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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 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 Fremington 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

- This appraisal for the Fremington Conservation Area was initiated in November 2009 and completed in December 2010.
- The first designation of land found within the present conservation area boundary was by North Devon Council in May 1978.

### 3 Facts and Figures

**3.1** The Fremington Conservation Area covers an area of 23.7 hectares (formerly 9.9 hectares prior to the 2010 review) (58.6 acres, formerly 24.4 acres). This doubling in size is as a result of the northward extension of the conservation area to include Fremington Army Camp. Of the buildings and structures within it 25 are listed.

Listing Grade	Number of Buildings
I	0
II*	3
II	22

The listed building descriptions for listed buildings within the Fremington Conservation Area are given in Appendix 1.

**3.2** There are no scheduled ancient monuments within the boundary of the conservation area or within its immediate vicinity.

## 4 Historic Development

**4.1** Fremington first appears in written record in Domesday Book (1086) under the name '*Framintona*'. At this time the village is also recorded as being the 'caput' or 'seat' of the Fremington Hundred (Framintone), which was one of the 32 Hundreds in Devon<sup>0</sup>. Domesday Book also tells us that Fremington was a royal landholding before the Norman Invasion of 1066.

**4.2** Later variations on the name of Fremington include:

- Framington (1107-28)
- Framynton (1471)
- Farmyngton (1577 as shown on a County Map)

**4.3** It is most likely that the name derives from the Old English personal name 'Fremma' and the place name suffix 'ton' meaning a farm or small settlement. The gradual growth of the settlement can be attributed to its good position on road links between the port towns of Barnstaple and Bideford, access to the Taw Estuary via the nearby Fremington Pill and Fremington's status as a manorial site.

**4.4** The manor was granted to one of William the Conqueror's generals following the Battle of Hastings in 1066.

**4.5** During the reign of Edward III Fremington received the status of a Borough and sent representatives to Parliament, although this seems to have been a short lived period of prosperity for the area.

**4.6** The population of the area was remarkably stable until the inter-war period and the latter half of the 20th century; the coming of the railways had little impact on the size of the village. The further expansion of the village from its core between the Church and Mill outwards to east and west along the B3233 has largely occurred over the last 80 years, although a small spur of growth towards Barnstaple as far as the Vicarage can be seen in the 1880 and 1906 ordnance survey maps, leaving the village around six times larger than it was in 1906.

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<sup>0</sup>'Hundred' was a small administrative region, the name derives from the fact that each hundred was supposedly able to supply 100 armed men to fight at times of war, or to support 100 families. Due to differences in the quality of agricultural land hundreds varied widely in land area.

**4.7** The army camp to the north of the village was opened in 1942 to act as a United States Military Hospital as the US Army's 313th Station Hospital for post-D-Day rehabilitation. The camp had room for 2,000 patients and included the buildings of Fremington Manor. The camp also served as a training base for the United States Army Air Corps. The camp was built here to take advantage of the proximity of the railway station at Fremington Quay (c. 800 metres away) for transport of casualties and staff. The site on which the camp was built was formerly the North Devon Polo Ground and is shown as such on the 1880 and 1904 Ordnance Survey maps complete with grandstands.

**Fremington Manor, as seen from the churchyard, was used as the Officers Mess for the nearby Fremington Camp until the early 1980's**



**4.8** After the end of the Second World War the camp and Fremington Manor continued to be used by the British Army, with the manor serving as the officers' mess until this was eventually considered to be an extravagance no longer needed in the modern army. The camp remained in use but the manor was sold off and came into the ownership of its current owners in 1982.

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER) to date. This knowledge is likely to evolve and be revised over time.

### Prehistoric

**4.9** There are no recorded prehistoric sites within the conservation area.

### Roman

**4.10** There are no recorded Roman sites within the area under consideration. However, two Roman brooches have been discovered c. 790 metres to the south of the Conservation Area. A small, bronze possible Roman brooch was also found at Pill Cottage, Fremington Pill.



## Saxon

**4.11** The record of Fremington within the Domesday Book of 1086 and the fact that it was a royal holding before 1066 indicates that there is likely to be a Pre-Conquest settlement here. However, this has yet to be archaeologically demonstrated.

## Medieval

**4.12** Fremington Manor is a Grade II\* Listed Building. Although the building we see today was constructed in the 19th century in a neo-Georgian style, it is reputedly located on the site of a 14th century manor house on a site adjacent to the 13th century parish Church of St Peter. It is likely that the Lord of the manor also controlled Fremington Pill, where vessels could safely anchor and access the River Taw.

## Post-Medieval and Modern

**4.13** The listed buildings within the Conservation Area are predominantly 17th and 19th century in date which may indicate particular periods of settlement expansion. The late 19th century mapping indicates a thriving settlement. The mill leat and Grade II listed mid 19th century Fremington Mill (in the south of the Conservation Area) are also shown on the late 19th century historic mapping. Although the Mill standing today dates to the early 19th Century the pattern of historic development would suggest that the site has been significant for much longer, possibly being the site of a much older mill.

**4.14** An old quarry is also shown to south of the Conservation Area on the late 19th century historic mapping. It should be noted that post-medieval potteries and clay workings were based at Muddlebridge and Combrew to the east of the Conservation Area.

**4.15** Fremington Manor House (Grade II\* Listed) was remodelled in 1881 and possesses vegetable and pleasure gardens enclosed by mid 18th century walls. A decorated gazebo (Listed Grade II\* in its own right) built in 1747 lies in the northern part of the gardens.

## 5 Character

**5.1** Fremington has a varied character and at different points within the conservation area different elements of that character become dominant.

**5.2** Fremington Manor (Grade II\* Listed) as it appears today was built in 1881 by E. Newton in red brick with ashlar dressings and quoining at corners. The design is Georgian Renaissance with the un-horned sash windows typical of the period. Decorative stone balustrading within the parapet walls adds interest to the roofline of the building as well as introducing further colour contrast between the cream stone elements, red brickwork and the dark roofing slates. This balustrading is replicated in similar style at ground level to either side of the south entrance and along the east side of the manor. The building has several chimney stacks decorated with corbelled heads and indented triplet arches on their widest sides.

**Fremington Parish Church, the oldest parts standing today date to the 13th century with an extensive rebuilding undertaken during the Victorian period.**



**5.3** Fremington Parish Church stands immediately to the west of the Manor. The oldest standing parts of the Church can be found in the tower and date to the 13th Century. The nave was rebuilt in the 15th century. The church was extensively rebuilt and altered by Sir Giles Gilbert Scott in 1867.

**5.4** To the east of Fremington Manor a tributary of Fremington Pill runs through the village green and then runs behind the buildings on the west side of

School Road. Where this stream passes under Church Hill views along its length running northwards are particularly pleasant, with the stream sheltered by trees running between the boundary walls of Fremington Manor and the open space of the village green.

**5.5** In School Road the historic origins of the settlement as a modest rural village are still apparent with buildings built right up to the edge of the road which itself is of variable width along the course of its length. This street is characterised by the mixed and informal appearance and the irregular heights of its two storey buildings. Materials are also mixed along School Road, exposed stone, rendered stone and cob are all apparent here.

**5.6** Thatched buildings also survive along School Road, with Westaway Cottage being a prominent example. Other thatched buildings include The Old Mill and Hilltop Cottages.

**An example of the unusual 'Yorkshire' or horizontal sliding sash windows, the right hand pane slides behind the left one to open eliminating the need for counter weights.**



noted cultural influence and a fairly basic building structure with canted bay windows and top hung lights. Again this building is not typical of those within the conservation area but its different style does contribute towards the character of the area.

**The pattern of development along School Road is irregular, with buildings of varying height and at staggered distances from the road.**



**5.7** Two of the buildings along School Road, along with a further two buildings along Church Hill, have unusual 'Yorkshire sash' windows, being sash windows which slide horizontally as opposed to the more usual vertical sliding sash. These windows are not typical to North Devon although there are 4 examples found in a relatively small area in Fremington. These unusual examples of joinery add to the local distinctiveness of the conservation area.

**5.8** Other unusual architectural finishes which add to the character of the conservation area include the oriental influence in the flared eaves in the twin levelled roof of the Han Court Chinese restaurant. The building itself is somewhat uninspiring, being an unhappy mix between an attractive and unusual roof form with a

**5.9** Modest cottages of various dates line the streets with occasional variations in the form of the Methodist Chapel and the, now converted, Old School House and the slightly more recent 'New Buildings' which form a regular and more formalised terraced row on the west side of the lane. The conversion of the Old School House has been carried out in a sensitive manner and retains its character as a former school building.

**5.10** The north side of the conservation area, running along the northern side of the B3233 (Church Hill) is much more open in its character, having a greater extent of open space dominated by a small number of large and grand buildings, such as Fremington Manor and the Parish Church. This is in contrast to the dense terraced development along the southern side of the road and the activity of the road itself.

**5.11** The historic development along School Road serves as a link between the Manor and Church and the old corn mill (Fremington Mill) and it was likely that the historic settlement took the form of residential development between these two sites. The 1880 Ordnance Survey Maps hint at this, with only a small section of development to the east breaking this trend. Development along Higher Road probably followed on to form an island of development clustered around the river with roads on either side and this 'island' of development still retains a strong vernacular character. To the west side of Higher Road the buildings are more recent, dating from the early 20th century, as are some of the buildings in the centre of the island to the west of 'New Buildings'.

**'New Buildings' are unusual in their immediate setting in being highly regular in their appearance and design, compared to the more varied vernacular buildings typical along School Road.**





**5.12** Open space dominates the junction between Church Hill and School Road, with 'The Square' and the village green on opposite sides of Church Hill. The end of the row of buildings to the east of the junction has a highly effective and attractive corner treatment in the form of the end of the New Inn with its curved corners featuring curved triplet sash windows. This elevation also features in key views eastwards along Church Hill.

**5.13** Exposed stone masonry and exposed stone plinths are both features which can be found throughout the conservation area, both in buildings and in boundary walls. Much of this is roughly squared semi-coursed local stone, with some effort having been made to try and engrandure the local building material.

**5.14** Rendered buildings can also be found throughout the conservation area. Some are clearly of cob construction, such as those along Mill Road and at the north end of School Road, while others are most probably constructed of local stone and are rendered to hide the poor finish achieved with this material, the terrace at 1-5 Church Hill being a good example.

**5.15** Street furniture is limited within the conservation area, although the village sign, a traditional painted sign featuring a vessel berthed at Fremington Quay and crests for both Royal Barum Ware and Brannams. Benches are provided on the village green area, as too is a stone plinth that once held an information or interpretation board no-longer in place.

**5.16** The village war memorial also dominates a section of the streetscene, despite its modest size, between the two entrance routes to the Church and Fremington Camp. The memorial itself is in the form of a white granite, heavily rusticated celtic style cross on a plinth carrying the names of casualties of the First World War on its southern side and those from the Second World War on its east side. The setting is enhanced by planting and a curving, low stone wall or bench. The war memorial become a listed building in September 2010.

**The New Inn with its rounded corners featuring curving sash windows is a prominent feature looking east along Church Hill.**



## 6 Views & Vistas

**Views of Fremington Manor can be glimpsed over lower sections of the boundary wall or through the iron gateways partly hidden by trees.**



**6.1** Views within Fremington focus along the length of the gentle slope of Church Hill, with the spire of the parish church visible from many points within the village. The northern side of Church Hill has a more rural feel with a higher degree of public and private open space. Occasional decorative features, such as the west elevation of The New Inn, make for focal points within the streetscape and in views along Church Hill. Other buildings such as the thatched pairing of Hilltop and Leys Cottage also add interest along the roadside through the village.

**6.2** Views of Fremington Manor are made all the more significant by the fact that from many vantage points only glimpses of parts of the building are possible, sheltered by trees or partly hidden behind its boundary walls. Views of the Manor's southern elevation are possible from within the Graveyard of the Parish Church, again partly obscured by trees and boundary walls adding to the feeling that the Manor keeps the village at a discreet distance.

**6.3** School Road also provides some interesting views, mostly channelled along the length of the lane and characterised by the irregular pattern of building on both sides and along the length of the lane. Individual buildings and groups also form interesting elements of the streetscape on their own, such as the Methodist Church and New Buildings. New Buildings are slightly out of place within the lane as it is their consistency which forms their streetscape character rather than their variety.

**The terrace of cottages with its stepped roofline on the slopes of Mill Road.**



**6.4** From within the island of development, between Old School Lane and Higher Road the rear elevations of many buildings are visible. It is also from here that the great difference in elevation across the conservation area is most apparent with buildings to the west appearing at much higher levels, and trees and green spaces also forming an important part of views from this position on the stream behind the Methodist Church.

**6.5** Along Mill Road another change in character sees views of irregular rendered cob buildings built stepped up the slopes of the hill, with glimpses of the thatched roof of The Old Mill visible to the south. The Mill itself is better viewed from above from the area of Home Farm.

**6.6** Views from the west of the Parish Church looking westward into open countryside and woodland with the high red brick buttressed walls of the Manor's walled gardens in the foreground make up another significant view near to the former army camp.

**6.7** Views within the former army camp are restricted, a line of trees and a shallow ridge blocks views out towards the estuary while the buildings which make up the camp, despite being low, often allow only restricted sight-lines. The more open area along the camp's eastern edge begins to slope gently down towards Fremington Pill, again largely hidden behind a screen of trees.

### 7 Boundary Changes Adopted December 2010

**7.1** Several boundary changes were proposed for the Fremington Conservation Area as part of the appraisal process and were subsequently adopted in December 2010 following public consultation.

Details of the boundary changes, and the Conservation Area's former boundary can be found in Appendix 4.

**7.2** The boundary was reduced in size in two areas, one at the southern and one at the eastern boundaries. A significant extension to the north was made to include the former Fremington Army Camp.

**7.3** The first of the boundary reductions centred on a series of 1980's infill houses built in what was previously the grounds of Rooks Nest Cottage. These buildings (1-3 Rooks Nest) are built of modern materials, with interlocking concrete roof tiles and upvc windows. Although the three buildings have slightly different designs to avoid a monotonous appearance of the development they do not make a positive contribution to the character of the conservation area. As such they were removed from the conservation area. Rooks Nest Cottage itself remains inside of the conservation area.

**7.4** A second boundary reduction was made at the south west side of the conservation area covering the mid 20th century properties Pixie Croft and Peebles. These properties have a clearly modern building form executed in modern materials and the resultant buildings did not make a positive contribution to the character of the conservation area.

**7.5** To the northern side of the conservation area a significant extension was made. This achieved both the inclusion of the entire Fremington Manor building within the conservation area and the inclusion of the former Fremington Army Camp.

**7.6** The army camp was built on the site of the old North Devon Polo Club in July 1942 and became operational in March 1943 as a 750-bed US military hospital. The camp was constructed by the Ministry of Works and Planning as part of the 'Bolero' Programme to assemble American troops in Britain in preparation for Operation Overlord.

**7.7** Prior to D-Day the hospital served US troops training in the area and was staffed by the 110th US Station Hospital until January 1944 when the 313th Station Hospital took over the running of the camp. The camp was encouraged to engage with the local community and two dances were held on the camp each month. The camp also contributed to its own food needs with 10 acres of ground being dedicated to food production under the British Agriculture Programme.



**7.8** In May of 1944 a series of 32 tents were erected on the camp to accommodate an additional 480 beds in anticipation of receiving casualties of the D-Day landings the following month. The camp did not receive the seriously wounded but instead received casualties considered fit to travel from various Evacuation Hospitals, these in turn received casualties from Field Hospitals in Normandy and liberated Europe. On D-Day itself 200 casualties were received at the camp and a steady flow throughout the month of June. In July it was decided to use Fremington Camp as a rehabilitation centre for injured soldiers from the fighting on the continent while continuing to serve casualties from local training camps.

**7.9** At the end of August 1944 this was made official by the re-designation of 313th Station Hospital as 'Rehabilitation Centre 3' with a 3000 bed capacity. In December 1944 the unit moved to Warminster Barracks. For the remainder of 1945 the camp was hardly used, while the Ministry of Works acquired Fremington House with the view of creating a civilian hospital or PoW camp, These plans came to nothing and in 1946 the camp was reoccupied as the School of Combined Operations with capacity for 1000 men.

**7.10** This required demolition or alteration of existing buildings and the erection of additional structures. The camp remained in use for training by the MOD and by local organisations from 1946 through to its closure in December 2009.

**7.11** Although the camp has undergone alterations throughout its functional life, with new buildings replacing old, internal re-orderings as the function of buildings changed and the replacement of building components, the site still features interesting evidence of its function and development. Particularly buildings in the south-east corner of the site which include a building designed for practising loading equipment and vehicles onto transport craft ('The Ship') and the 'Mountbatten' or 'Connaught' Hall which was latterly used as a gym but had previously been the venue for dances, plays and social events. Other features such as the covered walkways connecting the various former hospital wards are of interest, and were once augmented by additional open-sided covered walkways, of which only tiny fragments remain where they adjoined the fully enclosed walkways.

**7.12** The historic significance of the camp and its contribution to the war effort, as well as some of its more unique structures, justifies its inclusion within a conservation area. Its inclusion as part of the Fremington Conservation Area, as opposed to a separate designation, is justified by the association with the Manor which was formerly part of the camp but also a key historic component of the village, thus tying the camp and village together. Many villagers have memories of the camp and during its operation by the US army a point was made of regularly opening the camp to the villagers to integrate the military personnel with the locals, regularly dances were amongst the events held for villagers to attend, again linking the camp to village life.

### 8 Development Pressures

**8.1** 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.

**8.2** 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.

**8.3** Specific pressures for development in Fremington come from a variety of issues, including the potential for heightened flood risk as a result of climate change and the need to mitigate against this, which may involve physical interventions in the future.

**8.4** A demand for additional infrastructure and local facilities to serve a growing population may result in pressures for further development to provide community facilities in the centre of the village such as new or extended schools and medical facilities.

**8.5** Some open space within the historic core of the village may also result in pressure for further infill or backland development, which could have a negative impact on the character of the conservation area if not carried out in a sensitive manner.

**8.6** Need for highways and junction improvements may also lead to further development and engineering works within Fremington. These could represent an opportunity to enhance the village, but could also have a negative impact on the character of the area if carried out in an insensitive fashion.

**8.7** The sustainable location of the village on a main route between Bideford and Barnstaple means that it will continue to come under pressure for further development and expansion in the future. If handled in an appropriate way any future development should provide a catalyst to enhance the character of the area as well as bringing additional investment and infrastructure to the area.

**8.8** The closure of Fremington Camp in 2009 has left a large area of previously developed land to the north of Fremington which has a high potential for redevelopment. Although necessary access arrangements could impact on the conservation area's character, redevelopment has the potential to enhance the character of the conservation area as well as providing community infrastructure and enhanced local facilities. Equally there is the threat of inappropriate proposals for the site which could prove harmful to the local historic environment.

## 9 The Future

**9.1** The aim of this character appraisal has been to identify which buildings, open spaces and features from Fremington's past and present survive to contribute towards its special character.

**9.2** 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.

**9.3** 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 Fremington Conservation Area

### Off Beechfield Road

Listed Building Address	Listing Grade
Home Farmhouse	II
Bank Barn with Granary attached approximately 10 metres South of Home Farmhouse	II

### Church Hill

Listed Building Address	Listing Grade
1-5 Church Hill	II
Fremington Manor including Entrance Gateway attached to West side	II*
Gazebo on North Side of Fremington Manor Gardens	II*
Garden Walls enclosing Pleasure and Vegetable Gardens, formerly belonging to Fremington Manor.	II
Entrance Gates and Gatepiers approx. 75 metres southeast of Fremington Manor	II
The Old Cottage	II
Fremington War Memorial	II

### Churchyard

Listed Building Address	Listing Grade
Church of St. Peter	II*
Anonymous Gravestone approx. 4 metres south of East End of church	II
Fleming Headstone approx. 5 metres south of East End of church	II
Sampson Headstone approx. 5 meters south west of West End of church	II

# 1 Listed Buildings Within The Fremington Conservation Area

Listed Building Address	Listing Grade
Palmer tomb chest approx. 7 metres south of south chancel wall of church	II
Parkin headstone approx. 15 metres south of south porch to church	II
Score headstone approx. 15 metres south west of west end of church	II
Cooper headstone approx. 15 metres south of south porch of church, on east side of walkway	II
Pair of Stones to head and foot of Copp grave approx. 18 metres south west of west end of church	II
Lychgate to Church of St Peter	II

## Higher Road

Listed Building Address	Listing Grade
The Cottage (#11)	II

## Mill Road

Listed Building Address	Listing Grade
Fremington Mill Building	II
House to the rear of Fremington Mill	II

## Old School Lane

Listed Building Address	Listing Grade
Westaway Cottage	II
The New Inn	II

**Yelland Road**

<b>Listed Building Address</b>	<b>Listing Grade</b>
Hilltop Cottages 1 and 2 (Hilltop and Leys Cottage)	II

## 2 Glossary

**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.

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

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

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

**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.

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

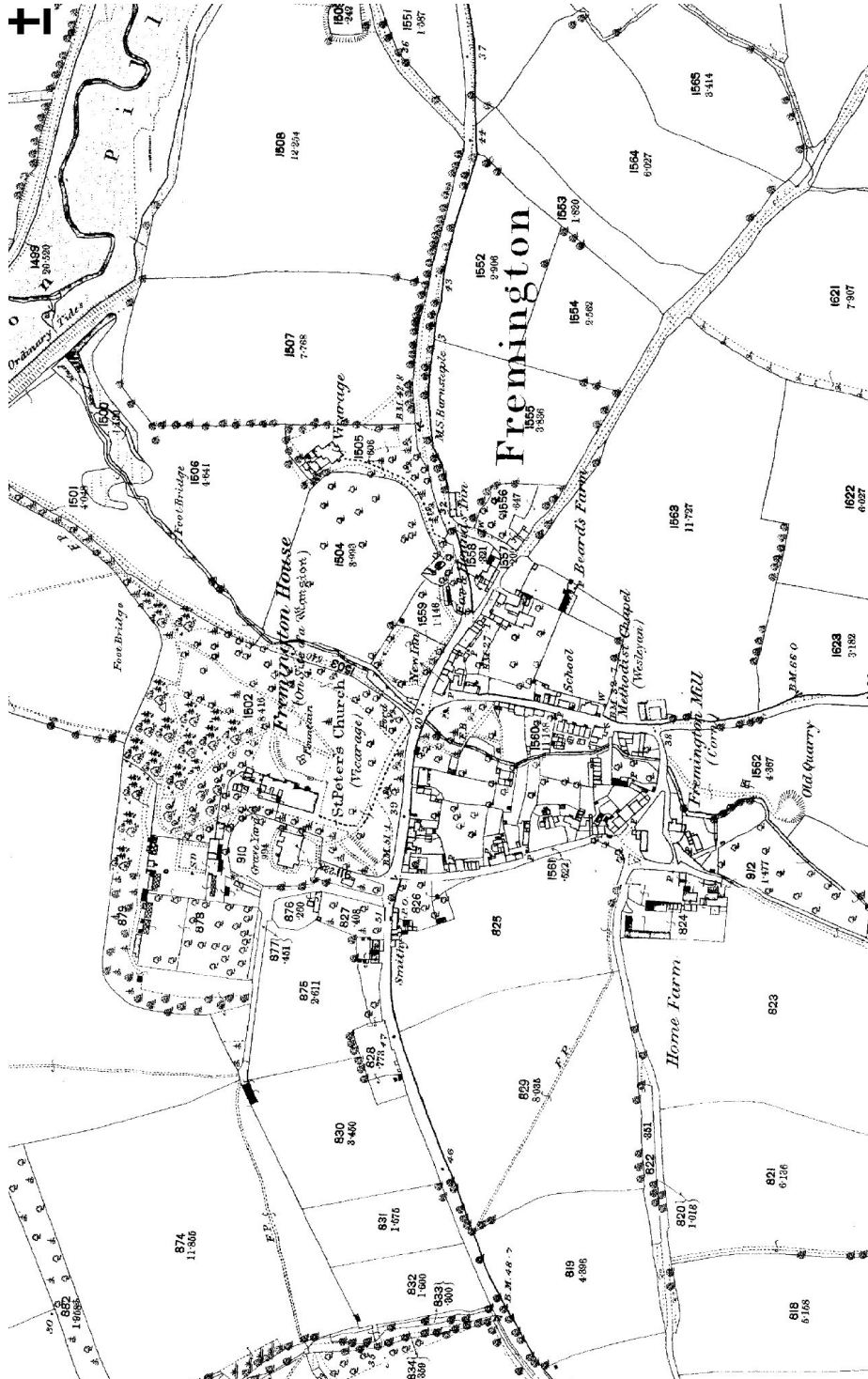


### **3 Historic Mapping**

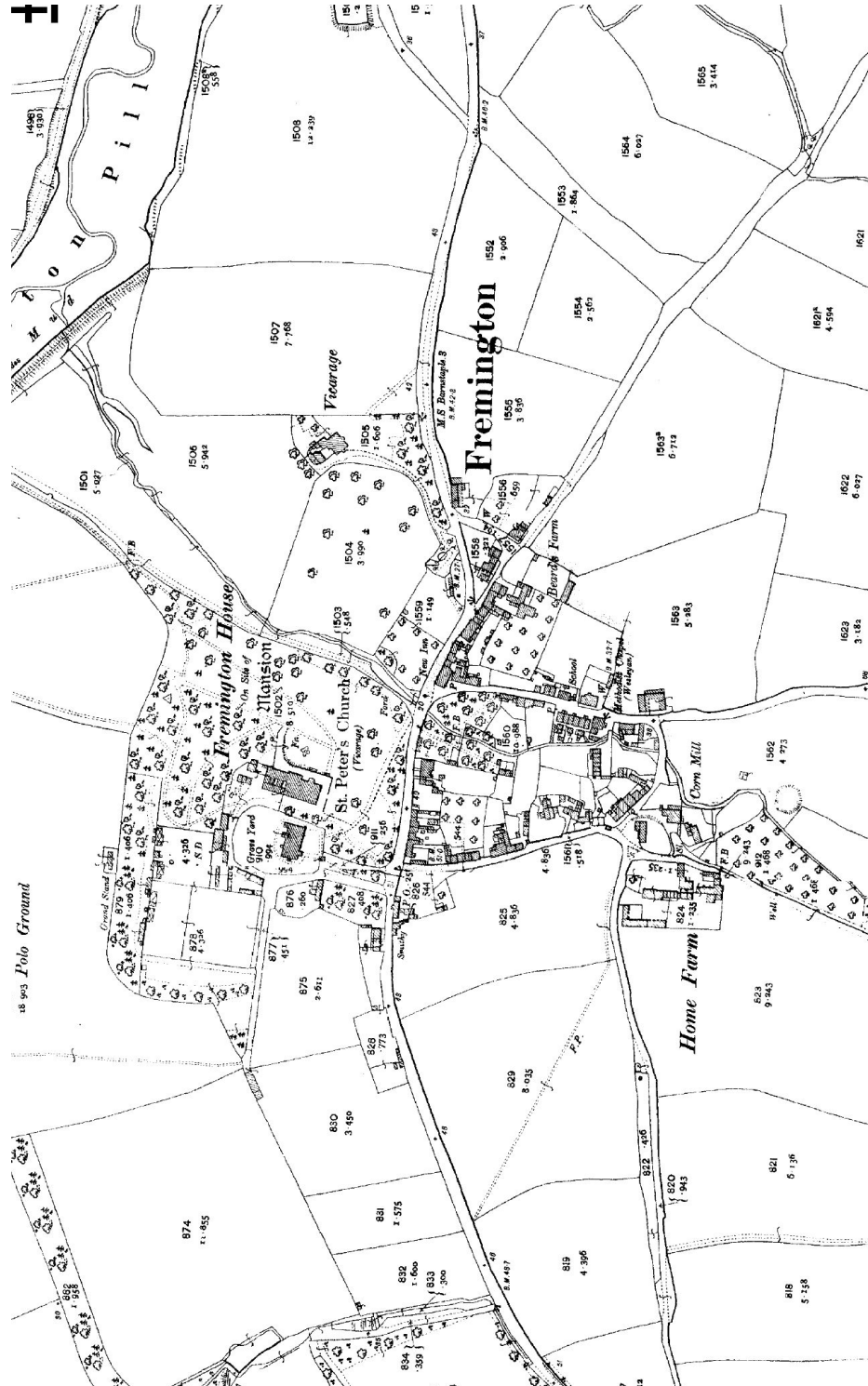
**I - 1st Series Ordnance Survey Map c. 1880**

**II - Revised Ordnance Survey Map c. 1904**

I - 1st Series Ordnance Survey Map c. 1880



II - Revised Ordnance Survey Map c. 1904



### 4 Conservation Area Mapping

I - Key

II - Fremington Conservation Area Boundary & Listed Buildings

III - Fremington Conservation Area Key Views

IV - Fremington Conservation Area Boundary Changes Adopted December 2010

# 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 Kiosk		



