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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 Goodleigh Conservation Area provides a sound basis for development management decision-making, and assists the Council in defending such decisions that are subject to appeal. Generally the character and appearance of the Conservation Area will be preserved or enhanced through:

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

1.4 The purpose of this character appraisal is to:

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

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

2 Background

2.1 The current adopted boundary for the Goodleigh Conservation Area was adopted by North Devon District Council in May 2013, amending the original boundary itself adopted in November 1975.

2.2 The 2013 boundary review did not make any significant changes to the boundary and no new buildings were brought into, or removed from, the conservation area.

2.3 This appraisal process was initiated in October 2012 to define the historic character of Goodleigh which the designation seeks to protect.

3 Facts & Figures

3.1 The Goodleigh Conservation Area, as amended in May 2013, covers an area of 3.8 hectares (9.3 acres).

3.2 The conservation area contains 11 Listed Buildings, 10 grade II listed buildings and the Parish Church which is grade II* listed.

3.3 There are no scheduled ancient monuments within the conservation area, and none within 2 kilometres of its boundary.

4 History & Development

4.1 The first mention of Goodleigh in the written record is in Domesday Book (1086) when it was held by Robert of Aumale who had been a member of William the Conqueror's invading army in 1066. The spelling of the village name has changed over time:

Godelega - 1086

Godesleg - 1234

Godeleghe - 1394

Goodlega - 1630

4.2 The origin of the name 'Goodleigh' could have one of two possible sources. Either from the Saxon Good and Lega meaning 'good clearing' or from a personal name, Goda's Lega or 'Goda's clearing'. It is often suggested that the latter is more likely, but either is possible.

The tower is the oldest standing part of the Parish Church.



Hakeford Cottage dates to the 16th Century and was used to hold Manor Court sessions.



4.3 The oldest surviving part of the Parish Church is the West tower which dates to the later medieval period (c. 1350-1550). Much of the rest of the church was almost entirely rebuilt in 1881 by Edward Ashworth who was a prolific restorer of Devon churches in the late 19th Century (Cullompton 1848-50, Tiverton 1853-56, Bideford 1862-65, Axminster 1870, Broadclyst 1882). There was a church in Goodleigh long before the oldest element of the church we see today, with the first recorded parson in 1268 (Thomas de Perers). The Manor lord was given the right to appoint a priest for the parish as early as 1200; although this does not automatically

imply there was a church here and there are no records to show that this right was exercised until 1268.

4.4 Beyond the church the oldest other properties date to the late 16th Century and include The Old Shop, Hakeford Cottage and Willesleigh Cottage with The Cottage being slightly later, probably early 17th Century. Hakeford Cottage was used during the Elizabethan period to host the Manor Court, the lowest court of the country, presided over by the Lord of the Manor. Although by this period the verdict was given by a jury this was selected by the Lord and as members would all have been tenants, reliant upon the goodwill of the Manor Lord there was always the potential for corruption.

4.5 The Manor of Goodleigh has changed hands many times over the years, from the Ackland family (of Acland Barton) through the Brewers (who for a time held a third share in the Manor), Giffards, Rashleighs and eventually being purchased by Robert Newton Incedon in 1811.

4.6 In 1690 men from Goodleigh marched to Teignmouth prepared to fight a French force that had landed there. By the time that the men from Goodleigh arrived the French had already left, the attack turning out to have been a large raid rather than an invasion.

4.7 The valley in which Goodleigh stands was once covered in large apple and cherry orchards, with the area being particularly renowned for its black cherries.

"Goodleigh is spoken of by Risdien as famous for its Cherry Orchards. They are still kept up, and yield an abundant produce, particularly of Black Cherries"

Magna Britannia - 1882

4.8 In 1841 the Barnstaple Turnpike Trust applied to Parliament for a Bill to enable higher tolls on its existing roads and the construction of 4 new Turnpike roads. One of these followed a route from Bear Street in Barnstaple out to Snapper and onwards to Horridge in Stoke Rivers, with a spur road leading through Goodleigh and Chelfham Bridge. The bill was passed on 10th May 1841 and the Goodleigh Road opened later that year.

Goodleigh (Parish) Population

	1801	1811	1821	1850	1861	1871	1881
Population	248	269	351	335	294	261	250
Number of houses	53	58	70				
Number of families	53	58	72				

4.9 As family sizes and the numbers living in a household have fallen so has the population of Goodleigh; where once there were 5 people per household on average the figure now is closer to 3.

4.10 The late 19th and early 20th Centuries saw expansion to the East of the village, mainly in the form of individual or semi-detached properties, including Rigg Side - a 1971 Grade II* listed building by Peter Aldington and John Craig. The later 20th Century, in contrast, has seen development focused towards the South West and West of the village and in the form of small estates of dwellings developed together.

5 Landscape and Setting

5.1 Goodleigh is located some 3.5 kilometres (2.2 miles) East of Barnstaple and is a linear settlement arranged along the Northern slopes of the Coney Gut river valley.

5.2 Properties on the Northern side of the main street are elevated above those arranged on the Southern side, even to the point at which several of these are accessed via a section of elevated pavement running outside the terraced row of Bank Cottages. This elevated pavement serves to highlight the slope on which the settlement is constructed.

In places the exposed local bedrock can be seen above the ground level.



5.3 The landscape setting is mainly open, with the nearest significant wooded areas being along the nearby Yeo Valley to the North. There are trees visible at the edges of the conservation area, forming parts of the boundary features of fields or house plots.

the older, Devonian slate and volcanic rocks found in the far North of the county and the younger Carboniferous shales and sandstones which make up the bulk of central Devon's rocks. The transitional zone also features small inclusions of other rocks, including limestone (not good quality for building) which have been extracted and were once the basis of an inland lime burning industry around South Molton.

5.4 The area sits upon the geological boundary between

5.5 In places the exposed bedrock can be seen, a slate/shale with the beds at near 45 degree angles where they have been subject to heave in the past. This is particularly apparent at the base of the tall retaining wall to the South of The Old Forge.

6 Views

Views along the main street are drawn into the distance by the developed frontages.



roofscape.

6.3 The only significant views into the wider setting of the settlement are to the South, either from the churchyard of the Parish Church over the rooftops of the village, or from the car park of the New Inn. The landscape of farm pasture separated by hedges dotted with trees is immediately obvious, and stretches to the ridge line to the South. The landscape is largely devoid of buildings beyond the edge of the village indicating that the agricultural land must be managed from large holdings not visible from the village.

6.1 Within the village the parish church and its 15th Century tower are the most prominent features, set on higher ground to the North side of the main road. There are few positions from which there is no view of the church within the village.

6.2 Other views are mostly channelled along the main street, encouraging views along the length of a relatively narrow road tightly fronted by houses. The change in height between the two sides of the street creates a degree of contrast, making the roofscape of the Southern side more prominent, particularly where viewed from elevated pavements on the North side of the road. In contrast the houses on the North side are almost always looked up at, hiding much of the

The view into the surrounding countryside from the carpark of the New Inn.



7 Architectural Character

7.1 Goodleigh is a linear settlement partway up the northern valley slope and mainly consisting of short terraces or modest rendered cottages with little or no frontages between their walls and the pavement edge, dominated by the tower of the Parish Church on higher ground to the North.

7.2 Goodleigh has a number of particularly old houses, dating in some cases to no later than the 16th Century, but potentially containing even older fabric within. These houses are all found along the South side of the main Goodleigh Road and are all to the East of the Parish Church. The Old Shop and Hakeford Cottage are the Westernmost of the main group and are probably the oldest, potentially from the second half of the 16th Century. These two properties retain features such as 4 centre arched timber door frames, axial chimney stacks and cast iron rainwater goods. It is almost certain that these two examples were originally thatched, as neighbouring Willesleigh Cottage still is today; although the roof slope is not steep enough for thatch to be effective, it is known that the roof structures of the two houses were replaced in the 20th Century, probably at the same time slate replaced thatch.

7.3 Axial chimney stacks are typical of North Devon houses from the 16th and early 17th Centuries. Chimneys were relatively modern developments, replacing the open hearth which had previously been the only method of heating. As such people wealthy enough to build a house with a chimney (or to add a chimney to an existing house) wanted to show it off, placing the chimney projecting out of the front of the house, often beside the front door so that visitors and passers-by could not fail to notice it and the wealth it suggested.

Lorna Doone, although altered, retains identifiable axial chimney stacks.



7.4 These chimneys survive as notable features on several properties in the village and serve as a good indicator of the age of a property. In one case, Lorna Doone, the property has been heavily altered over the years and at first glance appears as a relatively modern, possibly early 19th Century, cottage with features such as eyebrow dormer windows, however the two massive chimneys are level with a recessed section of the frontage at the East end of the house. It is apparent that the front of the house is now flush with what were once the fronts of a pair of external axial chimney stacks, one probably heating a hall and the other a kitchen or private chambers.

7.5 Willesleigh Cottage, although thatched, does not have an axial chimney stack like its two neighbours. It is unlikely that such a feature has been removed without trace, and the arrangement of window openings would preclude any such chimney having been located near the front door for the past 150 years or so. Similarly The Cottage also lacks axial stacks, but is roofed in natural slate

7.6 1 Braecotte is the only other property with an axial chimney stack. The attached buildings to the West are now separate dwellings although the arrangement of windows, and the lack of windows on the ground floor, would appear to suggest that 2 Braecotte was previously used as barns for the main house, the arrangement of the rear garden, with the garden of 1 Braecotte wrapping around that of number 2 on two sides, supports this view.

7.7 All of these properties so far mentioned have mostly side hung casement windows, although The Cottage and Lorna Doone have examples of sash windows on their upper floors. Casements are mostly 2 light units with 2 or 3 panes per light, although The Old Shop has a complete set of 8 pane per light 2 light casements. One of these has 4 pane fixed lights flanking the opening pair forming a wider display window probably inserted during its use as a shop. Braecotte has single pane casements as well as a single 4 pane casement and a modern window unit with a top hung opening.

7.8 Beyond these examples casement windows are the most prominent window form throughout the conservation area, although the precise styles vary, with the majority of examples being old flush fitting side hung casements, modern copies of the same with a small number of modern side or top hung casements with projecting storm-proofing. The latter examples stand out; top hung elements are not traditional

and only appear in any significant way after the beginning of the 20th Century, and bulky storm-proofing was not traditionally employed. Instead well fitting joints were sufficient to keep wind and rain out.

7.9 3 Bank Cottages is a good example showing different window styles. The ground floor example is flush fitting and has a good traditional appearance, free from bulky projections and overlaps; however it does incorporate top hung opening lights which are not traditional. The window above has storm-proofing which makes the frames appear more bulky as well as top hung and side hung opening elements, while the small window above the front door is a genuinely traditional flush fitting casement window with one side hung opening light and one fixed light.

7.10 Bank Cottages are also fronted by a section of elevated pedestrian pavement. The elevated section has no railings, except at the tops of the stone steps built in to provide access and even here the railing is of a simple modern style. The pavement fronts the road as a stacked slate wall, repaired in places to varying standards, with the Eastern section mostly rebuilt in materials which are a poor match with the original work. Above the pavement each property has its own steps to the front doors and retaining walls to the small front gardens. These retaining walls vary from crisp rendered modern walls to painted stacked slate (as seen on 1 Bank Cottages).

7.11 Number 2 Bank Cottages has a small section of gable wall exposed above the roof line of number 1, and this section of wall is clad in corrugated iron sheet. This may have been added to prevent water ingress driven by winds moving along the valley, or it may have been a cost effective replacement for defective slate hanging previously applied to the wall.

3 Bank Cottages has a variety of casement windows of varying age and character.



The former Blacksmith's shop at the East end of the conservation area.



7.12 At the Eastern end of the village the main road forms a junction with the road to Chelfham. Around the junction are clustered a number of lower status storage buildings, currently in use as stores, workshops and garages but previously these buildings have housed local industry including the village blacksmith's shop (shown on 1st series Ordnance Survey Maps). The buildings themselves are made up of a mixture of materials, including stone, brick, concrete blockwork and even corrugated iron, all with timber or blockwork infill of former openings and corrugated metal

or slate roofs.

7.13 Although these buildings can hardly be considered to be stunning examples of high quality architecture they do serve as a reminder of the small scale industrial activity which, in the relatively recent past, would have been present in almost every settlement across the country. As such these buildings are an integral part of the character of the village and they preserve an element of the history of the community.

7.14 Rock Cottage is a modest thatched cottage built on a plot levelled by excavation into the local bedrock. The cottage is the second of two thatched properties in the village and is located at the edge of the conservation area along the Chelfham road. The building is rendered and most likely built of locally sourced stone (although possibly of cob).

7.15 To the Southeast edge of the conservation area is the former Pittcourt Farm, now converted and subdivided into a number of residential units. The subdivision has been associated with a degree of renovation that has resulted in a very modern looking building, with crisp edges, modern materials and open porches which effectively mask any historic character the building might have previously possessed.

New buildings like Sunny Heights break the conventional building line and introduce modern materials out of character with the area.

7.16 Sunny Haven and Sunny Heights are two modern detached properties along the North side of the main



Goodleigh Road. The buildings are set far back from the roadside, unlike the majority of properties in the village. While Sunny Haven is largely hidden from view by planting, except from the East, Sunny Heights is prominent, fronted by its tarmac driveway, and concrete block retaining walls. The building is rendered with an interlocking concrete tile roof and a large full width tile hung dormer which is out of keeping with the local area where dormers are rare and those which are present are small and tile hanging is not found at all. The recessed porch area on the ground floor is stone clad to provide some hint of natural material, although exposed stone is only really seen on retaining walls and boundary walls in the area. Sunny Haven is similar, rendered, with tile hung gables, exposed red brick panels on some walls and a red brick externalised chimney stack.

The United Church is an excellent example of Victorian structural polychromy.



7.17 The Bible Christian Chapel (now United Church) was built in 1880 and is a fine example of a high Victorian Gothic Revival style chapel, decorated by structural polychromy, a way of using materials of differing colours (in this case blue/black, cream and red bricks) to produce decorative patterns and to highlight features within a building. Even the enclosing boundary wall gets this treatment, part of the wall having been recently rebuilt taking care to replicate the colourful decorative pattern.

7.18 Goodleigh Junior School is mostly hidden from view. From the South the road is so low that a tall bank hides any view of the school buildings, while from the church the main building is mostly hidden by a more modern flat roofed extension. From what can be seen the original school building is of exposed stone, with brick dressings and built in the Victorian Gothic Revival style. The school has extended across the road and into a pair of timber clad buildings next

to the Parish Church.

7.19 Braileys Cottage and The Sawmill are at the Southwest edge of the conservation area. Braileys is half rendered, with the ground floor left as exposed stone construction. The windows on the roadside elevation have decorative hood mouldings in the Tudor style, although the building is not old enough for these to be originals. Also on the roadside elevation are two small access hatches to allow for cleaning of chimney flues from outside. From within the courtyard area a Western extension is the prominent

feature, in random exposed stone which is not a close match the original of the main house. The building has a natural slate roof throughout, as is the dominant roofing material throughout the conservation area. The Sawmill can be seen beyond, accessed through the courtyard and is of similar style, half rendered and exposed stone, with modern additions such as slate hood porch above the door,

8 Boundary Changes Adopted May 2013

8.1 A re-examination of the boundary of the Goodleigh Conservation Area suggests that the boundary adopted in November 1975 is still relevant and appropriate 37 years on. As such there were no proposals to extend the conservation area to include other buildings, nor to reduce its size to exclude properties presently within its boundary when the boundary was reviewed at the end of 2012.

8.2 There were, however, a number of minor realignments of the boundary made at this time. These were to ensure that the boundary of the area follows readily identifiable features on the ground, such as plot boundaries, highway edges or field boundaries. Several of these minor changes took the form of slight reductions, while others are minor extensions. The changes have no notable effect on the overall size of the conservation area.

A map showing the adopted minor boundary changes is given in Appendix 3 (III)

9 Development Pressures

9.1 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.

9.2 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.

9.3 The only major issue effecting the Goodleigh Conservation Area is that of the possibility of flooding from surface water run-off as a result of the steep valley sides on which the village is located. There has historically been some issue with flooding of this nature, although it appears that this has been addressed.

10 The Future

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

10.2 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.

10.3 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 in the Goodleigh Conservation Area

Address	Listing Grade
1 Bank Cottages	II
2 and 3 Bank Cottages	II
Willesleigh Cottage	II
Braecotte	II
Church of St. Gregory	II*
Churchyard Lych Gate and gates, approximately 10 metres SW of Church of St. Gregory	II
Hakeford Cottage	II
Lorna Doone	II
The Old Shop	II
The Cottage	II

2 Historic Mapping

3 Conservation Area Mapping

I - Key

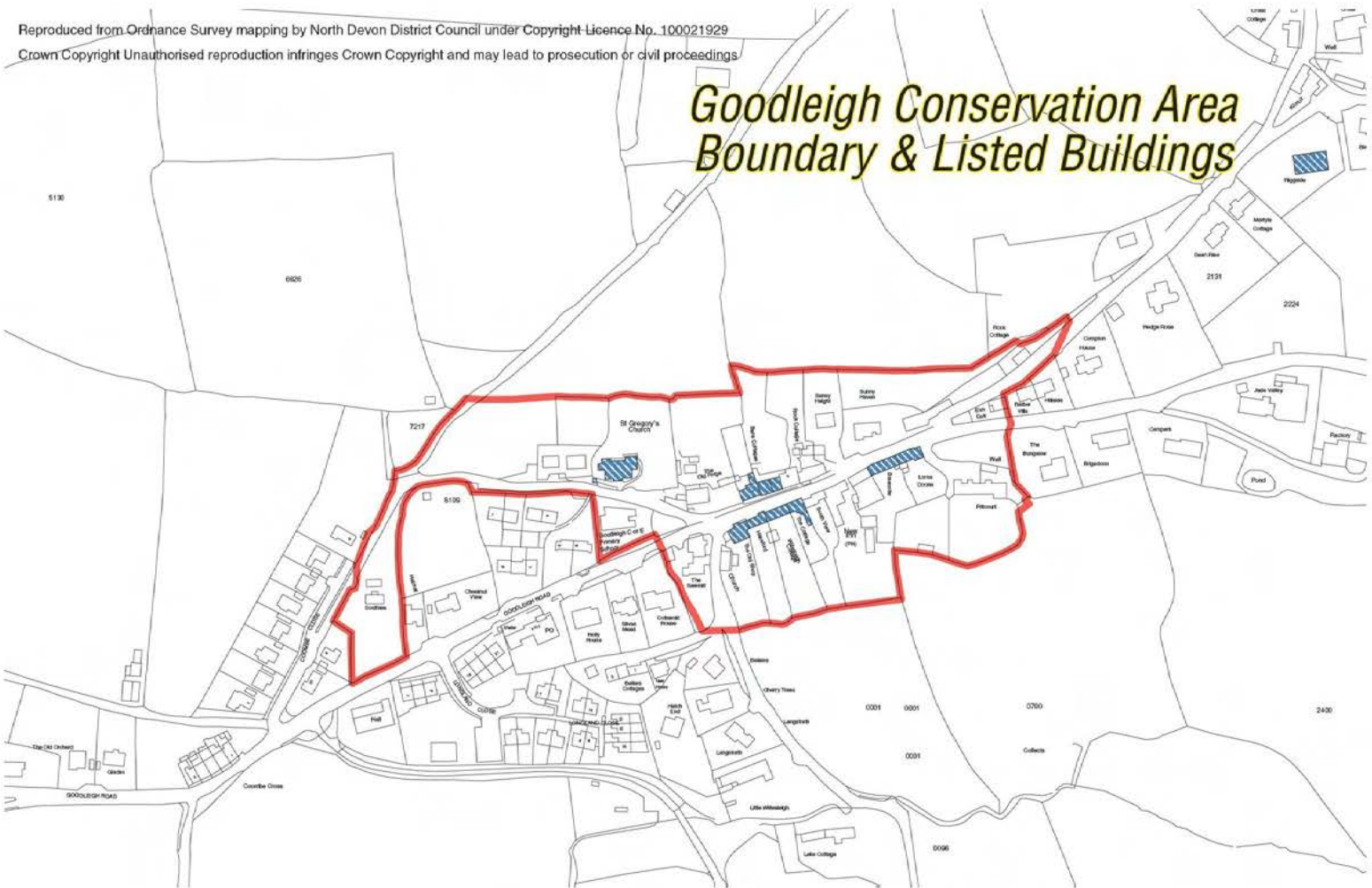
II - Existing Boundary & Listed Buildings

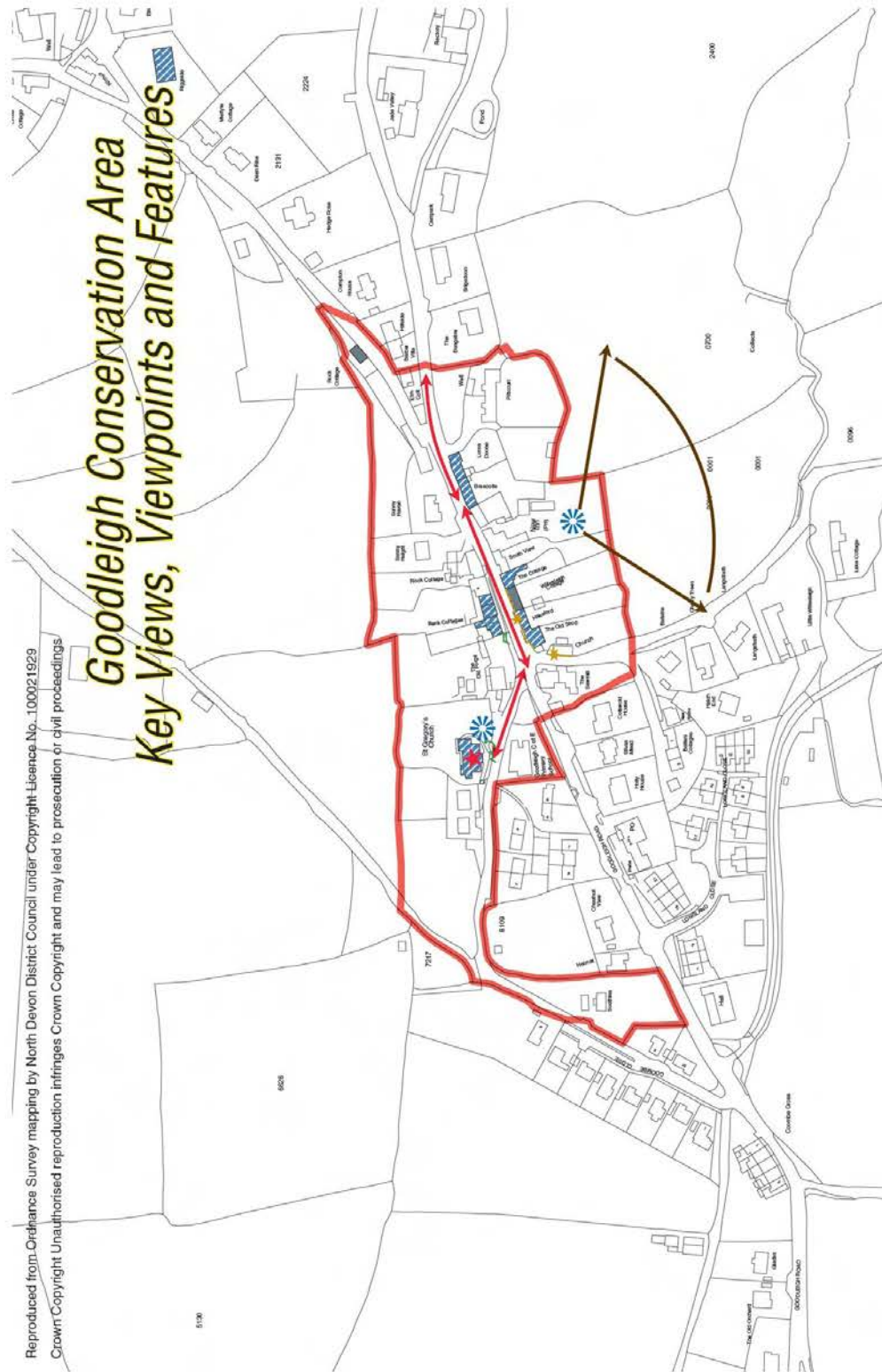
III - Key Views & Viewpoints

IV - Proposed Boundary Changes & Listed Buildings

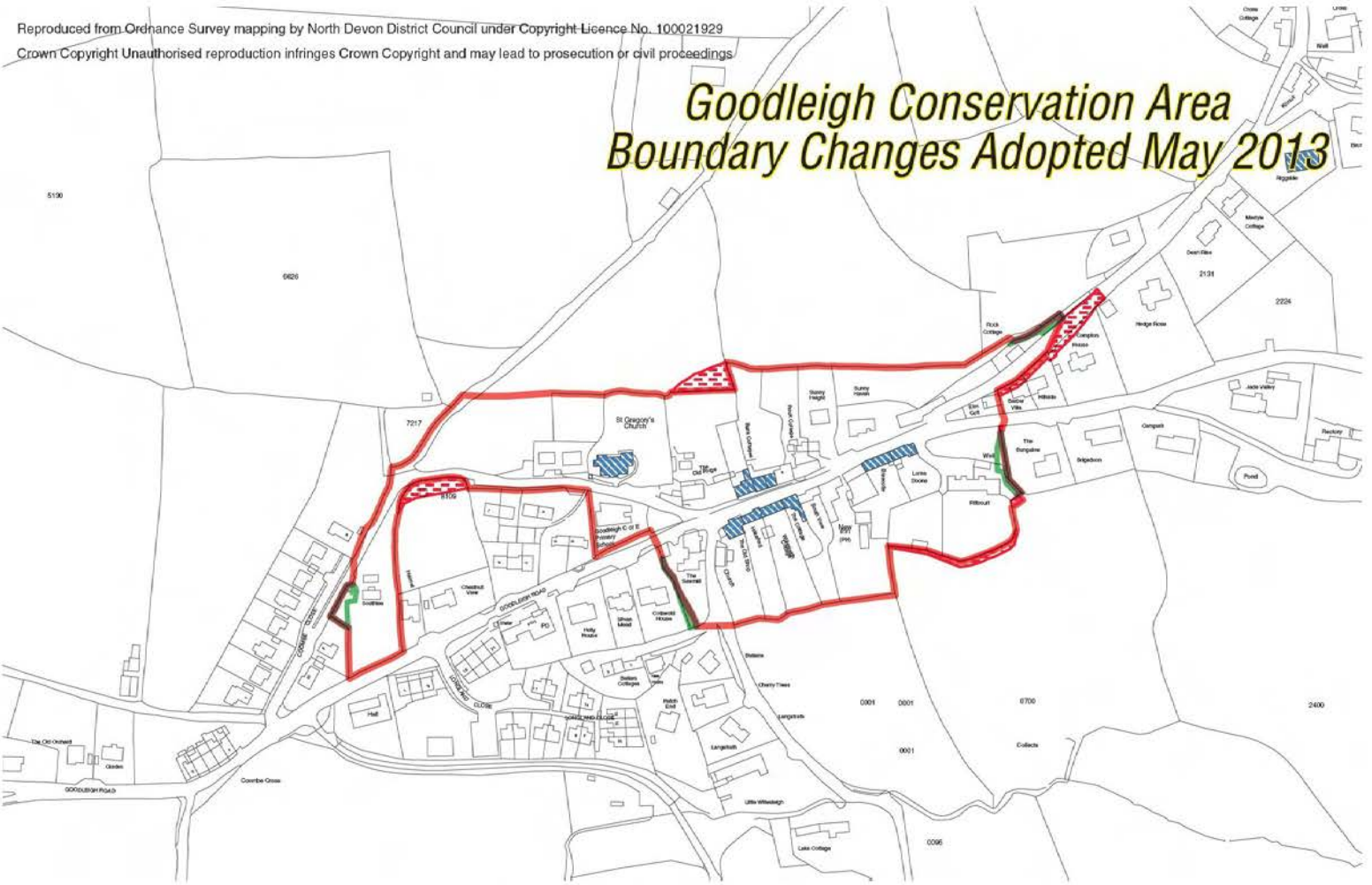
Key To Mapping

	Grade I Listed Building		Road & Building Plot Outline
	Grade II* Listed Building		Building Outline
	Grade II Listed Building		Existing Conservation Area Boundary
	Single Storey Building		Wall With Slate Hanging
	2 Storey Building		External Views
	3 Storey Building		Internal Views
	4+ Storey Building		Morte Slate Boundary Wall
	Area To Be Added To Conservation area		Morte Slate & White Spar Boundary Wall
	Area To Be Removed From Conservation Area		Focal Point Of Views
	Building Making a Neutral Contribution to Local Character		Key Viewpoint
	Building Making a Positive Contribution to Local Character		Prominent Bay Window
	Building Making an Outstanding Contribution to Local Character		Prominent Bow Window
	Building With Rendered Walls		Negative / Positive Public Seating
	Building With Bare or Limewashed / Painted Walls		Positive / Negative Bollard
	Building With Slate Window Sills		Decorated Barge Boards
	Public Green Space		Negative / Positive Street Lighting
	Building In Poor Condition		Memorial - ie. War Memorial
	Area For Potential Enhancement		Mosaic Feature
	Building With Decorated Eaves		Important Tree / Tree With Tree Preservation Order
	Various Seperate Character Zones		Miscellaneous Feature (Labled)
			Miscellaneous Linear Feature (Labled)
			Railings As A Positive Streetscape Feature
			Railings As A Negative Streetscape Feature
			River / Aquatic Feature
	Scheduled Ancient Monument		Public Right of Way
	Historic Door		Focal Streetscape Feature
	Historic Bridge		Negative / Positive Signage Feature
	Intrusive Overhead Lines		Historic Telephone Kiosk
	Historic Post Box		Position of Historic Town Gate





Goodleigh Conservation Area Boundary Changes Adopted May 2013



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