

■	Chapter	
1	Introduction	3
2	Background	5
3	Facts & Figures about the Conservation Area	6
4	Why is the Newport Conservation Area Special ?	7
5	Historic Events and Development	8
6	Landscape & Geology	14
7	Views & Vistas	15
8	Streetscape & Street Furniture	17
9	Architecture	20
10	Changes to the Boundary December 2009	26
11	Development Pressures	28
12	The Future	29
■	Appendices	
1	Listed Buildings within the Newport Conservation Area	30
2	Glossary	33
3	Historic Mapping	35
4	Conservation Area Mapping	39

1 Introduction

1.1 Conservation Areas are designated 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 40 Conservation Areas in this District (excluding those within Exmoor National Park).

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 Newport Conservation Area provides a sound basis for development control decision-making, and assists the 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.
- Outline the planning policies and controls that apply to the Conservation Area.
- 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

- Work on this Character Appraisal for the Newport Conservation Area was begun in February 2009 and finalised in December 2009.
- The first designation of land found within the present conservation area boundary was in January 1992.

3 Facts & Figures about the Conservation Area

3.1 The conservation area covers an area of 18 hectares (44.4 acres), compared to 10 hectares (24.5 acres) prior to the December 2009 boundary changes. This makes the Newport Conservation Area roughly half the size of the neighbouring Barnstaple Town Centre Conservation Area and slightly larger than the conservation area at Pilton.

3.2 Of the buildings within the area there are 46 included on the List of buildings of Special Architectural or Historic Interest (Listed Buildings), all of which are listed at Grade II.

3.3 There are no scheduled ancient monuments within this conservation area, or any of its proposed extensions.

Details of the existing Newport Conservation Area boundary and the locations of Listed Buildings are given on the map in Appendix 3(II), and a list of Listed Buildings is given as Appendix 1

4 Why is the Newport Conservation Area Special ?

4.1 Despite being a relatively recent community and not appearing in Domesday Book the history of the town and borough of Newport is well documented, leading to a relatively good understanding of its creation and later development.

4.2 Newport is dominated by many splendid examples of Georgian architecture, with Newport Road itself being largely devoid of buildings from any other era. Victorian terraces run away from Newport Road to the north and larger villas can be found to the south.

4.3 Despite this seeming domination by buildings from one period there remain examples of earlier buildings such as the 17th Century 'Old Dairy'. Some buildings are slightly set back from the road and slightly sunken, representing an earlier building line which produced a wider road where the town's market could be held. Despite appearances many of the Georgian buildings do not represent complete re-builds during the Georgian period, but rather the remodelling, and possibly extension, of earlier buildings on the same sites, often retaining older fabric such as internal and party walls or even historic timbers in roofs and ceilings.

4.4 The town has managed to retain a distinct character and appearance from Barnstaple, mainly by virtue of its consistent architecture and separation from its neighbour by landscaping such as Rock Park.

The northern approach to the Newport Conservation Area is spectacularly marked by the Memorial Obelisk at the entrance to Rock Park



5 Historic Events and Development

5.1 The land upon which modern Newport stands was at one time held by the English Kings, and the first record of the lands concerns a transfer of ownership from the Saxon King Athelstan to the fledgling Diocese of Devon in 909AD.

5.2 At this time the site of Newport was within the Parish of Bishops Tawton, and the site was separated from Barnstaple by the tidal Coney Gut stream and surrounding marsh land. The most direct route to Bishops Tawton from the ports in Barnstaple was arduous due to the number of small streams that had not been bridged and had to be circumnavigated. For this reason at some point between 909 and 1295AD the Bishops had a new port built to the west of Barnstaple, creating the settlement and giving its name and allowing for goods to more easily be transported inland to Bishops Tawton.

5.3 In the 13th century Newport would have been known as Newport Episcopi, literally 'Newport Bishop' to signify the fact that the port was a possession of the Bishops. Newport grew quickly and by 1294 Bishop Thomas Bytton was able to obtain a market charter for Newport, allowing a weekly market on Mondays and a three day fair for the festival of St. John the Baptist in midsummer. The following year (1295) the town gained Borough status, although the first solid evidence of this is in a rent roll of 1307. This would have attracted skilled craftsmen and wealthy traders to the town and its market, further stimulating its growth.

5.4 At some point after this the town began to elect its own Mayor, with the earliest known Mayor of Newport being Michael de la Pille in 1334; the last was 'The Worshipful James Bulle' in 1752. Some of the intervening Mayors adopted the title of Portreve instead, meaning 'the Chief Magistrate of the Port'.

5.5 Newport had its earliest known church in the 14th century, which was more accurately described as a 'chapel of ease' to spare the inhabitants the obligatory trek to the church in Bishops Tawton. Although Barnstaple had churches prior to this, the inhabitants of Newport would have been obliged to worship at a church within their own parish, and thus could not make use of Barnstaple's church. Newport's church was situated in South Street on land adjoining the present day churchyard of St. John the Baptist and occupied grounds which ran all the way from Newport Road to Park Lane. The church sat roughly in the middle of this plot and was set back some way from the road.

5.6 The next major event in the history of Newport came just after the dissolution of the monasteries by King Henry VIII (circa 1538-1541) in 1546 when the Bishops were ordered to convey their lands at Newport to Sir. John Russell. This marked the end of the town's direct control by ecclesiastical powers, and its name shortened to 'Newport'.

5.7 By 1630 the church at Newport has fallen into disrepair and is described as being 'ruminated' by Risdon in his survey of Devon and went out of use for worship shortly after. The building itself continued in use for many years, being rented out as a dwelling and eventually for use as a barn by the Newport Borough Land Trustees.

5.8 Eventually in 1815 a lease was given to William Oram by the Trustees giving consent for him to pull down the old church and use the materials to build himself a new house on the site. This house still stands today as 35 South Street.

5.9 At some point in the middle of the 17th century a causeway was built across the Coney Gut stream and its marshes to link Newport and Barnstaple by land. This blocked the tidal flow of the stream and allowed the marshes to begin to drain and dry out. As a result of this there was no longer a major advantage to unloading goods at a port in Newport and slowly much of the port activity moved to Barnstaple, although there remained some degree of activity at the Newport port until the early 19th Century. The Reverend W. Richards wrote a history of Newport in 1920 where he spoke to an elderly man who remembered seeing boats unloading near where the bandstand was in Rock Park when he was a boy.

5.10 The Old Dairy (73 Newport Road - Grade II Listed) is also thought to date to the 17th century, but is potentially older and the building was still in use as a dairy into the 1930's.

5.11 The town continued to prosper and in 1729 records of the Borough show the town was purchasing items to equip a town crier, including a bell, long coat and waistcoat. Obviously the town crier was well employed as by 1746 records show that the borough had to pay out for a new bell!

5.12 In 1824 the Reverend Joseph Lane Yeoman of Bishops Tawton was concerned about the lack of a church for the people of Newport, so he approached the Newport Borough Land Trustees to request that 'at least a part of' the land upon which the old church stood should be handed back to the diocese for the building of a new church. The Trustees agreed and on the 2nd of January 1826 the deeds of transfer were signed. Unfortunately the Reverend Yeoman did not live to see work on the church begin as he died 5 months later. Despite this he had sufficiently motivated the people of the town to continue with the project and the new church was eventually consecrated on the 10th of June 1829.

5.13 So successful was this new church that in 1847 a new parish was assigned and 'Newport Parish' was created. This first new church was of a basic design having been described as a 'plain oblong with a semi-classical design' but in 1882 restoration works on the church resulted in its almost total transformation into the Gothic Revival building there today. In 1905 this new parish was further extended to include one side of Victoria Road.

5.14 During the Georgian and Victorian periods Newport had a reputation for being a particularly healthy place to live, the mortality rate being around 1/3 less than that in Pilton or Barnstaple. This is more likely to be a reflection of the affluence of the residents during this period, as demonstrated by the wealth of high quality Georgian terraces, rather than any geographical characteristic of the town.

Archaeology

Prehistoric

5.15 No archaeological sites dating to the prehistoric period have yet been recorded within the conservation area. Sites dating to this period are recorded in the surrounding area, these including a late Mesolithic flint knapping site and a find of an early Bronze Age axe. Copper slag was recovered by metal detectorists nearby, possibly associated with an axe industry.

The parish church of 1829 was extensively 'restored' in 1882, its high spire being visible along most of Newport Road



5.16 In addition, three barrows are located within 1km of the site. Dark sinuous lines faintly visible on the 1946 RAF aerial photographs may indicate former palaeochannels before the estuarine salt marsh was reclaimed in the 18th century. Archaeological excavations have revealed two palaeochannels in the area and yielded dates from the Early Iron Age to Late Saxon, with the majority of the deposits dating to the Roman and post-Roman periods. It may also be worth mentioning that undated 'elephant remains' were recovered at a considerable depth in the Thorne Clay Works.

Romano-British

5.17 Known Romano-British archaeological sites are fairly sparse in the area and none are recorded within the conservation area. The only recorded sites nearby are the early palaeochannels, (see above).

Post Roman-Saxon

5.18 No archaeological sites dating to the Saxon period have yet been recorded within the conservation area. Deposits dating to the Late Saxon period were recovered from palaeochannels, (see above). Ridge and furrows have also been recorded in the wider vicinity.

Medieval-Post Medieval

5.19 There is no firm evidence yet for any existing settlement around Newport before the late 13th century and the 'new town' was probably laid out in planned fashion on a previously unoccupied site. Place name studies suggest that Rumsam and Landkey may contain elements dating to the 10th and 11th century, possibly predating Newport.

5.20 The narrow property (burgage) plots aligned on Newport were set out along the existing main routes into Barnstaple (now Newport Road and South Street). The layout of these plots can be best seen on the Bishops Tawton tithe map of 1843, when the pattern on the north side of Newport was still largely undisturbed. The extent of the medieval settlement is difficult to define, but the boundaries of the borough are fairly clear on three sides. The tithe map and 1880s 1st edition Ordnance Survey map shows what may be the remains of a boundary marking the edge of the burgage plots on the north side, suggesting that the plots did not extend right down to the Coney Gut. The stream probably formed the borough boundary, although the marshy ground around it determined the length of the plots. On the south side of Park Lane large 'villas' were built by the mid 19th century and the property boundaries are now not so clear, but the road now known as Park Lane probably formed a 'back lane' for the medieval burgage plots on this side of the main road.

5.21 It is the south-eastern side of the borough which is difficult to define, along what is now Landkey Road. There does not appear to be a primary boundary on the south side, which marks the rear of the plots in Landkey Road and continues on a similar

alignment to Park Lane. It may be significant that when Newport was made a separate parish in 1847 the boundary line between Bishops Tawton and Landkey was used as the south-eastern limit. It is possible that the new ecclesiastical district was at least in part a reflection of the medieval borough boundary. Newport may have been originally planned as a linear town with burgage plots strung out along the main road for about 1.3 kilometres, and that only the area around the junction of the routes were occupied and developed.

5.22 Limited recording and excavations were carried out on two Grade II listed buildings, (Numbers 39-40 Newport Road) prior to their demolition. The main body of the buildings was thought to be of late 17th to early 18th century. No trace of earlier in situ medieval occupation was present, although a scatter of medieval pottery was recovered.

5.23 An early street surface lay under the later front garden of Number 39, a tightly-packed worn cobbled surface and it appeared that the street frontage was set back at least 2.5 metres from the rear of the modern pavement along Newport Road. This wider street could not be dated, other than it was earlier than c.1600, but it probably formed part of the original medieval plan of Newport, being broad enough to accommodate the market stalls. The cobbles were covered over by the 17th century. Two gullies were also revealed, both predating the two houses. One was dug across the line of the old frontage and the other was located to the east end of the site.

5.24 The new (18th century) building was set back from the street and this suggests that it may have been built on the site of a much older house. The area in front of the house was covered by a series of clay layers, which probably formed the foundation for a path. This sequence ended in the late 18th to early 19th century and the area was then enclosed and cultivated as gardens.

5.25 Archaeological evidence dating to this period is limited as very few archaeological excavations have been carried out within the conservation area. A number of archaeological sites recorded within 1 kilometre of the site include a cloth seal, a brass coin weight, medieval and post medieval pottery and coin hoards. One coin dates to the reign of Henry III (1247-72) and 20 others are Georgian in date. Dumps of kiln furniture, pottery wasters, ash and stone ware and a mass of tobacco pipe wasters, along with part of a small kiln indicates industrial activity.

5.26 A number of 17th century finds associated with the English Civil War include coins and a number of bronze, pewter and lead artifacts. Excavations in the vicinity have also revealed three wells and a linear feature interpreted as a former field boundary or track way.

5.27 Evidence of clay extraction has also been observed within 1 kilometre of the conservation area. Historic maps show six strip fields to the north-east of the conservation area but these are likely to have been destroyed by local development.

Modern

5.28 The 19th century saw the rapid development of Newport as the 1880s 1st Edition Ordnance Survey map shows. Many of the listed buildings within the conservation area date to this period and are a good example of Victorian suburban expansion. Most of the new developments on the north side followed the lines of the older burgage plots retaining the form of the medieval borough. However, the cutting of Victoria Road in 1853 led to Newport's almost complete amalgamation within Barnstaple's suburbia. Excavations within 1 kilometre of the conservation area uncovered riverine deposits at a depth of 20 centimetres in a sewer trench to the north-west and a small quantity of 18th to early 19th century coins were found to the northeast. Historic maps show a number of archaeological sites recorded within 1 kilometre of the site, which include a quarry, clay pits, pottery, a limekiln and an aqueduct.

Historic Landscape Characterisation (HLC)

5.29 The landscape within Newport conservation area is categorised as being part of the core area of a historic settlement, based on the late 19th century 1st edition (25inch) Ordnance Survey map, with a small area to the south-west described as Post-medieval enclosures.

6 Landscape & Geology

6.1 Newport is located to the south of Barnstaple, having formerly been separated from Barnstaple by the Coney Gut stream and an associated area of marshland. The ground slopes gently up from Rock Park at the northern end of Newport Road to its junction with Hollowtree Road and South Street. To either side of Newport Road the land also slopes gently downwards to the Taw on the west side and to the Coney Gut stream which curves around the town and runs to the north east of Newport Road. Thus Newport Road approximately follows a ridge of drier rising land which runs from Rock Park to Hill near Landkey.

6.2 The geology of North Devon provides a wide range of different stones suitable for use in construction, with Barnstaple and Newport 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.

6.3 Newport is dominated by buildings from the Georgian and Regency period, being typified by their whitewashed render finish. This is indicative of the town's prosperity and popularity during that period. The render itself hides a variety of materials from local rubble stone to brick, attempting to recreate the look of Greek and Roman classical buildings without the expense of importing good quality stone. In places the classical Georgian facades hide much older buildings which may have been through several stages of remodelling and enlargement.

7 Views & Vistas

Appendix 3 (V) provides a map showing key views and landmark buildings.

7.1 Views within the Newport Conservation Area are varied, from across the green open space of Rock Park, and from the riverside path along the River Taw to views along the terraced streets of Newport.

7.2 The gentle gradient of Newport Road allows for some views of the roofscape from the south east end of the road looking northwest. The terraced frontages also channel the eye towards the distance when looking along the length of Newport Road, with the spire of the Parish Church rising up from its surroundings to form a focal point of views. The tower of Holy Trinity Church also acts as a focal point for views towards nearby Barnstaple.

7.3 The Georgian Terraces produce attractive views, their repeating facades dotted with ornamental features such as decorated doorcases adding interest to the view along the street.

The repetitive nature of the Georgian terraces produce views that draw the gaze along the street and into the distance



7.4 Interesting views are also formed along the narrow and enclosed streets radiating away from Newport Road, such as Eddy's Lane where the buildings appear more ancient than those that front Newport Road which have been updated in line with changing fashions. Views along Eddy's Lane are unfortunately marred by the sheer concrete wall which forms the back to a row of modern garages.

7.5 In contrast views along Park Lane are heavily restricted with the buildings along the southwest side set back from the lane and sheltered by trees and other planting, while the buildings opposite are more visible, often higher than the level of the lane. Again streets lead off to the northeast and views along these again add interest and character to the streetscape.

From the northern end of Rock Park the Victorian embankment leads to the Longbridge in the distance



views of the Longbridge possible in the distance.

7.8 A view of major significance is that along the railings (grade II listed) to the northeast side of Rock Park. The long continual stretch of the railings draws the eye into the distance and to the point at which they meet Rock Park Lodge (also grade II listed). From here views across the landscaped park are also possible. Other features associated with Rock Park are also the focal points of views including the War Memorial and the Rock Memorial Obelisk. The Obelisk is of particular significance as it forms the focus of key views from within the Newport Conservation Area and the Barnstaple Town Centre Conservation Area along Taw Vale.

7.6 In several places sandwiched between Newport Road and Park Lane are modern housing developments. These new developments are often arranged in staggered terraces or as small apartment blocks which have little in common with the historic street layouts found throughout the rest of the conservation area. The materials of these buildings are also different and as such views along these streets are significantly different, often having less character and variety than the more historic areas.

7.7 The riverside path at the western edge of Rock Park not only has splendid views along the path itself, with its avenue of trees and traditional street lamps, but also out across the park and along the River Taw, with

The grade II listed railings along the north side of Rock Park draw the eye to the distance making the park appear lengthened



8 Streetscape & Street Furniture

Surface Treatment

8.1 Along Newport Road the pavements are typically edged with traditional granite curbstones, although the actual surface of the pedestrian pavement varies from tarmac to more appealing paving slabs in a mixture of natural stone and concrete. Tessellated bricks are also used in some areas along Newport Road. These higher quality surface treatments enhance the character of the area significantly when compared to the standard tarmac finish along South Street.

8.2 In a few locations there are remnants of granite paving, often surviving where access over the pavement is required, such as at the junction of Prospect Place and Newport Road. These patches match with the surviving granite curbstones and make a positive contribution to the character of the streetscape.

Historic granite cobbled surfaces still survive in isolated spots along Newport Road, while granite curbstones are common throughout the conservation area



Street Furniture

8.3 Street furniture within the Newport Conservation Area is typically of high quality and showing a respect for the historic environment. For example, along Park Lane are 11 examples of modern traditionally styled street lamps. Three of these are in fact genuinely historic, being converted gas lamps, at least 1 of which bears the foundry marks of WC Rafarel - Barnstaple.

8.4 Traditional street lighting is also consistent within Rock Park and particularly along the riverside path on the western side of Rock Park. This consistency of traditional design is let down by a supporting pole for CCTV equipment near the play area. The pole is made of a bare metal as opposed to the painted finish on all other street furniture which further accentuates its non-conformity.

8.5 A similar CCTV installation can be found along Newport Road, again being taller and mounted on a significantly wider pole than other street furniture such as lamps, and also being in bare metal rather than the painted finish prevalent in other street furniture.

8.6 At the northern end of Newport Conservation Area there are examples where decorative lamps are used to mark the entrance to streets. Two lamps on brick bases flank the northern end of Newport Road and mark the entrance to Newport's main street. Immediately adjacent, two equally decorative lamps flank the access to Park Terrace. Unfortunately the character of this pair is dramatically affected by a metal grill fence which has been tied to parts of the ironwork of the lamps so as to block the carriageway to pedestrians and traffic, the visual impression being crude and unappealing.

8.7 Bollards also make a noticeable appearance throughout the conservation area, along the north eastern edge of Rock Park they stand in the centre of gateways to encourage cyclists to dismount. Along Newport Road they form part of traffic calming measures which project into the road from the pedestrian pavements and prevent parking on pavements outside of local shops. Other items of street furniture such as benches are limited to Rock Park while litter bins can be found scattered along Newport Road and at key locations within Rock Park. There is little consistency in the design of these elements of street furniture, but they are consistently painted or finished in black.

8.8 Railings form an interesting, if not common, feature of the streetscape. It is clear that many of the Georgian terraced properties would have had railings, often given away by small remaining sections sticking out of low boundary walls where old railings were cut and removed, presumably during the two World Wars. These have largely been replaced by hedges or timber fencing or in some cases more modern railings, although some historic railings do survive.

CCTV installations within Newport are often incongruous in their design and finish



The historic milestone along South Street is a rare survival



8.9 Along South Street is a rare survival in the form of an inscribed milestone with the inscription of "BARUM 1". A handful of similar milestones survive in the local area and this particular example is grade II listed, giving an indication as to the rarity of such pieces of historic road signage.

Open Spaces

8.10 Within the Newport Conservation Area open spaces make a significant contribution to the local character, from large formal open spaces such as Rock Park, to lines of front gardens associated with the terraces and the landscaped grounds of Trafalgar Lawn. These spaces could potentially come under pressure of development, and loss of the open nature of these areas could have a detrimental impact on the character of the streets and spaces of the conservation area.

In the case of the gardens of the terraces, developments such as porches would also have a major impact on the regularity of the terraced frontages.

8.11 The majority of these open spaces also form key components of the setting of one or more listed buildings, another factor arguing for their retention and maintenance as pleasant open spaces.

9 Architecture

Maps showing Building Heights and Key Architectural Features are given as appendices 3(III) and 3(IV) respectively.

9.1 Despite its significantly earlier origins the outward appearance of Newport today is predominantly that of a Georgian suburb. The relative affluence of the area during this period has already been mentioned and is reflected in the area's reputation for being healthy compared to Barnstaple itself. This affluence undoubtedly encouraged local residents to make changes to their properties to follow the latest architectural trends and fashions resulting in the classical Georgian appearance of the area today.

9.2 Georgian Newport is almost exclusively confined to Newport Road and South Street. Away from these two major roads Victorian and later buildings dominate the built environment. To the north of Newport Road the regular pattern of Victorian terraced streets is particularly striking, while the pattern to the south is more irregular and interspersed with grand Victorian semi-detached villas and the irregular pattern of more modern residential developments.

9.3 The oldest properties within the conservation area can be identified relatively easily as being buildings slightly set back from the pavement edge and often slightly sunk below the street level, such as at numbers 43-44 and 31a-32 Newport Road. As discussed in chapter 5, there is archaeological evidence that Newport Road was once significantly wider, explaining why these older properties are set back.

From the north side of Newport Road extend streets of Victorian Terraces



9.4 The building which retains the greatest appearance of its age is the Old Dairy, which may date to the first half of the 17th Century or earlier. The building has undergone some refurbishment and alteration during the early 20th century including its subdivision into several smaller units, however its external appearance has not been significantly affected by these changes. The building is also the only remaining thatched building within the Newport Conservation Area. Despite thatch being an isolated occurrence within the area it does make a significant contribution to the character of this section of Newport Road. Unusually the building is not set back compared to its neighbours as some of the other older properties within Newport are.

The Old Dairy is at least 400 years old and represents the oldest structure in anything approaching its original condition in Newport



9.5 Many of the Georgian properties along Newport Road exist as members of short terraces, sharing key design features such as doorcases and bay windows or architectural embellishment which establish a repeating pattern within the row. Some terraces have varied designs of individual properties, yet retain a symmetrical appearance. For example numbers 1-3 Newport Road are shorter than 4-5 and lack the giant order pilasters which decorate the fronts of those buildings, but they are identical in design to numbers

The northernmost range of Trafalgar Lawn demonstrates its highly formal layout overlooking private grounds, the trees on the site making views of the entire building impossible from any one location



6-8 Newport Road. As such the terrace from 1-8 retains a symmetrical layout, with the outer properties of the row being 1 storey shorter and having less architectural embellishment. These buildings were clearly designed and built together. Symmetry was an important aspect of Georgian architecture as it was closely based upon the principles of classical architecture in which symmetry of design was a major feature.

9.6 The grandest formal group of Georgian buildings is that found at Trafalgar Lawn (numbers 1-7, which are Grade II Listed), with a larger central house and hall at number 4 linked loosely to a pair of short terraces on either side forming a grand symmetrical facade overlooking private grounds to the northwest. While the outer terraces have decorative doorcases the central building has a larger porch supported on classical columns. During the summer months views of the buildings are only possible in glimpses and a view of the entire facade is impossible due to the spreading bows of the trees within the grounds. However in the winter when the trees lose their leaves, the buildings can be seen much more readily and dominate their

secluded, almost parkland, setting. The development also includes Trafalgar Lodge which stands at the entrance drive to the private grounds. The lodge itself is a later Victorian addition to the complex in an Arts and Crafts style and, although not a listed building, it does have a charm that positively contributes to the character and setting of Trafalgar Lawn and this section of Newport Road. Despite being a single storey building its steep roof pitch gives it a degree of height that prevents it from being dominated by the taller adjacent terraces.

9.7 One of the most striking characteristics of the central section of Newport Road is the number of traditional shopfronts which survive. In order to retain these shopfronts despite the declining commercial base of the area it has become policy to retain them when properties are being converted to residential use, which has resulted in 4 residential properties which retain their traditional shopfronts following residential conversion. The shopfronts are a major part of the character of this section of Newport Road, with a large number of good quality shopfronts still in retail use. However several of these units are now vacant and potentially targets for conversion to residential as demand for retail units in the area declines. Despite the generally high quality of shopfronts within the conservation area some modern shopfronts and shop signage on the northeast side of the street do not reflect this traditional quality and could better reflect the character of their surroundings.

Some good examples of traditional and historic shopfronts survive within the conservation area, some having been retained even after their buildings changed their use



9.8 Along this central stretch of Newport Road Georgian buildings give way to Victorian, with some particularly good examples including numbers 66 & 67 Newport Road which are in Gothic Revival style, with the structural polychromy typical of buildings of their type. This pair of buildings also possess good quality traditional shopfronts with a chamfered recess in the centre of the facade for the shop entrances. Buildings of bare brick are prominent within this part of Newport Road and form a stark contrast with the render and whitewash of the Georgian buildings to the northwest end of Newport Road. On the opposite side of the road buildings can be found in the local Marland brick, such as at the former post office, where the ground floor has been infilled with a similar brick as part of a residential conversion. The buildings at numbers 15-16 Newport Road are constructed of coursed stone which varies in colour from golden browns to rust reds and hints of purple. These buildings again feature shopfronts at ground floor level and canted bays at the first floor.

9.9 The large degree of variety in colour, material and decorative design elements makes the Victorian central stretch of Newport Road a vastly different place to the more constrained and regular Georgian terraces found at either end. It is the variety which lends this part of the conservation area its character while the areas dominated by Georgian buildings remain characterised by the regular and repeating elements of their design.

9.10 The parish church of 1882 stands almost halfway along Newport Road with its spire being the tallest feature within the conservation area. The church building is of a grey coursed stone with Bath Stone used for the window tracery and spire. The roof is steeply pitched and covered in natural slate, small eyebrow gables project into the roofline above each of the traceried windows giving the building an added degree of verticality and adding interest to the roofline. The arch above the south door and the eaves of the roof are constructed in rubbed Marland brick which is only slightly paler than the Bath stone.

South Street's Georgian terraces are usually on a more modest scale than those along Newport Road



9.11 South Street sees a return of Georgian architecture, although here 2 storey cottages of a more domestic scale, occasionally with projecting bay windows, sit side by side with more formal, taller, terraced groups. These buildings also have less architectural embellishment, with only two possessing the decorative doorcases so common on the Georgian buildings at the opposite end of Newport Road. The buildings here front directly onto the pavement, with only a handful having small front gardens

surrounded by low walls topped with hedges or railings. Despite this some of the properties along the northern end of South Street do show some decorative and elaborate elements such as bow windows at number 5 (grade II listed) and doorcases at numbers 3 and 4.

9.12 At the southern end of the conservation area lies Orchard Terrace, a much altered late Georgian terrace of 10 houses. The buildings here are all 2 storey and rendered, however several have had wide dormer windows inserted into the slopes of the roofs to provide additional living space in the roofspace. Two of the properties have wide, square, full height bays topped by large projecting dormers and several other of the properties have more modest full height bays. The differing sizes of the properties when examined on a map indicates that they were probably built by different developers who purchased 1 or more of the available plots and built a section of the terrace. As a result it is possible that the terrace has already had a large degree of variety between neighbouring properties and as such some of these bays and dormers may be original features rather than later additions. The result of other alterations such as the installation of uPVC windows combines with the varied nature of the facade to produce the appearance of a terrace that has undergone large scale alterations over the years, producing a somewhat inconsistent streetscene.

9.13 The buildings along Eddy's Lane range from the backs of garages built as part of the adjoining modern housing developments to modest cob cottages, to the Gothic revival Baptist Church and its associated modern church hall. The garages, although meeting the demands of car owners for secure parking and storage, do nothing to enhance the character and appearance of Eddy's Lane, which does in part retain the character and feel of a narrow historic lane.

9.14 Between Newport Road and Park Lane lies an area of modern housing along Church Grove and Prospect Place as well as apartments at Abysinnia Court and Garden Court. These buildings largely ignore the historic precedent of street and building patterns found in the local area. Buildings are found in staggered terraces along tightly curved roads or built at right angles to each other in some cases and their associated garages often spoil the character and appearance of neighbouring historic streets (such as at Eddy's Lane). The buildings themselves are very much of their time (1960's) their scale and form in no way reflecting that of the Georgian and Victorian buildings found within the conservation area. Only their whitewashed and rendered finish can be seen as a nod towards their surrounding environment. A general lack of provision for the car has also resulted in a high level of on-street parking within this area which further detracts from the character and appearance of this part of the conservation area.

9.15 Numbers 1-4 Prospect Place are an oddity in their immediate setting, being a short terrace of Georgian town houses set within an area of later developments. Even Blandford to which the terrace is adjoined is distinctly Victorian. However a line of historic development does link this group back to Newport Road via Garden Court and numbers 1-2 Prospect Cottages.

9.16 The northern side of Park Lane represents a high quality string of Victorian Villas, punctuated in places by more modern apartment developments which detract from the otherwise high architectural quality to be found along the Lane. At the east end these are true detached villas set in large plots while at the western end the buildings appear in semi-detached pairs, still spacious and set within large plots. In this area it is the Arts and Crafts style which is predominant. This style broke with the rules of symmetry of classical and Georgian architecture and insisted that a building's external appearance should be a result of its internal functionality rather than the internal functionality being compromised to achieve external symmetry. While the other Victorian 'Revival' styles of architecture were based on the historic architecture of grand buildings, the Arts and Crafts Style was an attempt to reproduce the style and ideology of traditional vernacular buildings. Buildings in this style often incorporate stained glass, mock timber framing and timber ornamentation.

9.17 In the 2009 extension to the conservation area to the southern side of Park Lane there are further examples of detached houses in the Arts and Crafts style but of a broadly later date, all but three having been built between 1904 and 1930 (see Appendix 2 Historic Mapping).

10 Changes to the Boundary December 2009

10.1 There are three main areas of boundary changes for the Newport Conservation Area which were adopted in December 2009.

Details of these boundary changes are given on the map in Appendix 4(VI)

Rumsam Road

10.2 The first of these areas is at the extreme southeast of the existing conservation area and covers the three detached villas: Aysgarth, Arosa and Merles Croft. These three buildings remain worthy of being within a designated conservation area, however the buildings have now been transferred to the newly created Rumsam Conservation Area, as their villa character and lower density of development better fits with that of similar buildings along Rumsam Road than it does with the terraced buildings along South Street and Orchard Terrace.

Park Lane

10.3 Park Lane possesses some fine examples of buildings of the Arts and Crafts style, especially in the central part of the lane opposite the apartments at the western end of Congram's Close. The boundary has been extended here to allow for the inclusion of the terrace on the east side of Allen Bank and also Sherwood, White Haven and Redfern together with the semi-detached villa at numbers 9-10 Park Lane. This extension necessitated the inclusion of the apartments along Congram's Close, which are of lesser architectural merit and could potentially be an area for enhancement within the conservation area.

10.4 Minor boundary changes were also made to ratify the former boundary where it runs along an arbitrary course – often due to plot changes and the construction of new buildings since the area was originally designated. One such example is at the crossroads where Newport Road becomes Landkey Road. Here the southern-most apartment block of Water Lane Cottages had the conservation area boundary running through the middle of the building. In this case the boundary has been adjusted to leave the building (and the entire Water Lane Cottages development) outside of the conservation area.

Rock Park

10.5 Within the Character Appraisal for the Barnstaple Town Centre Conservation Area, a collection of buildings were identified as being worthy of inclusion within a conservation area. However this appraisal also identified that these buildings had more in common with the neighbouring Newport Conservation Area. The northern boundary of the Newport conservation area has been altered so as to include Rock Park itself, along with Rock Park Terrace and Rock Park Lodge. The lodge and the terrace beyond form part of the setting of Rock Park and add architectural splendour to views across the park. Rock Park Lodge itself has some interesting features including elaborate drainage spouts on its gutters. This extension also includes several buildings along Victoria Road from Ashleigh House to Wynsum on the north side and numbers 1-5 on the southern side.

10.6 Buildings in this extension have also been transferred from the Barnstaple Town Centre Conservation Area which as they are better suited to inclusion within the Newport area. These include Park and Albert Villas, and Victoria Terrace. The triangular wedge of ground at the northern end of Rock Park, containing the War Memorial and obelisk was also transferred to the Newport Conservation Area, as the obelisk itself (Grade II Listed) is a memorial to William Rock and as such can be considered as having a strong association with Rock Park.

Elaborate and fragile drainage spouts project from the cast iron gutters on Rock Park Lodge



The Gables makes good use of its commanding corner site overlooking the junction of Newport Road and New Road



11 Development Pressures

11.1 There are no proposed major developments within the conservation area which would have a direct impact upon it. However proposed developments, such as a housing site option at Portmore, if undertaken could result in additional traffic passing through the conservation area where traffic is already a concern. Proposed major developments on the opposite banks of the Taw, such as the new North Devon College and waste from energy plant could also have a significant impact on the setting of, and views from, the conservation area, especially the riverside path to the west of Rock Park.

11.2 The northern parts of the conservation area and Rock Park are at risk of flooding, having formerly been marshland around the Coney Gut. This flood risk may be a major issue as climate change will increase the regularity and severity of flooding events.

11.3 The nature of the Newport Conservation Area, having substantial numbers of terraces without front gardens, raises the issue of storage for wheelie bins, especially as the number of bins per household has increased with attempts to maximise the level of waste which is recycled. For existing properties this results in bins becoming an inconvenience and an eyesore. As such it is important that all future developments make provision for storage of wheelie bins in such a way as to be convenient yet unobtrusive.

11.4 Perhaps the biggest development threat facing conservation areas nation-wide is that of alterations carried out to dwelling houses which do not need planning permission. Such alterations may have only a minor impact on the character of the wider conservation area when viewed in isolation, however they can have a cumulative effect which can lead to major degradation of the historic character of the conservation area. Traditionally the largest such threat has come from the removal of timber sashes and casements in favour of the installation of uPVC windows.

11.5 As of 6th April 2008 the provision of some sources of renewable energy can be, under certain circumstances, a permitted development, which does not require planning permission or conservation area consent. The rules covering when the installation of, for example solar panels, is a permitted development depend on the location of the panels, their size and height, as well as the area they cover. As such advice should be sought from the planning office, as not all installations will be considered to be permitted without planning permission. The problem caused by this is that there will be no immediate control over such alterations within conservation areas, and as such there is potential for unsympathetic alterations to damage the character of the area.

12 The Future

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

12.2 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.

12.3 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.

1 Listed Buildings within the Newport Conservation Area

1 Listed Buildings within the Newport Conservation Area

Newport Road

Address	Listing Grade
43 & 44	II
53 including front area railings	II
58, 59 & 60	II
61	II
72	II
The Old Dairy (73)	II
94 & 95	II
96	II
97	II
98-104	II
105	II
106 & 107	II
108	II
Newport Terrace 1-8	II
Newport Terrace 9-12	II
Newport Terrace 14 & 15	II
Rose & Crown Public House	II
Trafalgar Lawn 1-7 and rear courtyard walls	II
Cot Manor - 1&2	II

New Road

Address	Listing Grade
Rock Park Lodge	II
Balustrade & Lamp Post to Rock Park Lodge	II
Lamp Post at junction of New Road and Park Terrace	II
Railings Along North Side of Rock Park	II

Prospect Place

Address	Listing Grade
Charnwood (2)	II
3	II

Rock Park

Address	Listing Grade
Obelisk at North Entrance	II
Pair of Lamp Standards with Pedestals at North Entrance	II
War Memorial including Posts and Chains	II

South Street

Address	Listing Grade
1 & 2 - Including front area railings	II
Heacham House (3) including front area railings	II
4 & 4a	II
5 & 6	II
7	II
8 & 8a	II
9 & 11	II

1 Listed Buildings within the Newport Conservation Area

Address	Listing Grade
19	II
24 including side gate and wall to right	II
35 & 35a	II
36, 37 & 38 including front railings	II
1 & 2 Clarence Place - Including front railings	II
3, 4 & 5 Clarence Place	II
Milestone approx 4 metres north of Park Lane	II
South Street Auction Rooms	II
K6 telephone kiosk outside of South Street Auction Rooms	II

Eddy's Lane

Address	Listing Grade
Close Court & The Close and attached garden wall	II

Victoria Road

Address	Listing Grade
Arundel, boundary walls and gate piers	II

2 Glossary

Applied Polychromy: A building where materials of regular appearance in terms of colour have been utilised, either as a result of availability or economy, and then different colours have been applied by way of paints, dyes or washes is said to have 'Applied Polychromy'

Arts-and-Crafts: An architectural and social movement in the late 19th century which idealised the craft-guilds of the medieval period, often tied up with a degree of romanticism. The movement led to the revival of vernacular architecture, as opposed to the very formal architecture favoured in the Georgian period. The Arts-and-Crafts movement is sometimes considered to be an offshoot of the gothic revival.

Bow Window: A projecting bay window with a curved front on a curved plinth or base, as opposed to the segmental or angular forms of typical bay windows. Sometimes the glass itself is also curved to match.

Burgage-Plots: Long narrow plots running at right angles to streets, representative of towns the layout of which dates to medieval times. These plots were rented by freemen and traders for cash rents instead of feudal service as had previously been the case.

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.

Paleochannels: Deposits of unconsolidated sedimentary rocks which are illustrative of the route of an inactive, or dried up, river system.

Revival Architecture: The Victorian era saw architects seeking inspiration from past architectural styles and developing techniques by which to replicate their grandeur to varying degrees of success, Classical, Gothic, and Egyptian architecture enjoyed revivals during this period.

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.

Slate-Hanging: The practice of applying slates to a vertical surface, either directly or hung from applied timber batons, primarily to elevations facing prevailing winds but sometimes to several elevations, in order to provide additional weather protection to the wall of a building. Sometimes the slates used are shaped so as to produce a pattern when applied.

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'.

Streetscape: The layout, pattern of development, scale of buildings, degree of enclosure, views and a series of other features and factors which combine to create a street of unique interest and character.

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 and/or finish used to form the surface of a road, pavement, footpath, driveways or any other ground surface.

3 Historic Mapping

I - 1st Series Ordnance Survey Map c. 1880

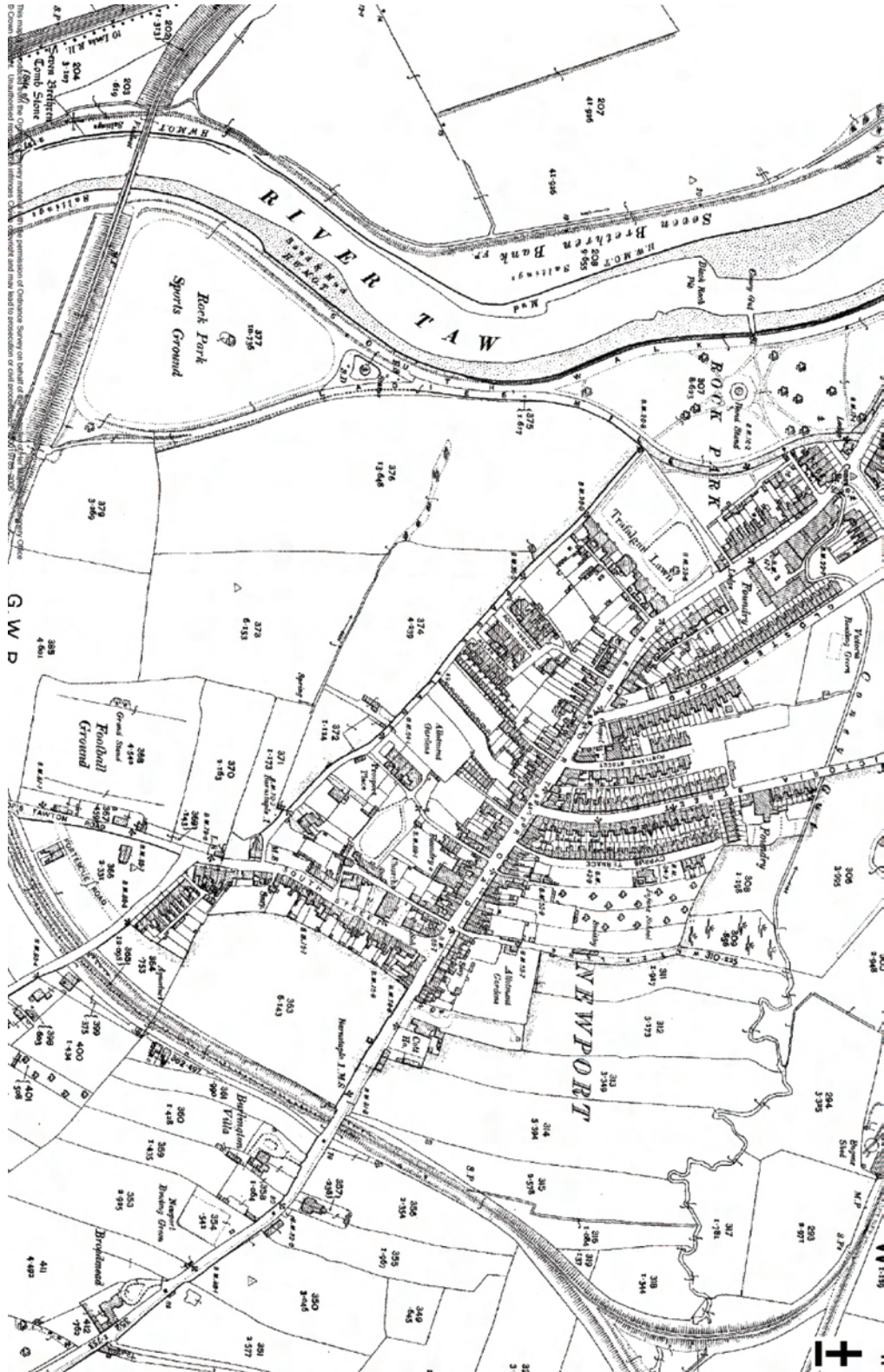
II - Ordnance Survey Map c. 1904

III - Ordnance Survey Map c.1930

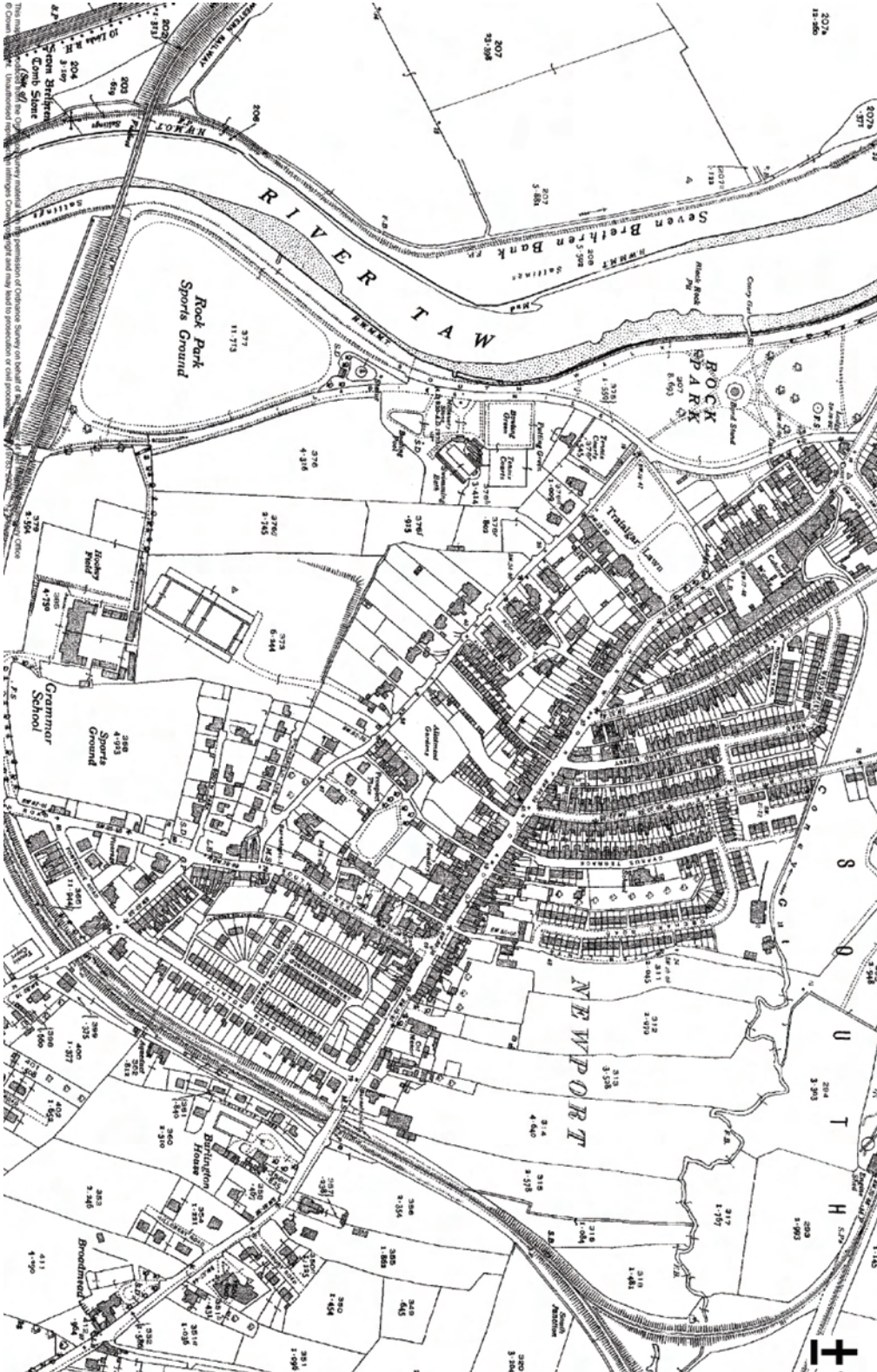
Newport Ordnance Survey Map c. 1880



Newport Ordnance Survey Map c. 1904



Newport Ordnance Survey Map c. 1930



4 Conservation Area Mapping

I - Key

II - Existing Conservation Area Boundary & Listed Buildings

III - Building Heights

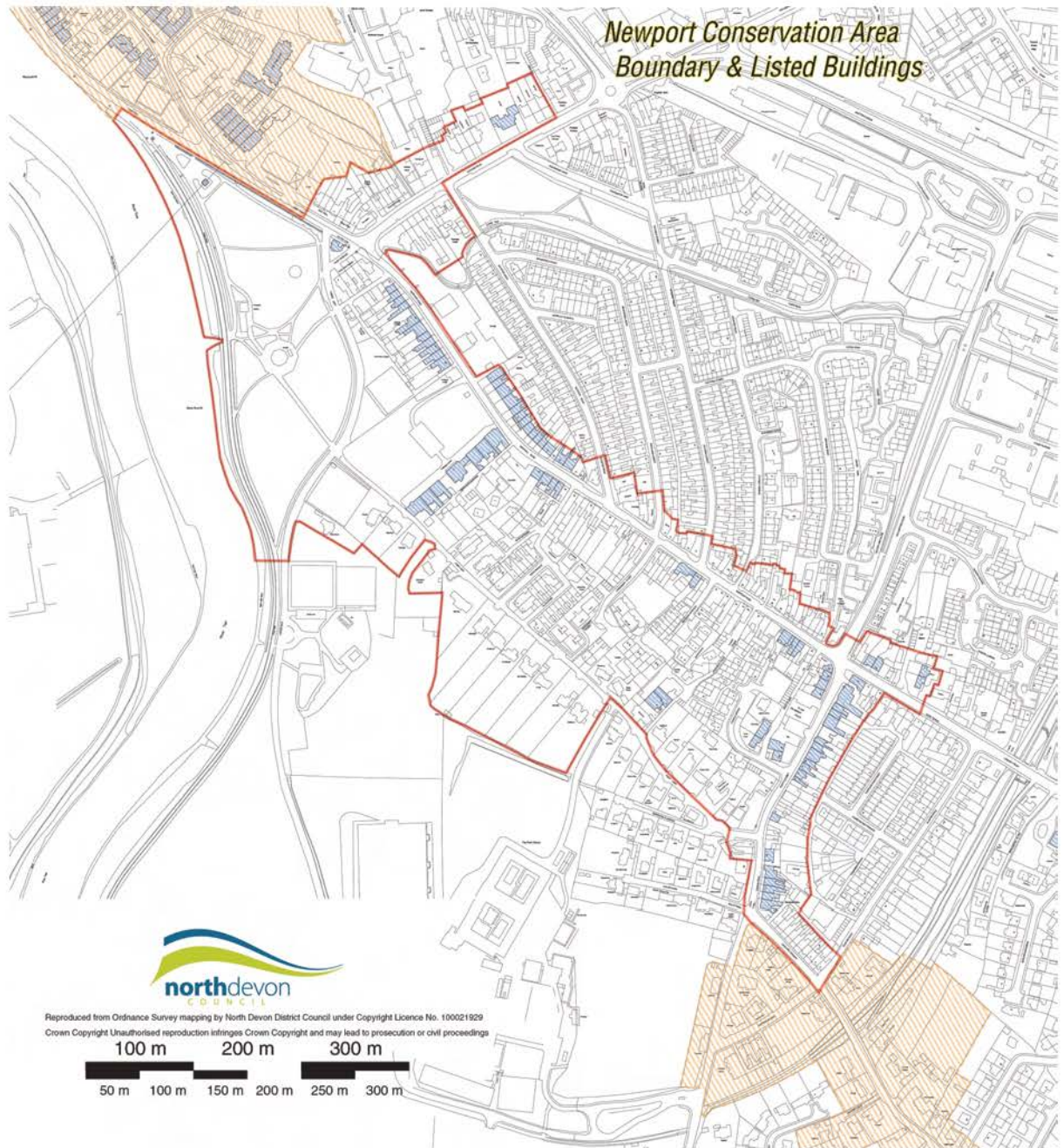
IV - Architectural Features

V - Key Views

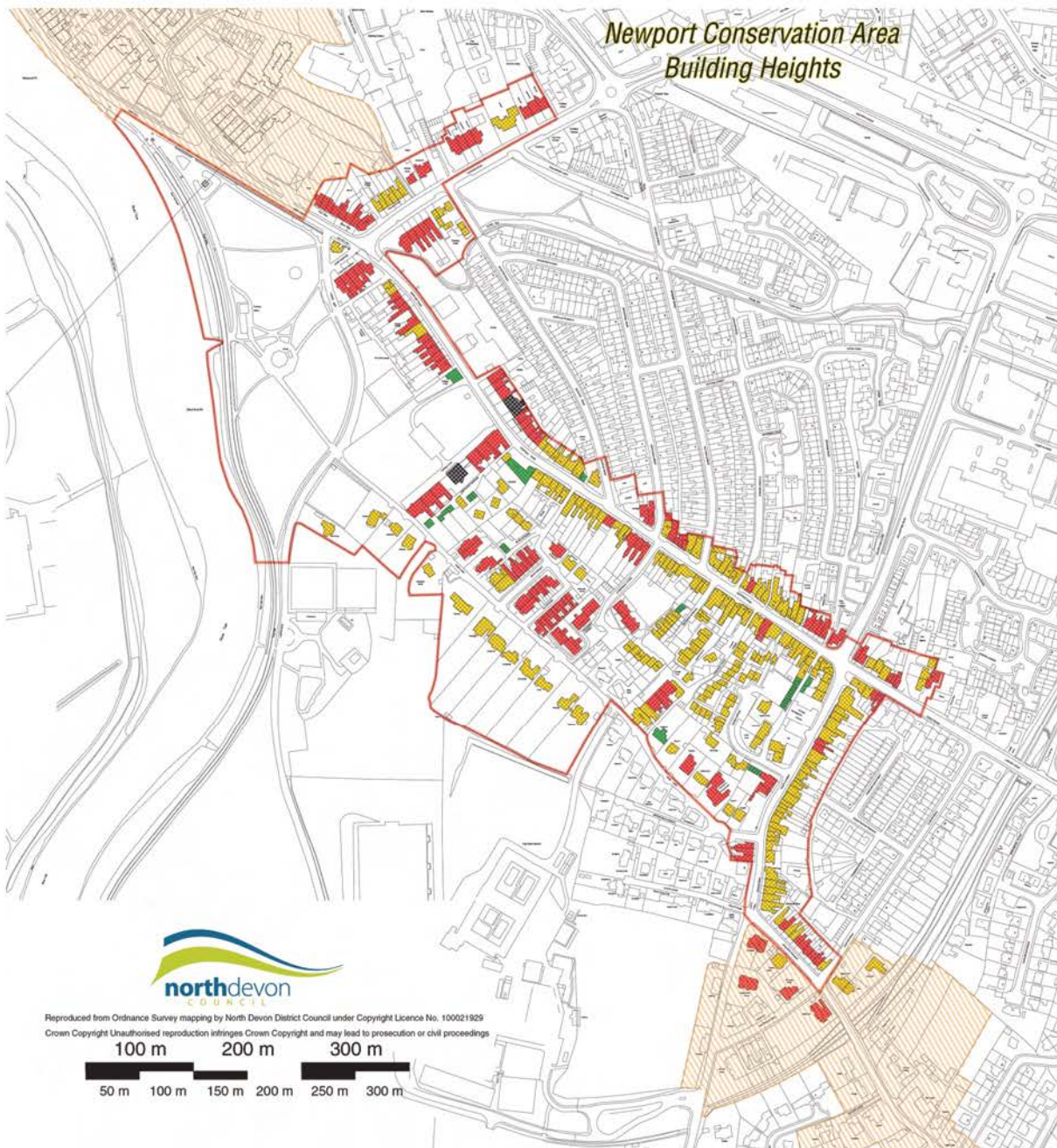
VI - Boundary Changes

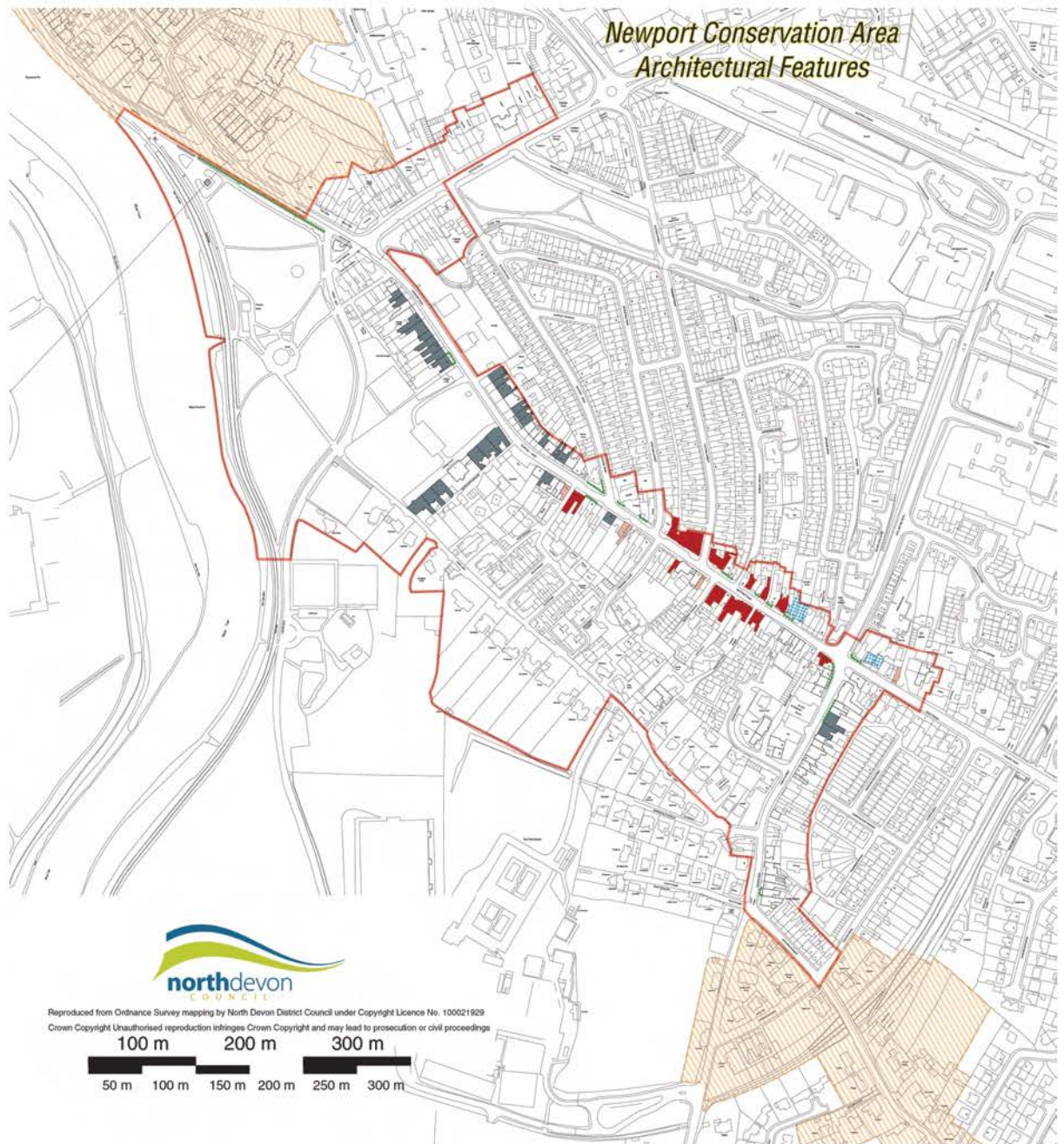
Key To Mapping

	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		External Views
	2 Storey Building		Internal Views
	3 Storey Building		Focal Point Of Views
	4+ Storey Building		Key Viewpoint
	Area To Be Added To Conservation area		Prominent Bay Window
	Area To Be Removed From Conservation Area		Prominent Bow Window
	Buildings With Active / Vacant Shopfronts		Negative / Positive Public Seating
	Residential Conversion Retaining Historic Shopfront		Positive / Negative Bollard
	Building With Decorative Doorcase		Negative / Positive Street Lighting
	Public Green Space		Memorial - ie. War Memorial
	Building In Poor Condition		Mosaic Feature
	Area For Potential Enhancement		Important Tree / Tree With Tree Preservation Order
	Building Set Back & Below Street Level		Miscellaneous Feature (Labled)
	Scheduled Ancient Monument		Miscellaneous Linear Feature (Labled)
	Intrusive Overhead Lines		Railings As A Positive Streetscape Feature
	Historic Post Box		Railings As A Negative Streetscape Feature
	Focal Streetscape Feature		River / Aquatic Feature
	Negative / Positive Signage Feature		Public Right of Way
	Historic Telephone Kisok		



4 Conservation Area Mapping





4 Conservation Area Mapping

