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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 41 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 Chulmleigh 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.

1.4 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.

1.5 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.

1.6 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

2.1 The existing Conservation Area for Chulmleigh was designated in May 1978. Over the years attitudes towards architecture have changed, buildings considered unimportant as little as 30 years ago are now better valued. This is particularly true of buildings from the Victorian period.

2.2 The appraisal and review of the Chulmleigh Conservation Area was begun in May 2011. The appraisal is an opportunity to define what it is about the Chulmleigh Conservation Area which makes it a special place worthy of being protected for the future. There is also an opportunity to re-examine the existing boundary with the possibility of extending to include buildings previously overlooked or constructed subsequent to the adoption of the conservation area. Equally there is the option to reduce the size of the conservation area where its character has been eroded, or was not fully justified in the initial designation.

2.3 An analysis of the established character of the village will also provide important input into plans drawn up by the local community under provisions of the Localism Bill.

3 Facts and Figures

3.1 The conservation area covers an area of 10.1 hectares (25 acres). Of the buildings within the conservation area 65 buildings are included on the 'List of Buildings of Special Architectural or Historic Interest' (Listed Buildings). Both the overall size of the conservation area and the number of Listed Buildings which it contains are unaltered by the 2011 boundary changes.

Listing Grade	Number of Entries (Some entries cover more than 1 property)
I	1
II*	1
II	63

A list of the Listed Buildings within the Chulmleigh Conservation Area is given in Appendix 1

3.2 There are no scheduled ancient monuments within the boundaries of the conservation area, or in the immediate vicinity although the remains of a castle can be found 2 kilometres due east from Chulmleigh, just North of Stone Barton.

The parish church dominates the skyline of the village in this view from Leigh Road and Dartmoor View.



4 What Makes Chulmleigh Special?

4.1 Chulmleigh is a village with a long history and retains buildings and features from a wide range of periods from the past 700 years. Its character is varied, with buildings from the 16th century to the modern day, and yet manages to present a consistent and ageless charm and a feeling of rural calm in the modern world.

4.2 Retention of features such as expansive areas of cobbled surfaces and the good level of maintenance of the majority of its historic buildings combine with its landscape setting to create the attractive environment of the village as it is today. It is its appearance as an 'ideal' village together with availability of local services which continues to make Chulmleigh an attractive place for people to live

4.3 Although an attractive village with much to offer for visitors to explore and discover it has avoided being taken over by tourism and has retained a quieter and less hurried feel as a result.

5 Historic Development

5.1 The first written reference to Chulmleigh can be found in Domesday Book, where it is referred to as 'Calmonleuge'. As such it is known that the settlement was in existence prior to 1086, with Saxon origins from perhaps as early as the 9th century.

5.2 The name Chulmleigh is thought to be a corruption of 'Coelmund's leah' with a leah being the Saxon term for a forest clearing.

5.3 Chulmleigh historically formed part of Witheridge Hundred. Many derivations of the place name were documented, including Chamundesleg in the 1219 Assession Rolls, Cheaumeleghe between 1260-80, recorded in The Episcopal Registers of the diocese of Exeter and finally, by 1675 the more familiar place name of Chulmleigh is recorded.

5.4 The oldest building now standing in the village is the parish church. This was built in the 13th century as a collegiate church, although only a small amount of fabric survives from this time and the majority of what we see today is of 14th century date, later 'restored' in the 19th century by Ashworth. Collegiate Churches were run by a college of canons, in a similar way to that in which cathedrals are run with the major difference that collegiate churches are not the seats of Bishops. Despite this a collegiate church needed a large income to maintain both the building and its religious community. This was often achieved by holding large areas of land to either manage directly or to rent to tenant farmers. These churches, like cathedrals, would have had separate nave and choir areas for use by the congregation and the clerical community respectively.

5.5 Chulmleigh must have been an affluent and expanding place in the 13th century as, at the same time the church was being built, it was granted a borough charter in 1253 allowing weekly markets and an annual fair as well as allowing the burgers of the village to appoint aldermen as civic representatives. The charter also had the effect of making Chulmleigh into a Town. Henry III was recorded as having been a very pious king, spending money on renovating abbeys (including Westminster Abbey) and often being delayed in his journeys by insisting on stopping to hear regular masses. It may be that the granting of the charter was the result of lobbying from the newly formed collegiate church in Chulmleigh.

5.6 A small part of Chulmleigh's wealth and success, as well as why it was founded where it was, lies in the fact that it was on the old main road from Exeter to Barnstaple. The majority of the wealth of Chulmleigh was linked to the wool trade, with weaving being the focus of local activity. Chulmleigh was a local centre for the manufacture and trade of cloth, and its export via Barnstaple, and its prosperity reached its height in the late 17th and early 18th centuries.

5.7 This prosperity led to the building of a great many large Georgian Town Houses, often for wealthy wool merchants, sitting amongst older agricultural buildings and farmers' or labourers' houses and cottages for the local farming community. Local money also allowed for the building of good examples of non-conformist chapels during the late 18th century, the former Methodist Church along South Molton Street and the grade II* listed Congregational Chapel along East Street being excellent examples.

5.8 As the birth of the factory system occurred in Derbyshire and Nottinghamshire in the early 18th Century and mass production exploiting water-power began to take off, the manufacture of cloth in Britain began to focus on the north of England and production in Chulmleigh, as well as the profitability of the trade, began to fall as smaller weavers could no longer compete.

5.9 The 18th Century brought further setbacks for Chulmleigh as it lost its prominent position for trade between Exeter and Barnstaple when a new Turnpike Road was opened in 1830, bypassing Chulmleigh, between the two towns. This was compounded when, in 1854, a railway opened between Exeter and Barnstaple, again bypassing Chulmleigh. The positive benefit of these events was that the town came under less pressure for expansion and change, allowing it to retain its character and history.

5.10 It is an oddity that New Street runs along the north and west edges of the Churchyard. This is the heart of the historic settlement and clearly none of the streets here are going to be in any sense 'new'. The explanation can be traced to a significant fire in Chulmleigh in 1803, which was so severe that few buildings remained standing along 'Pound Lane'. The area was cleared and the street re-built as the eastern section of 'New Street'. The section of Pound Lane where buildings did survive was also re-named. So in a sense there is nothing new about this street or its orientation, only the buildings along its eastern end.

5.11 By the beginning of the 19th Century Chulmleigh could no longer protest to be a Town, however by a quirk The Royal Charter issued back in 1253 still applies, just as countless other charters do elsewhere across England. It is for this reason that the modest village retains relics of its more prosperous past, such as the Town Hall.

5.12 Over the course of the 18th Century the local population also fell, from 1,400 in 1801 to under 1,200 in 1901 in line with the decline of local industry.

5.13 Following the Second World War a series of settlements in Devon were identified as 'Key Settlements' which should expand and attract facilities which could serve the wider area as well as the village community. Chulmleigh was identified as one of these and it is as a result of this that Chulmleigh gained many of its community facilities, such as the Community College, Sports Hall and medical centre, but for the same reason a large area of relatively characterless modern housing grew up to the north of the Village.

Archaeological Background

Prehistoric

5.14 No archaeological sites dating to the prehistoric period have been recorded within the conservation area. Sites dating to this period are recorded in the area surrounding Chulmleigh, which include flint scatters, earthwork enclosures recorded as cropmarks, Bronze Age barrows and hand axes, all within 4 kilometres of the conservation area.

Romano-British

5.15 Known Romano-British archaeological sites are fairly sparse in the area and none are recorded within the conservation area. The only site recorded within 5 kilometres is to the south-west, and is considered to be a roman road because of its directness and tendency to follow the line of the parish boundary.

Post Roman-Saxon

5.16 No archaeological sites dating to these periods have been recorded within the conservation area. There are what is thought to be remains of a late Saxon or early Medieval castle, just north of Stone Barton. Quantities of iron slag have been found within the enclosure.

Medieval-Modern

5.17 By 1195 Chulmleigh was passed to the Courtenays as part of the great honour of Okehampton. Chulmleigh remained in the control of the family until 1539.

5.18 Like many Devon market towns Chulmleigh prospered throughout the 17th and 18th century, boasting a successful woollen industry, a market and three cattle fairs. The woollen industry had practically ended by 1800 but the cattle markets and fairs kept the town going economically for another 50 years. Eventually new sheep and cattle markets were set up at Eggesford and South Molton, being well connected by railway stations, directly impacting upon the income of the Chulmleigh farming community. There were many other professionals who had established themselves in the town including a wine and spirit merchant, malster and hop merchant, saddlers, milliners, tailors, wheelwrights, watchmakers, machine maker, two surgeons, bookseller and printer, pubs and taverns and several bakers, indicating a rather bustling and self sufficient community, but many of these professionals either leave or at least cease to be economically active in Chulmleigh by the 1880's.

5.19 There are two mills in operation around 1800, Park Mill, south-east of the conservation area and Colleton Mills north-west of the conservation area. A fulling mill was documented in the location of Park Mill as early as 1292 and there is also reference

to manufacture of woven cloth in Chulmleigh at the end of the 14th century. Colleton Mills has a more extensive range of buildings dating from the 18th-19th century. The mill was converted to a different business in the 1980s, but both mills are still named on modern maps. During the late 1880s open cast working for extraction of gravel is evident on the flood plain, south-east of the conservation area, and a working quarry in this location is shown on the Ordnance Survey 1904 second-edition 25-inch map. The quarry is no longer in operation today.

Archaeological Potential

5.20 Archaeological evidence indicating prehistoric settlement is recorded in the wider landscape and documentary evidence suggests Chulmleigh may have Saxon origins. To date, no archaeological evidence has yet been recorded in the conservation area dating from the Prehistoric period through to the Saxon times. This probably reflects the paucity of archaeological work undertaken in the area, rather than the absence of such sites. Historic maps indicate that the area may contain evidence for former historic field boundaries, which would survive as infilled ditches and may provide evidence for early land division. Buried evidence for former buildings or structures may also be present and these may be affected by any development within the historic core

6 Landscape and Setting

6.1 Chulmleigh sits atop a short ridge of high ground on the North banks of the Little Dart River, 2 kilometres to the East of the River Taw. It sits along the old main route between Barnstaple and Exeter, only slightly closer to Barnstaple than to Exeter.

6.2 Remnants of woodland and forest can be seen along the banks of the Little Dart as well as on some of the more steeply sloping ground around the village. This relates well to the name of the village, the 'leigh' of which refers to a forest clearing.

The view to the south through the lych gate of the parish church. The edge of Dartmoor is just visible on the horizon to the right, while the woodlands of the Little Dart valley are visible in the foreground.



6.3 The lower ground nearer to the Taw would have provided more fertile farming land on which to found a settlement, however the position of the village in a landscape of castles (Haywood Wood has two Motte and Bailey castles 1.8 kilometres South-West) and defensive earthworks (Stone Barton 2.3 kilometres East) suggests that the location was selected for the purpose of defence and shelter rather than for ideal exploitation of local resources and land.

6.4 The names of some local landscape features help to reinforce an Early Saxon date for the village. Examples such as Haywood Wood which feature a doubling up of descriptors are typically explained by incoming groups of settlers asking locals what they called certain areas and then adapting the name into their own language without fully understanding its meaning.

6.5 Chulmleigh stands on the wide band of Carboniferous sandstones and shales which stretch across the central part of Devon. Although not the best of building materials these are ideal where they can be protected from the elements by render, limewash or slate hanging.

7 Key Views

7.1 Chulmleigh's streets create some intriguing and eye catching views. Due to the pattern of the various junctions almost every view along a street is terminated by an elaborate corner building, an area of civic space or an interesting piece of street furniture.

The view south-east along Fore Street ends with the grade II listed Town Pump as an unusual and decorative streetscape feature.



7.2 Perhaps the best example is the view south-east along Fore Street to the Town Pump (grade II listed). The decorative iron base supports a glazed lantern, although this replaced an iron sign which previously directed people to the Kings Arms before that pub closed. The lantern is supported on brackets featuring the heads of mythical beasts and the pump handle is located on the south side of the structure. Painted in a striking blue it is an oddity which is not understood until the south side is seen and its function as a former civic water source is realised.

7.3 Similarly views South along South Molton Street end with the K6 telephone kiosk (grade II listed) on Red Lion Square, again acting as a focal piece of traditional street furniture.

Views South down South Molton Street are enclosed by vernacular cottages, leading the eye to the listed telephone box in Red Lion Square.

7.4 The view West along the East end of Fore Street ends with Rainbow House, with its decorative Georgian 'Gothick' style pointed arch windows and decorative doorway keystone in the form of a human head which forms an interesting and imposing focus for this view.



7.5 New Street looking East ends in the public square outside of the Red Lion. This opening out of the view into the wider space of the junction and the civic square is particularly pleasing viewed along the relatively narrow and enclosed space of New Street at its eastern end.

7.6 Even the modest Academic Lane ends looking North with a view of the facade of the Congregational Church set on its raised plot behind its railings and burial plots, with the glazed vine house of The Vicars Stalls built along its western flank.

7.7 The Square, to the east of the parish church, is a delightful meeting of private houses and public space, with the war memorial and its well tended flower beds being the focal point in the centre of a courtyard of re-laid traditional cobbles. The buildings here too are a mix of the warehouses and storehouses at the rear of Fore Street and the grander houses of the merchants who grew wealthy from the cloth trade. The buildings and the space are well kept and maintained and the space provides a startlingly tranquil space set just a few metres away from the relative bustle of Fore Street.

From the East of East Street views are possible into the countryside setting of the village.



7.8 East Street is perhaps the only street within Chulmleigh where views along its length do not terminate in a dominant building or feature, although at the East end views are possible out into the surrounding countryside.

7.9 The very best such views in Chulmleigh are to the South, over the valley of the Little Dart River and the gently rolling countryside beyond, dotted with small pockets of woodland, and ultimately out to the rising mass of Dartmoor on the horizon. This view is possible from

the lych gate steps of the Parish Church, overlooking the headstones of the cemetery, and from just to the west of the conservation area in the aptly named new development of 'Dartmoor View'.

7.10 Similarly views of the village from the surrounding landscape are best from the South and the East. The tower of the Parish Church standing as an identifiable feature within the landscape which can even be seen from the northern edge of Dartmoor.

7.11 Views to the east are possible from the footpath beside 'Greenwood' to the West of the Church, however the view is curtailed by the hedgerows and trees which form the nearby field boundaries.

7.12 Perhaps the only direction in which no significant external views are possible is the North, where modern development and the gently rising slope blocks any distant views in this direction.

8 Architectural Character

8.1 Chulmleigh today retains an array of buildings of various ages and social status. The majority are from the Georgian period and range from surviving examples of warehouses or stores and agricultural or workers' cottages up to the large grand townhouses of the cloth merchants.

8.2 Overall the village and its buildings have a well cared for appearance and on the whole have avoided inappropriate and unsightly additions and alterations over the years. The result is the attractive village we see today.

8.3 There are, however, areas which have differing characters; three such distinct character zones have been identified. The largest part of the conservation area is characterised by long streets of townhouses, providing an enclosed feeling to the public spaces where the buildings themselves form the major part of the character.

8.4 Then there is a large lower density area, focusing on the Church and the Old Rectory together with Davy Park. This area is more easily characterised by the interaction and relationship between their small number of detached buildings and the open spaces between them. Boundary features are also more common in this area and make a greater contribution to its character.

8.5 The final character area is The Square. Although a very small space it has a distinctive character all of its own, with buildings facing into the cobbled square which represents the largest single expanse of cobbles surviving within Chulmleigh today, with the war memorial at its centre.

The Square Character Zone

8.6 Set just beside the Church, between the Churchyard and Fore Street, is The Square. The area is neatly enclosed and separated from the rest of Chulmleigh and has a distinct feel and character.

8.7 Although cobbled surfaces are a feature found in fragments throughout the village, it is only in The Square where a consistent and significant area of cobbles creates such an intrinsic part of the character of the place, as well as providing a key element of the streetscape setting of the buildings.

8.8 The central focus, in its sea of cobbles, is the village war memorial and its modest memorial garden, excellently cared for and maintained, behind equally well maintained railings.

The cobbled surface of The Square provides the setting for the enclosing buildings as well as the central war memorial and garden.



The Square are themselves striking in both their scale and form, and are again well maintained and relatively free from unsympathetic later alterations. A few also have decorative Georgian features, such as doorcases and bay windows (The Cottage and Sunnyview)

8.11 The buildings vary from the grand houses of successful merchants on the North and West of The Square to warehouses and civic buildings on the South and East. The Globe public house on the southern side was originally two houses, one of which later incorporated a shop and the other (West end of the current public house) was home to the Literary and Scientific Society in the 19th century, retaining timber panelling on the ground floor in what was the meeting room.

8.12 Granary Cottage, a converted grain warehouse with winch door on the upper floor, is the last property along the east side of The Square and despite its different function and appearance as a more commercial building it still blends into the fabric of The Square, by virtue of its good condition and scale. A very interesting feature is the main double entrance archway, which has its sides peeled back halfway down to allow wider, low, carts to pass through for unloading. The exposed stone construction is reflected in the exposed stone ground floor of The Cottage and the rear elevation of the Town Hall and contrasts well with the stone cobbles.

Church and The Old Rectory Character Zone

8.13 The southern part of the Conservation Area forms a zone of lower development density arranged about two focal points; the churchyard and The Old Rectory.

8.9 The cobbles here have been relaid and re-set, not in the most traditional fashion but rather as a compromise considered to have some 'safety' benefit, although whether there was a safety issue which needed to be overcome is in itself debatable. Despite this the eye is hardly drawn to the detail of setting when confronted with such a large area of cobbles pavement and the initial impact does not focus on such small scale issues.

8.10 Although the war memorial is the central feature which first catches the attention as a person enters The Square, it is far from being the only thing of interest. The buildings which enclose

8.14 The Old Rectory, from a public perspective, is elusive and hidden. Only glimpses of its roof and the sight of outbuildings hint at its scale and grandeur, reinforced by its significant boundary walls and imposing entrance gates and gatepiers.

The Old Rectory, despite being an impressive and significant building, is hidden from view with only its impressive gates and stone walls on public display.

8.15 The house is orientated looking south, both to take advantage of natural daylight but also for the stunning views to the South and towards Dartmoor. Although The Old Rectory itself is not listed its gates and their gatepiers are, as well as a subterranean grotto dating to the early 19th century. The grotto is lined with various limestone fossils and is a feature which became popular in the grounds of grand houses during a period in history when interest in, and understanding of, the natural world was rapidly improving.



8.16 On the northern boundary of the property runs Windy Cross with the length of tall rubble stone boundary wall, topped with red clay coping tiles on one side and the open space of Davy Park on the other side of the road. At the far east end of this zone stands the former school, now disused and one of the few buildings in the conservation area in a poor condition, and a thatched semi-detached pair, Penny Cottage and The Chimes. Penny Cottage has poorly detailed uPVC replacement windows, featuring top hung opening lights and bulky frame profiles completely out of character to the age and style of the property. The chimes has modern timber casement windows with false lead detailing which is equally uncomfortable and out of character with the property.

8.17 To the west New Street wraps itself around the open space of the Churchyard, with detached buildings spaced around the circuit, as well as terraces of cottages, some of which survive (at least in part) from before the major fire of 1803. The open space of the cemetery to the South and the elevated position of the Churchyard allow some excellent views out to the South, while the tower of the church itself makes a landmark which can be glimpsed from many locations around the village.

8.18 The short Georgian terrace of 1-3 The Green is at the North Eastern edge of this character zone. The largest of the properties (number 3 - 'Bryants Cottage') features a Georgian doorcase and a green man carving, almost identical to another found further east along New Street. These features link with the human head carving on Rainbow House at the end of Fore Street.

8.19 Another Georgian terrace runs from Shaplands Cottage to the Fire Station. Shaplands and its neighbours retain more of their original features, such as timber sash windows, than do the properties at 1-3 The Green. Shaplands Cottage, together

with the property neighbouring the Fire Station (also called 'The Green') also have elaborate timber doorframes, featuring small projecting flat roofed porches supported on pilaster columns.

The west end of New Street retains older vernacular buildings which survived the fire which ravaged the eastern half of the street.



8.20 Beyond this point, heading west and rounding the corner in New Street, we enter into a part of the street which escaped the worst of the 1803 fire. Thatched roofs dominate here and the architecture of the cottages is more modest and vernacular. Peel House is the final exception, being the former village police station and dating from the early 19th century. The building has been altered internally, but retains features which tell of its former use, such as two blocked windows which provided light to the two cells and still retaining their iron grills. Some windows also retain their 'diamond' pattern glazing as originally constructed.

8.21 Properties such as Rice Cottage and Rockway define the traditional character which gives the village its identity. The buildings are also highly visible and inviting along the approach on New Street. Not only does roof covering change to thatch in this area of the village but the Georgian and Victorian sash windows, so dominant throughout the bulk of the village, give way to simpler casement windows, with 3 light arrangements being predominant.

The West of England fire insurance plaque on Rocklands.



8.22 Rocklands at the North of New Street features an increasingly rare fire insurance plaque on its upper wall. Before the days of a national fire service various insurance bodies operated their own fire service, although their teams would only tackle fires in insured properties. These plaques allowed the fire teams to quickly identify properties which were covered by them. This particular plaque is from the 'West of England Fire and Life Insurance Company' established in 1807 by Samuel Milford (Deputy Lieutenant of Devonshire) as a response to a devastating fire in Chudleigh in May of 1807. The company was the first in England outside of London to offer life insurance and despite its provincial title had offices in most of England's major towns by the late 1820's, with its headquarters in Exeter. The

plaque features a figure of King Alfred and was the emblem of the company. The first fire engine the company purchased still exists today and the company itself (through merger with the Commercial Union Fire Insurance Company in 1894) is now part of the Aviva Insurance Group.

8.23 Fragments of cobbled surfaces also survive along the front walls of several properties, and although these cobbles have not been relaid like those in The Square, the fragmentary nature of their survival lacks the impact which a large expanse of cobbled surface achieves.

Appendix 3(V) shows the locations of surviving cobbled surfaces visible in Chulmleigh

8.24 Further along New Street stands Rock Terrace. Numbers 1 and 2 Rock Terrace retain further original window arrangements, being a mix of 2 and 3 light casements. The partially exposed stone walling at Number 2 would not be a traditional feature. Often in cob buildings a well laid stone plinth wall might be left unrendered as the purpose of the render was to protect the weak cob and this protection was not required for the stonework. However the seemingly random effect on this property, with the top and bottom few feet, and a section around one window being rendered and the rest of the wall left exposed is in no way traditional, but rather an aesthetic choice by a recent owner. Render was typically used to either hide unattractive rubble stonework, or to provide weather protection to stone or cob walling which was not sufficiently weathertight without an extra layer of protection. The relatively steep roof pitch on the terrace may hint that the row was originally thatched, and this would certainly fit with other properties within the immediate area. It is also easy to understand why owners of property may have chosen to abandon thatch in favour of less flammable materials in the wake of the 1803 fire.

8.25 The gap between Rock Terrace and Greenwood allows views up a narrow green lane with a cob boundary wall to one side. From the end of the lane views to the North and West are possible, as well as views to the outbuildings of 'Rocklands' to the South.

8.26 On the East side of the street here is a tight knot of cottages and workshops. Clearly this was a more industrial portion of the village, with Greenwood on the opposite side of the street featuring a set of sliding timber workshop doors suggesting some agricultural or early light industrial use. Property names like 'The Old Forge' speak of former uses in the area. Interesting views into this knot of buildings are also possible with views past Church Cottage where the top of the church tower is just visible. Also, from what can be seen of the properties and their outbuildings it is possible to see buildings which may have incorporated stables and coach-houses or cart sheds, Amber Cottage attached to The Old Forge being the prime example.

8.27 The Southern side of the churchyard is more diverse, with the open space of the cemetery, the stone retaining wall of the churchyard with its regular pattern of buttresses, while the modern bungalow at Rock Top stands out amongst its more vernacular neighbours as an oddity.

8.28 Glebe Cottage may well be amongst the oldest secular buildings within the village (late 17th century in origin with later alterations), the upper floor featuring three light casement windows with true leaded light windows. Behind the thatched cottage stand a series of agricultural outbuildings and barns. The building obviously had agricultural origins, as the property fronts into the yard and towards the outbuildings and shows its back to the street, and from the name was probably built by the church to be a residence for a tenant farmer.

Village Centre Character Zone

8.29 The remaining character zone is the largest within the Chulmleigh Conservation Area and consists of the length of Fore Street, East Street, South Molton Street and Shoot Street, together with Academic Lane and the easternmost section of New Street. With the exception of the far east end of East Street and Shoot Street the buildings here are almost all the townhouses of the relatively affluent members of Georgian society, the merchants, highly successful artisans and occasional shopkeepers. Indeed the main difference between these houses centre on whether the entire house is a private residence or whether the ground floor had, or still has, a commercial role.

8.30 The vast majority of the houses in the latter category are found on Fore Street, although the Western end of East Street and the Southern section of South Molton Street also feature traditional shopfront elements on their ground floors.

The land at the eastern end of East Street slopes away, leaving cottages which flow naturally down the slopes.



8.31 East Street retains a greater number of thatched properties, particularly at its eastern end, but generally along most of the street. Away from the centre of the village the inhabitants here were likely less affluent and unable to afford extensive renovations of their properties allowing for more locally vernacular properties to be retained. The terraced row of cottages from Sharlands to Greenslade is particularly striking. The ground here begins to slope downwards and the building follows the lay of the land, seeming to flow down the hillside. Its mixture of twin, triple and quad light windows of

varying sizes and ages, together with a single sliding sash at the east end of the property, add to its natural character. The heavily whitewashed stone construction also adds a texture and flow to the front wall.

8.32 Next door Ladymede and Greenacre are very similar in their scale, but are on more level ground, lacking the interest that the articulation of their neighbours provide. Interestingly Greenacre features several tall stone chimney stacks, including one along the front wall but very close to the corner of the building.

8.33 East Street also retains a good proportion of cobbled surfaces, with two good sections running across the frontages of the two rows of properties mentioned above, but other examples also apparent closer to the centre of the village. There is also a raised cobble pavement and stone retaining wall on the opposite side of the street in the direction of Riddings, just to the east of the conservation area.

The grade II* listed Congregational Chapel stands opposite Academic Lane with its raised burial area set behind impressive iron railings.



8.34 Despite the relative lack of remodelling of these properties, some at this end of East Street clearly did have the means to make fashionable improvements to their property. Culverhill House, whilst retaining its modest vernacular 3 light casement windows, has a Georgian era front door, with rusticated quoining surround and even a glazed overlight over the door itself. On the opposite side of the street stands the grade II* listed congregational chapel, an elaborate and large example of a non-conformist chapel illustrating the wealth and patronage of local religious dissenters in the very early 18th century.

8.35 Next door to the chapel is The Vicars Stalls, a grand thatched house, but of a standard higher than those further east. Here we have high quality roughly coursed rouble masonry walls, of sufficient quality to need to limewash or render weather protection. The windows here are mullion and transom casement windows to the right hand ground floor with the more regular three light casements above and to the left, all with slate windows sills. The front of the building also has a Victorian post box built into the wall. The front door is a 6 panel timber door, but within the internal porch is a geometric encaustic tile floor of the Victorian period and a stunning stained glass panelled door of the same period through to the interior of the house. The building also has an established growth of wisteria across its front, between ground and first floor.

8.36 Willows and The Cedars make for an interesting pair. A rendered Georgian property which unusually presents its gable end to the street the central ocular window high in the gable is split in two between the two properties. The remainder of the fenestration consists of round headed sliding sash windows, two to each side on the first floor and one on the ground floor beside the front door to each property. The property is also one of the few set back from the road edge, having a small front garden behind railings strung between brick pillars topped with balls. The sloping lean-to additions to either side are not original, and their differences upset the symmetry of the original building, although that on the left hand side is a relatively good addition which does complement the original element well.

Silver House in East Street is of similar date to The Old Court House in South Molton Street, making it the oldest private residence in the village.



8.37 Near the junction with the Royal Charter Park development there is a group of modest vernacular cottages, those on the south of the street having thatched porches not seen further to the east. Silver House lacks this porch feature but rather has a very low and wide front door, together with an axial stack chimney, which suggests that this property has rather early origins. Suggested in its listing entry to be early 16th century, the thatched roof and roof timbers are blackened by smoke on the underside, indicative that the property was originally an open hall house with a central hearth and no chimney. The axial stack was a later addition, early chimneys being a costly investment that property owners often had placed on the front wall near the main entrance so that guests and passers by would be able to see them.

8.38 Dunns House represents the first grand Georgian residence along East Street and retains a startling array of original features, such as its 8 over 8 unhorned sash windows (2 slightly narrower windows are Victorian marginal glazed horned replacements). Several windows even retain traditionally made glass, most likely cylinder glass. Doorcases incorporating overlights also feature on the property and make a good contribution to its character and its appearance.

Dunns House retains traditionally manufactured window glass, in this case 'cylinder' glass.



8.39 The final stretch of East Street at its western end is dominated by more formal Georgian buildings, constructed on principles of symmetry and proportion, featuring sliding sash windows and often doorcases or bracketed porches (such as at The Old Manse). This culminates in The Red Lion and The Chulmleigh Bakery opposite. The bakery is the only building along East Street to incorporate a traditional shopfront. The random stone cladding at the base of the wall detracts from the character and appearance of the building, which has an otherwise simple and elegant appearance provided by its crisp render and regular fenestration.

8.40 Fore Street is dominated by Georgian townhouses, with shops in their ground floors. Very few have elaborate doorcases, but several retain high quality traditional shopfronts. Windows are predominantly 6 over 6 sashes, although some examples have been replaced with 2 over 2 examples, and a few of the houses have 3 over 6 shortened sashes on their upper floors (ie. Tossels House and Hill House) or later Victorian marginal light sashes (number 2 Fore Street). A few properties have wider original 8 over 8 sashes (Colmer House and Combe House).

8.41 To the north of the Town Hall the buildings are typically 3 storey, while to the south and east 2 storey buildings are more typical with the central crossroads being the focus of the highest density, and height, of development.

8.42 Shopfronts vary in style and date. Several have recessed doorways incorporated into the shopfront, while others have shopfront display windows with standard doors set slightly to one side.

8.43 Cobblestones and 15 Fore Street at the east end of the street are the only significant examples of the use of brick along Fore Street, and even then Cobblestones has had its brickwork painted white and now largely blends with the rendered properties which are dominant here.

8.44 Rainbow House is a significant corner building, incorporating Gothick style pointed windows. This architectural style was a Georgian precursor to the Victorian Gothic Revival, while the latter was based on scholarly duplication of medieval form and technique. The 'Gothick' precursor was very much a stylised interpretation of medieval forms.

8.45 Hill View and Well, visible at the far east end of Fore Street beyond Rainbow House, are a pair of cottages more reminiscent of those found along East Street, although incorporating a full width open projecting porch across the frontage to either side of a central axial chimney stack.

8.46 South Molton Street represents a move towards the modest cottages along East Street, although here there has been a greater extent of alteration throughout the years. Many more windows have been replaced with sashes, often 2 over 2 Victorian examples, and a lone orial bay window (Coriander Cottage) stands out on the west side of the street.

The Old Court House retains many original features, including its mullioned casement windows, is grade II listed and dates to 1633.



8.47 The 20th century insertion of the red brick Winston Pincombe Garage in modest art deco style immediately beside the Old Court House of 1633 is an odd arrangement. Although in some respects there is a great degree of continuity, the coaching inn would be a place to stop and rest and refuel horses and men on a long journey, while the garage with its fuel pump is in many ways the modern equivalent. The Old Court House itself retains a series of 17th century timber casement windows set between ovolo mullions, one of which on the ground floor has been truncated from 6 lights down to 4 in order to provide the front door.

8.48 Bolberry and its neighbour Chelmscott retain features such as their wide front doors and a series of 3 light casement windows. At the same time Chelmscott has a later ground floor bay window and one of its upper floor windows remodelled and enlarged as a 2 over 2 sash window.

8.49 Further up the hill is the former Methodist Chapel of 1883 in polychrome brickwork and with a decorative punched barge board on its street facing gable end. The former Manse on the opposite side of the street and presently just outside of the current conservation area is in similar polychrome brickwork.

8.50 Houses such as Mid Devon House also feature incised render decoration, a technique of scraping lines into render while still curing to replicate the bond joints of ashlar stone masonry. Countless re-painting cycles have deadened the impact but the feature can still be seen on a handful of properties around the conservation area. This same property also features hood moulding over its windows in the late medieval or Tudor style and heavy but ornate iron brackets for its projecting porch. High Gables and The Firs have a similar, although double length, porch arrangement although only the central bracket is original and this is not so elaborate as those on Mid Devon House.

8.51 Shopfronts also survive along South Molton Street, although the Old Bakehouse has the only convincing example. It is possible that the bay window on Chelmscott may have served as a modest display window for a small family shop.

8.52 Chulmleigh has a wealth of unique and quirky buildings, one such example is the timber fronted Chulmleigh Hardware building at the bottom of Leigh Road.

8.53 Leigh Road (formerly Shoot Lane) is mainly dominated by the various incremental additions and extensions to the rear of properties fronting South Molton Street, and the lower level of the lane gives these buildings additional perceived height. Also along this side are various traditional outbuildings some of which have been converted to residential use (Bluebell Cottage), and a number of modest cottages. To the opposite side stand properties such as White Hart with its decorative doorcarse and small projecting porch supported on chunky carved scroll brackets.

Leigh Road has a pair of vernacular cottages typical of those found throughout the village, particularly along East Street and the western end of New Street.



8.54 Bramble Cottage and Braileys are further examples of older cottages of the East Street type, with 3 light casements and thatched roof. The neighbouring Omega and Tremowal are rare examples of red brick fronted houses within the conservation area, although the side walls are constructed of local stone as a cost saving measure. Quality red brick is not produced in North Devon and would have needed to be imported. The frontage also has a pair of bay windows extending from ground to first floor, again an uncharacteristic feature within the village where bays are infrequent and where this is the only double storey example.

9 Boundary Changes Adopted January 2012

9.1 The appraisal process carried out in mid 2011 identified changes to the original conservation area boundary (as adopted 1978). These were adopted in January 2012 and are as follows:

9.2 The first extension was made at the Northern edge of the conservation area, along South Molton Street, to include the Victorian polychrome villa 'Locarno' which was used as the manse for the former Methodist Church on the opposite side of the street and already included within the 1978 designation.

9.3 A second extension was made to include the excellently detailed and presented 'Rocklands' to the South West of the church. This building is a masterpiece of the 'Arts and Crafts' style and sits at the end of a short private drive sheltered by mature trees. The building is in excellent unaltered condition.

9.4 A third extension was made to include 'Field House' on the East side of Academic Lane. This property is another 'Arts and Crafts' style house, again well sheltered behind trees and hedges allowing only small glimpses of the house itself. The building is similar in style and date to 'Trostan' on the opposite side of Academic Lane, which was already included in the 1978 conservation area designation.

9.5 Two minor extensions were also made, one to include the proposed cemetery extension at the south of the existing conservation area and one to include the Fire Brigade training site along East Street. Although this last extension is not presently an attractive site it does form part of the frontage of East Street and should the Fire Service ever dispose of the site then it could be redeveloped in a sympathetic manner to improve the character of the area.

Boundary Reductions

9.6 The first boundary reduction removed 'Bridge House' from the conservation area. The property stands at the beginning of the 'Royal Charter Park' development of modern houses and is itself a modern property, albeit of slightly different design to those in Royal Charter Park. The building does not fit closely with the character of the remainder of the conservation area and for that reason it was removed from the designation.

9.7 The second reduction was larger and centres on the access to the Golf Course at the western edge of the conservation area. This included the Club House and the modern Church House development. Also removed from the designation were two more modern homes, 'Jackanory' and 'Glyn Lea', and the agricultural garage building immediately to either side of the Golf Course entrance. The fire station remains within the conservation area as it forms part of the significant frontage onto New Street. This area bears little relation to the straight fronted terraced streets which make up the main

part of the conservation area, yet nor does it reflect the character of the more open lower density areas at the South of the conservation area. For this reason it was removed from the designated conservation area.

10 Development Pressures

10.1 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.

10.2 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 is dependent 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 instead of less damaging siting and designs being agreed.

10.3 There is an issue within Chulmleigh over the number of vacant retail units within the village. Long term vacancies lead to a lack of investment in repair and maintenance as well as a negative impression of the vitality of the area which has an impact on the perception of residents, visitors and other businesses.

10.4 The significant area of surviving cobbled surfaces presents an issue where these may be disturbed during highways and infrastructure works. It is important that if such disturbance is caused the remaining cobbled surfaces are repaired and returned to a good state.

11 The Future

11.1 The aim of this character appraisal has been to identify which buildings, open spaces and features from Chulmleigh'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 benefit from redevelopment or enhancement schemes.

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 designed 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 Chulmleigh Conservation Area

East Street

Address	Listing Grade
The Old School House	II
Swallows, Merlins Cottage, Bakers and Muffets and Wrens Cottage	II
Vicars Stalls	II
Congregational Chapel, including front walls and iron railings	II*
Sunny Cottage	II
Smythms Park	II
Silver House	II
Eastcott, including garden boundary walls	II
Spindleberry, Kellys and Kethane Cottages	II
Greenslade, The Little Cottage and Sharlands	II
Beggars Roost	II
Dunns	II
Ladymede and Greenacre including outbuilding attached to rear of Greenacre	II
Culverhill House	II
Beecroft	II
Fishermans Cot	II
The Red Lion	II
The Old Manse	II
The Cedars and Willows	II

Fore Street

Address	Listing Grade
Nos 1-3 Kings Arms and Kings Arms Cottage	II
The Old Bank House, Alliance Building Society and Lloyds Bank	II
Rogers Chemist (now Billy's Pet Shop & Shop at corner of Fore Street & East Street)	II
Homeleigh House (Gilsons (Now Chulmleigh Newsagents)),	II
Stucley House and Tossells House (AE Kingdom Ltd and West of England Building Society)	II
The Town Hall	II
R.J. Dart (Now Chulmleigh Tandoori)	II
The Dairy	II
The Town Pump	II
The Bank House (The National Westminster Bank and The Wool Shop - now guest house and house)	II
The Hoopoe (Now Frenchs')	II
Gatepiers approximately 20 Metres West of Chulmleigh Old Rectory	II
Balustrade, Steps, Retaining Wall and Grotto approximately 3 Metres South of Chulmleigh Old Rectory	II

Leigh Road

Address	Listing Grade
Brayleys and Glen Haven	II
The White Hart	II

1 Listed Buildings Within the Chulmleigh Conservation Area

New Street

Address	Listing Grade
The Cot, including front courtyard wall	II
Green Down	II
Peel House	II
Shaplans	II
1 New Street, and former chapel now used as store shed attached at south-west end	II
The Cottage	II
The Green	II
2 adjoining cottages approximately 5 metres North of Greenwood Cottage	II
Church of St. Mary Magdalene	I
Glebe Cottage	II
Churchyard Railings, Gates and Gatepiers North of St Mary Magdalene	II

Red Lion Square

Address	Listing Grade
K6 Telephone Kiosk	II

South Molton Street

Address	Listing Grade
Bolberry Cottage, The Cottage and Sunnyholme	II
Mid Devon House	II
The Old Court House	II

Address	Listing Grade
Fernside	II
Number 6	II
Ashleigh Cottage	II
Devon House	II
The Old Bakehouse	II
Coriander Cottage	II
Ivyside and Higher Ivyside	II
The Malthouse	II
Belle Vue and Abigails	II

The Square

Address	Listing Grade
Sun Cottage	II
Rock Hill House	II
The Globe	II
Rainbow House	II
The Toll House	II
North Walk House	II
London House and Colnet House	II

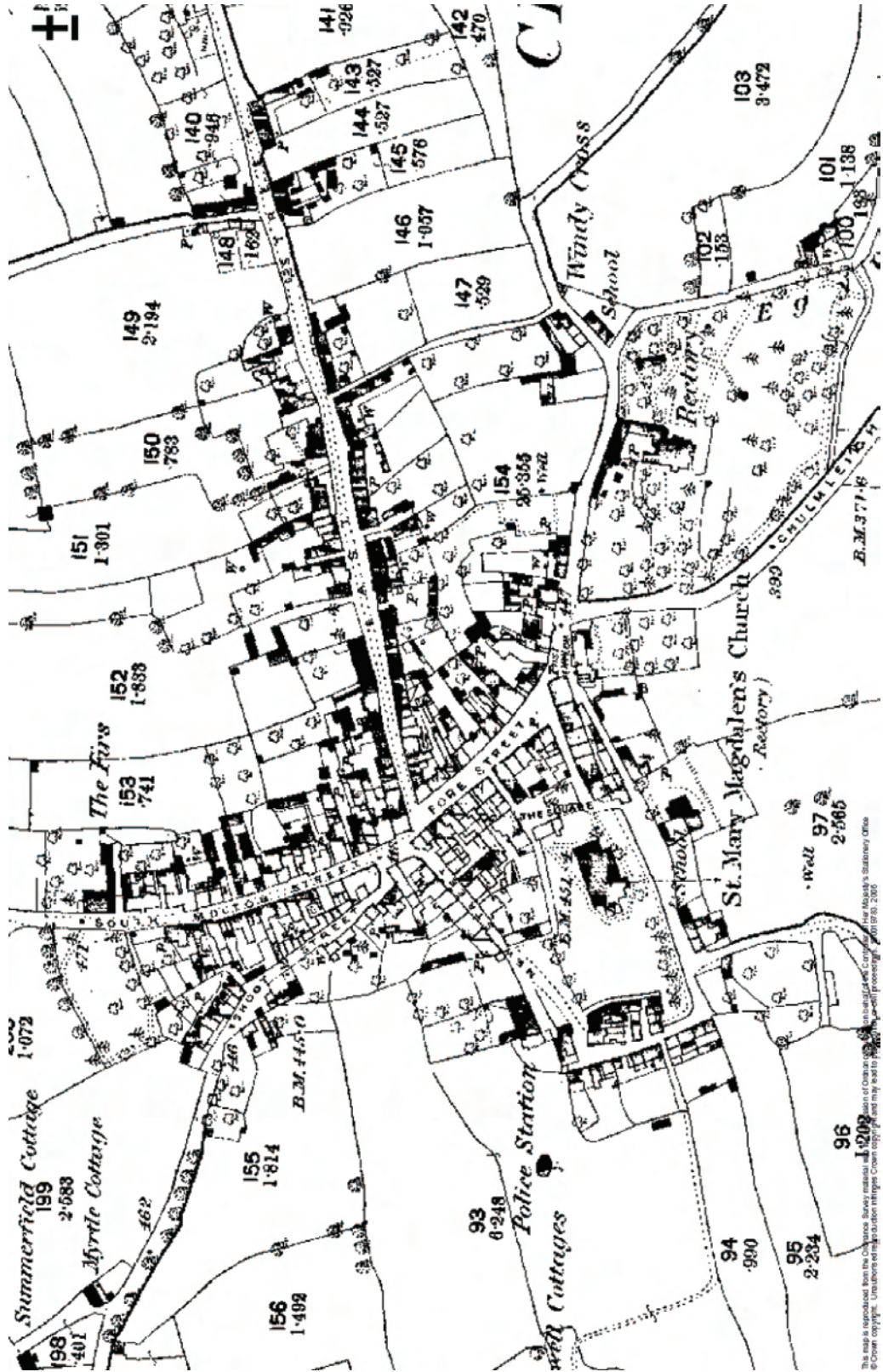
2 Historic Mapping

I - 1st Series Ordnance Survey Map c. 1880

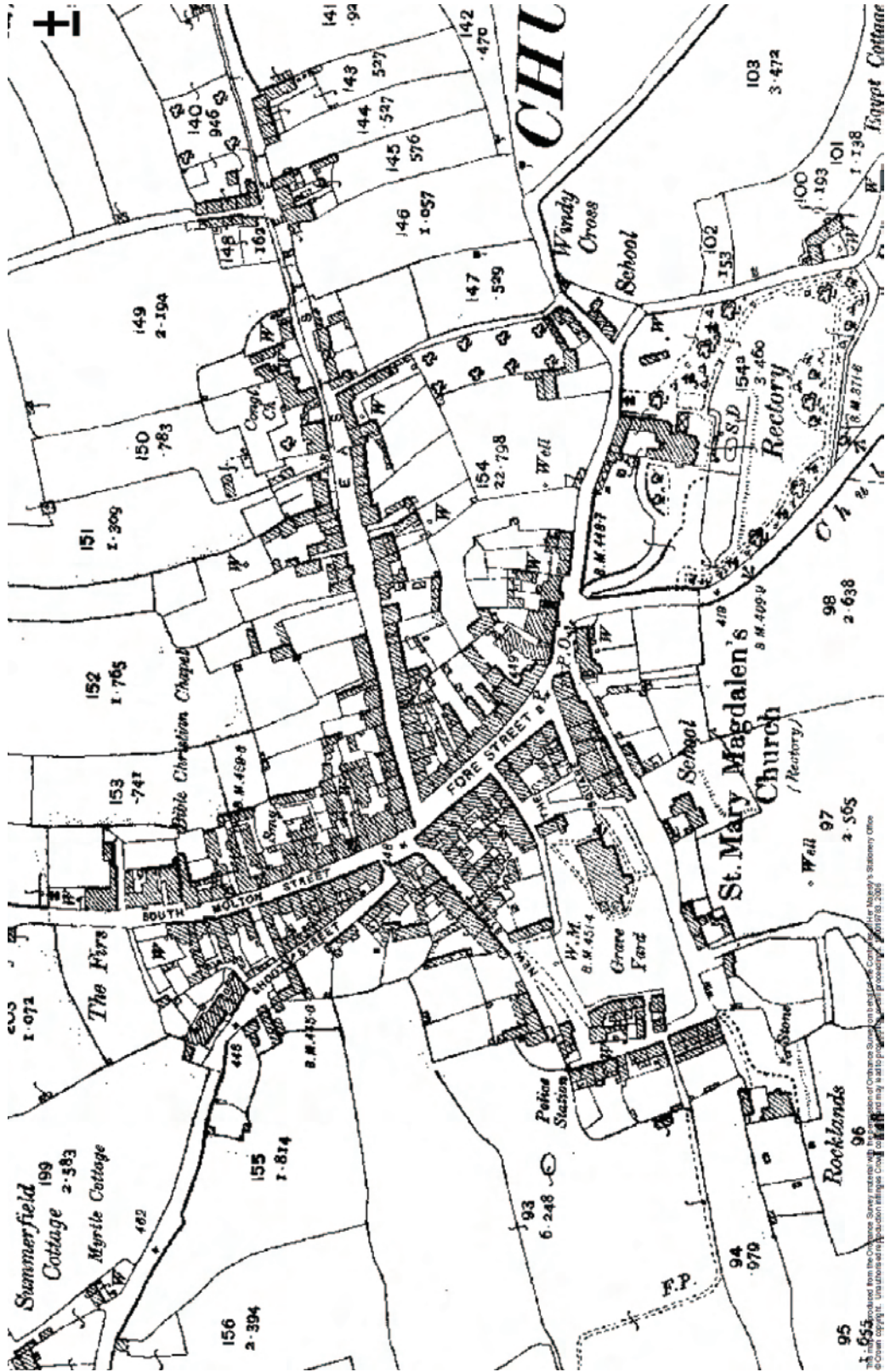
II - Revised Ordnance Survey Map c. 1904

III - RAF Aerial Photograph c. 1946

I - 1st Series Ordnance Survey Map c. 1880



II - Revised Ordnance Survey Map c. 1904



III - RAF Aerial Photograph c. 1946



3 Conservation Area Mapping

I - Key

II - Existing Conservation Area Boundary & Listed Buildings

III - Key Views

IV - Proposed Boundary Changes

V - Surviving Cobbled Surfaces

VI - Conservation Area Character Zones

ADD KEY HERE!!!

