced buttresses along its length. This wall may be contemporary 1818 conversion of this terrace to residential use. There is a large amount of creeper growth along the central section of the wall and this may be causing damage to the wall, especially the soft lime mortar.

P12. Rear boundary wall for 1-8 Ebberly Lawn (East side Terrace)



P13. The rear elevations of 9-18 Ebberly Lawn are a huge contrast to their brick frontages, all being rendered. Note the roofs of lean-to additions and the concrete block walls at the rear of plot boundaries.



9.25 The rear of the facing terrace (9-18) is very different. The rear boundary wall is broken by later garage additions built in the backyards and opening onto the narrow rear access road. The rear boundary walls have been rebuilt and replaced over the years and now a vast array of different materials, heights and styles can be found ranging from stone and brick to concrete blocks. It is unclear what the original wall would have been like but it could be safely suggested that the wall, like the buildings themselves, was originally of brick.

9.26 The buildings themselves have all had their rear elevations rendered, a contrast to their main facades which employ decorative brickwork and have, on the

whole, escaped without this treatment (numbers 9 and 18 being the exceptions) The buildings also have a number of lean-to rear additions and some have fire escapes to comply with fire regulations which detract from the character of the buildings and give them a jumbled and uneven appearance at odds with the unity of their original design.

9.27 The rear of the properties are also plagued by large numbers of overhead cables, which has allowed the lawn area to remain free from such visual distractions. However the visual impact on the rear of the properties is still significant.

10 Development Pressures

10.1 There are no major development pressures directly affecting Ebberly Lawn, and with the oldest and grandest buildings being listed there is already a great deal of control over inappropriate development and alterations.

10.2 The sub-division of the terraces into bedsits and apartments is unfortunate. Subdivision almost always harms the historic character of a building, obscuring, damaging or even removing historic material.

10.3 Grosvenor and Richmond Terraces are more problematic. These buildings have not experienced subdivision and are unlisted. As a result their permitted development rights have allowed inappropriate changes such as the installation of uPVC windows.

10.4 The land on the other side of Alexandra Road to the west of the Conservation Area is currently proposed for major redevelopment. It is this site which has the greatest potential to affect the setting of the conservation area, but it is well shielded from view from within the Conservation area, trees and planting between 9-18 Ebberly Lawn and the main road will also block views towards the new development. This should not be an excuse to allow a low quality development here because the site will also have an impact on the Barnstaple Town Centre conservation area and as such the development here will have to be respectful of the surrounding historic environment.

11 The Future

11.1 The aim of this character assessment has been to identify what buildings, open spaces, and features from Eberly Lawn's past and present survive to contribute towards its special character.

11.2 The character Appraisal has also aimed to identify potential development pressures the area is likely to face in the near future and to identify areas within the designation which may be suitable for enhancement.

11.3 What this document does not aim to achieve is to propose the means and methods by which the identified character is to be safeguarded, or enhanced, for the future. This will be the subject of a subsequent management plan for the conservation area. The aim of such a document will be to propose the ways in which the characteristics identified within this character appraisal can be protected from unsympathetic alterations and future developments, or enhanced by positive and well planned schemes. This will also ensure that all future planning decisions that affect the conservation area and its setting are treated in a consistent manner.

Appendix 1 - Listed Buildings within the Ebberly Lawn Conservation Area

Numbers 1-8 Ebberly Lawn (Consecutive) Grade II

Terrace of 8 houses, now mostly divided into flats. 1794 (datestone) with later alterations. Mass wall construction, stuccoed and blocked out, the stucco mostly replaced with later render; slate roofs behind parapet; stacks with brick shafts and some old pots; cast-iron rainwater goods. Terrace overlooking lawn, with private entrance off Bear Street. Later terrace, Nos.9-18 (qv), has been built opposite. Terrace with larger end houses, which are entered on the returns. One house inspected (No.7) plan one room wide, 2 rooms deep with stairs rising axially between front and back room from entrance passage, which extends to rear service door in rear service wing. 2 storeys. Symmetrically-designed but now has some variations. 1:2:2:1.5:1.5:2:2:1-window range. Coped parapet ramps up in centre to form frame for 'Ebberly Place' [sic] in raised capital letters, with datestone. Moulded cornice below parapet; paired left and right pilasters to range and paired pilasters between Nos 3 & 4 and Nos 6 & 7. External features somewhat altered, but appear to have been round-headed or segmental-headed doorways with recessed 6-panel door with fielded panels and fanlights with spoke glazing bars. Ground-floor windows are sashes with shallow segmental-headed recess above for blind fanlight with spoke glazing bars. Nos 7 & 2 have probably later ground floor canted bays, that to No.2 includes shafts with carved capitals. No.3 has nowy-headed 3-light ground-floor window with moulded surround. Form of original windows unclear from existing, which are glazed with a range of timber sashes; some small-pane, some plate glass. No.1 has a symmetrical 3-bay return elevation with a dentil cornice, small-pane tripartite sashes and a gabled glazed porch. No.8 has a bowed bay on the return wall. Various flat-roofed dormers.

INTERIOR: No.7 inspected, preserves original joinery; stick baluster stair. Other interiors may be of interest.

HISTORICAL NOTE: a plaque records that WR Lethaby, who began his distinguished architectural career in Barnstaple, lived at No.2.

Numbers 9-18 (Consecutive) Grade II

Terrace of 10 houses. 1868. By RD Gould; minor additions at rear. Pale yellow brick with dressings of limestone and patterned tiles; semi-basements of squared granite rubble. Nos 9 & 18 have added rendering, probably of C20. Slated roofs, hipped at each end of the terrace; crested red ridge-tiles. Large brick chimneys on ridge between each pair of houses, some with good decorated pots, most look rebuilt, except possibly for the chimney between Nos 15 & 16, which is rendered with a moulded cap. Each 1 room wide and 2 rooms deep on ground floor, with entrance passage leading to rear staircase along one side. 2 rooms at the front on upper floors. Most of the houses have a small rear wing, although the irregularity of their design suggests these may be slightly later additions. No.18 differs in having its entrance from the side in Bear Street, leading to entrance passage between front and back rooms. 2 storeys with semi-basement and garret. Nos 10-17 are designed in pairs, each 2-windowrange. Adjacent doorways in centre of each pair are round-arched and flanked by inset, square columns with carved stone capitals. Moulded impost, from which spring a hoodmould; keystone with incised decoration. At either side in ground storey a canted bay window with bracketed stone cornice and frieze of patterned, polychrome tiles; low, wrought-iron railing on top. Upper-storey windows have shouldered stone heads projecting slightly on corbels; those above the canted bays differ in being of 2 lights with a chamfered central mullion. Bracketed eaves cornice. Each house has a large hipped dormer with 2 sash windows (each sash with one upright glazing bar) and a modillioned cornice. Nos 9 & 18 differ in having a 3-light mullioned window replacing the bay in ground storey, the lights round-arched with moulded decoration in the heads. No.9 has a plain doorway with slightly recessed surround and plain keystone. Except in the dormers, all the houses have plain sashes without glazing bars. The side wall of No.18 has a doorway similar to those of the other houses. The 2 ground storey windows flanking it, and the middle upper-storey window have shouldered arches; outer windows in upper storey are canted bays. Rear walls (visible from Alexander Road), have been altered in some cases, but much original work remains. Nos 9-13, 16 & 17 retain barred sashes, usually of 6 panes per sash, although Nos 9-12 have triple-sashes with 4 panes per sash in the centre and 2 panes in the outer lights. Nos 10-13 & 17 have original hipped dormers with 2-pane sashes. No.9 has a gabled projection with half its sashes intact.

INTERIORS: not inspected, except for No.17 and part of No.18. No.17 has moulded cornices in most rooms, including entrance passage and stair compartment. Ground-floor front room has ornate chandelier boss and original chimneypiece with scroll-brackets supporting mantelshelf. Round-headed wooden archway in entrance passage incised with Grecian ornament. Wooden open-well stair with thin, square-section balusters, voluted at the foot. An attractive Barnstaple terrace by Gould with more detail than might be expected on houses of this size and sympathetically designed to answer the late C18 terrace opposite. (North Devon Journal: 14.05.1868: 1868-: 4).

Appendix 2 - Sources and Further Information

“The Book Of Barnstaple” Vol. 1 & 2 Avril Stone, Halsgrove

“Memorials Of Barnstaple” Gribble, 1830

“Barnstaple Historic Buildings Survey” 1985/86 –The Manpower Services Commission

“Barnstaple 1837-1897” Gardiner

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“Guidance on the Management of Conservation Areas” English Heritage 2006

“Guidance On Conservation Area Appraisals” English Heritage 2006

“Save Our Streets” English Heritage

“Devon Building – An Introduction to Local Traditions” Peter Beacham (Ed.) 2001 Devon Books

“British Regional Geology – South-West England” The British Geological Survey 1985 (4th Edtn.) Her Majesties Stationary Office

Ordinance Survey Mapping – Her Majesties Stationary Office

Appendix 3 - Glossary

Gothik – A Georgian style of architectural embellishment which predates the Gothic Revival of the Victorian period. While it was inspired by medieval Gothic styles it was only loosely based upon them leading to developments such as gothicised sash windows which simply did not exist in the medieval period. The later gothic revival under Pugin took a more academic approach and sought to imitate the styles and philosophy of the gothic style with a high degree of accuracy.

Facade : The principal elevation of a building, often being its grandest and most lavishly decorated. Sometimes a facade can be remodelled to give the impression of a more modern, or grander, building than that which really lies behind it.

Gothic : An Architectural style associated with the mediaeval period, incorporating windows with pointed heads and in some cases decorated tracery.

Pastiche : A building incorporating copies of a style, or styles, of architecture, or constructed in imitation of earlier styles, the term is often used to describe poor or contemptible examples of such work.

Roofscape : The levels, pitches and variety of coverings and decorative elements, such as chimney stacks and barge-boards, which combine to create a view across a 'landscape' of building roofs.

Street Clutter : Street Furniture which has a negative impact on the street scene, either through the generic nature of its appearance, its inappropriate positioning, the excessive use of similar items (such as excessive numbers of road signs) or its poor condition or initial design quality.

Street Furniture : Any object within the streetscape that is not a building, for example street-lamps, signs, benches, litter bins. The term is usually used in the manner that it excludes features which could be better described as 'Street Clutter'.

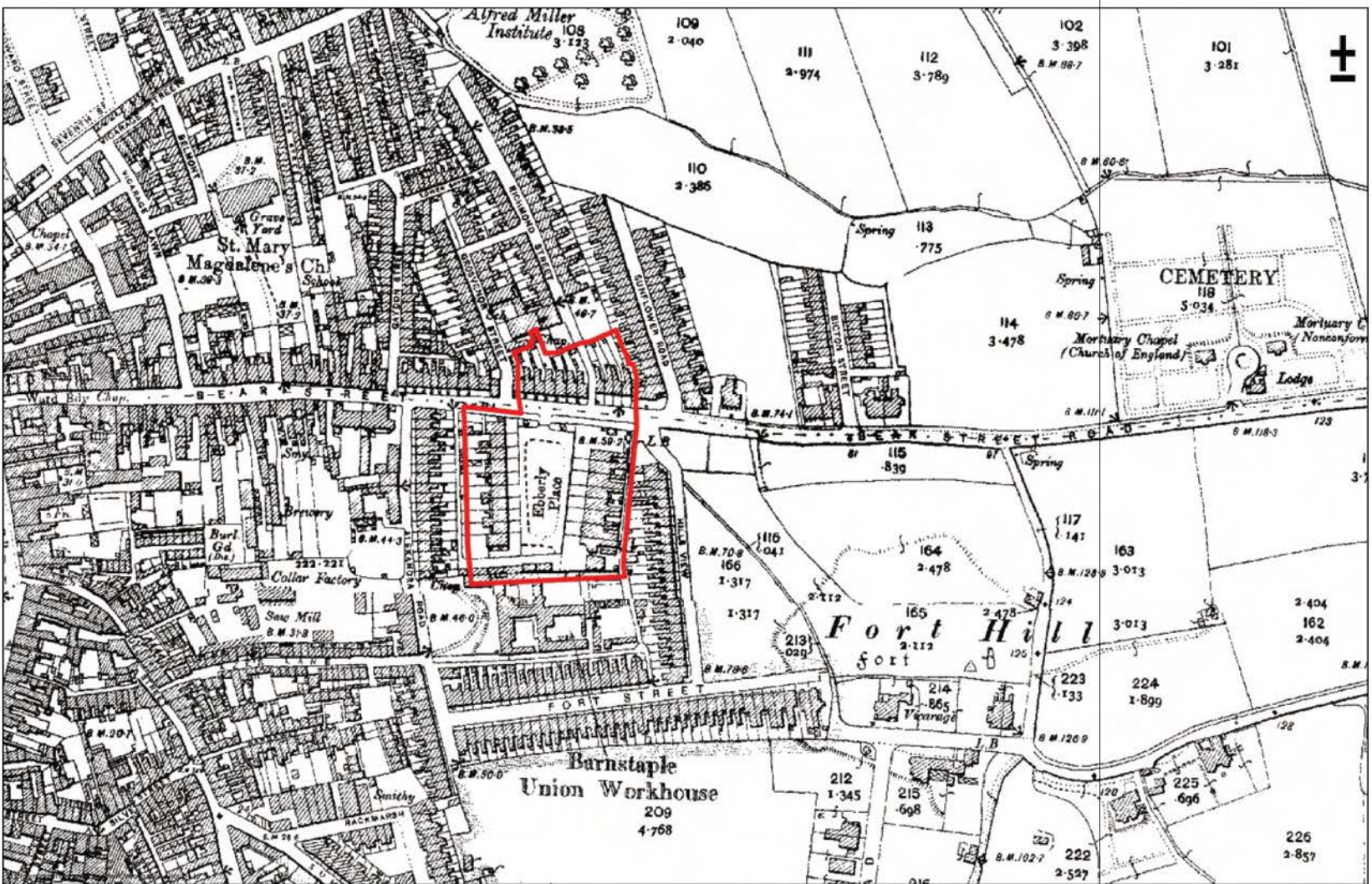
Structural Polychromy : A building where materials of differing colours or shades have been utilised so as to produce patterns, or to highlight features such as arches above doors and windows, has 'Structural Polychromy'

Surface Treatment : The material used to form the surface of a road, pavement, footpath, driveways or any other ground surface.

Appendix 4 - Historic Mapping

I – 1880's 1st Series OS Map

II- 1904-06 OS Map



Key To Mapping

	Grade I Listed Building		Road & Building Plot Outline
	Grade II* Listed Building		Building Outline
	Grade II Listed Building		Existing Conservation Area Boundary
	Single Storey Building		Wall With Slate Hanging
	2 Storey Building		External Views
	3 Storey Building		Internal Views
	4+ Storey Building		Morte Slate Boundary Wall
	Area To Be Added To Conservation area		Morte Slate & White Spar Boundary Wall
	Area To Be Removed From Conservation Area		Focal Point Of Views
	Building With uPVC Windows		Prominent Bay Window
	Building With Timber Windows		Negative / Positive Public Seating
	Building With A Mix Of Windows		Positive / Negative Bollard
	Building With Rendered Walls		Decorated Barge Boards
	Building With Bare or Limewashed / Painted Walls		Negative / Positive Street Lighting
	Building With Slate Window Sills		Memorial - ie, War Memorial
	Public Green Space		Scheduled Ancient Monument
	Building In Poor Condition		Mosaic Feature
	Area For Potential Redevelopment		Important Tree / Tree With Tree Preservation Order
	Character Zone 1		Miscellaneous Feature (Labeled)
	Character Zone 2		Miscellaneous Linear Feature (Labeled)
	Character Zone 3		Railings As A Positive Streetscape Feature
	Character Zone 4		Railings As A Negative Streetscape Feature
	Character Zone 5		River / Aquatic Feature
			Focal Streetscape Feature
			Negative / Positive Signage Feature