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

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

**1.4** The purpose of this character appraisal is to:

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

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

## 2 Facts & Figures

**2.1** The conservation area at Landkey Newlands was formally adopted in September 1987 and covers an area of 17.9 hectares or 43.3 acres (reduced from 21.8 hectares, 53 acres). There had been no review of the boundary undertaken since this initial designation until 2012.

**2.2** Within the new boundary (adopted September 2012) there are 7 Listed Buildings, all of which are listed at Grade II. There are no Scheduled Ancient Monuments within the conservation area boundary, however there are two nearby, at Codden Beacon 1.9 kilometres to the Southwest and the deserted medieval village at Welcombe Farm 1.2 kilometres East - Northeast.

A map showing the existing Conservation Area boundary (Adopted 2012) and the locations of listed buildings is given in Appendix 3(II).

A list of all listed buildings within the boundary is given in Appendix 1.

### **Name Change:**

When this conservation area was first adopted it covered an area which straddled the boundary between two parishes, Landkey and Swimbridge. Roughly half of the area was in each parish. Following boundary changes in 2004 only a small section of the conservation area remains in Swimbridge Parish.

As a result the name of the conservation area has now (September 2012) been changed to *Landkey Newlands Conservation Area*.

**2.3** The area, together with Landkey Town, is covered by a local design guide produced in 1999 by local residents, Campaign to Protect Rural England (CPRE) and The Beaford Centre. The guide was a reaction to the spread of modern housing which had little regard to the character of the established historic buildings within Landkey.

### 3 History

**3.1** Landkey Newlands lies to the East of the old Village centre of Landkey and the medieval Parish Church, spreading out along the old main road from Barnstaple towards South Molton, Taunton and London. The Newlands area straddles the old parish boundary which separated the parishes of Landkey and Swimbridge. Following Boundary changes in 2004 only a small area at the north east boundary of the conservation area remains in Swimbridge parish.

**3.2** The Newlands area is a 'new' development strung out along the main road between the Parish Church at the heart of Landkey and Swimbridge to the East. The Newlands area is mentioned in 1480 as "Newland juxta Londkey" . The area covered by this conservation area is only 'new' in the sense that it is not part of the medieval village of Landkey, nor Swimbridge. It is, however, far from modern. Some of the older properties featuring axial chimney stacks date from the early 17th Century or maybe slightly earlier.

**3.3** Although the area around the Parish Church and the Landkey Newlands area are now joined by continuous development, this is a relatively recent phenomenon and even as little as 50 years ago there was a clear separation between the two areas. Estate development since the Second World War has now occupied this space and as such there is now no break in development between the two areas.

**The valley location and abundance of running water and springs made Landkey Newlands ideal for water powered mills, as the surviving network of leats testifies.**



**3.4** Certainly some of these older properties were farmhouses, some still retain agricultural outbuildings and would have been in use as farmhouses until the dawn of the 20th Century. The settlement is unusual in that it is strung out along the major trading and transport artery into northern Devon and out towards London and clearly this was a motivating factor in the growth of the settlement in this direction. However the settlement does not appear to exploit this; there is no evidence of local trade to exploit the passing traffic, no marketplace and only evidence of a single coaching inn (the former Hare and Hounds, now Rock House). The proximity of other markets at Barnstaple

and South Molton may have obviated the need for a centre of trade here, likewise the number of coaching inns available in nearby Barnstaple may have minimised demand for such facilities in Landkey.

**3.5** The only local employment besides in agriculture appears to have been the local water powered corn mills, small scale mining, lime burning and tanning. In 1800 there were 7 water mills operating in the area of which one is found standing within this conservation area today. All of the mills were corn mills, fed by the produce of local farms. Local agriculture must have been booming in order to keep such a number of mills supplied with enough grain to make them viable so clearly the lifeblood of the community was its farms and many of the houses which were not farmhouses must have belonged to millers and labourers.

**3.6** A small lead mining industry operated within the local area near Hannaford and a scattering of small quarries exploited a seam of sandstone which runs through the parish. This same seam was until recently exploited on a vastly more industrial scale at Venn Quarries.

**3.7** By the early 19th Century at least one of the corn mills, that in the area which is now Shaplands Yard, had become a saw mill, providing timber for a variety of purposes including a growing building and construction trade within Landkey.

**3.8** The Newlands area possessed a general store and a post office during the 19th and early 20th Centuries and with the coming of the motor car a petrol station was opened beside the village store at what is now Chowns Cottage.

**3.9** As part of the millennium celebrations an area of ground was set aside as a 'Millennium Green' which was then part planted with a number of Mazzard cherry trees in 4 local varieties; Greenstem Black, Black Bottler, Dun Small Black and Hannaford. These particular varieties of the wild cherry were once common in North Devon but had almost died out prior to this local project to reintroduce them.

### 4 Landscape & Setting

**4.1** Landkey Newlands occupies a linear area alongside a major road towards the bottom of a shallow valley. Views of surrounding green hillsides are a distinctive feature within the setting of the conservation area.

**4.2** Particularly prominent is the range of high hills to the South, with Codden Hill visible to the Southwest from several vantage points where there are breaks in the line of development along the road, such as opposite Brook Villa, land near Shaplands Yard and at Cowles Farm.

**4.3** Views to the North are typically more restricted as there is more modern development behind the frontage properties along Blakes Hill Road which prevents views in this direction. There are opportunities however, such as in the area around Meadow Close. Here the new development to the North consists of bungalows with gables facing towards the road. Between the roof slopes it is possible to enjoy long distance views out to the hills to the North, looking over the rooftops of much of the new development of St. James Close and Newlands Close.

**4.4** To the West there is a prominent hill near Hill Farm. The tree near the top of its Southern slopes stands out as an eye-catching natural landmark. Views in this direction are difficult from the main road but are possible from locations such as Shaplands Yard, Cowles Farm and from the higher sections of Blakes Hill Road to the East of Mill Road.

**4.5** The valley is also occupied by various river channels, primarily Landkey Brook to the South of the village and Harford Stream (one of its larger tributaries) and leats for the many water driven corn mills which were once within area. There is still one standing water mill within the village along Mill Road. The significant number of water ways within Landkey Newlands, particularly around the junction of Blakes Hill Road and Mill Road, means that the sound of running water is a significant element of the local character which is easily noticeable even over the sound of traffic.

**4.6** Landkey parish straddles a geological divide with the Northern part being older Devonian geology and the Southern part the Culm Measures of the Upper Carboniferous era. Within the Culm Measures are more resilient Codden Hill Cherts and these have created the ridges of high ground to the south of the parish including Codden Hill, Hangman's Hill and Hearson Hill. The village itself stands on a narrow geological band at the transition of the two regions, made up of sandstone, limestone and various shale and slate of the Lower Carboniferous era.

**4.7** The first series Ordnance Survey Maps (c. 1880) show several springs around the village and it is perhaps easy to imagine how this site would appear desirable to make a home and found a settlement, surrounded by gently sloping agricultural land, with the river and many springs to supply water, and later power.



## 5 Key Views

**5.1** The valley setting of the village allows for views of the gentle sloping green fields of the valley sides. This is particularly so to the North where views are possible over or between the development along the edge of Blakes Hill Road. In the centre of the village near Mill Road the land is lower and views out of the village are only possible due to breaks in the building line. Further to the East and West the land rises slightly and it is possible to see out into the natural landscape without needing a break in the development along the roadside.

**The hill near Hill Farm stands out as a landmark that can be seen from several vantage points along Blakes Hill Road, and the tree near the top of the hill is also a prominent feature.**



**5.2** Views to the West, along the length of the valley, are occasionally rewarding where a prominent hill with a tree near the top of its Southern slope can be seen as a prominent landmark. Again this hill can be seen from the Eastern end of the conservation area where Blakes Hill Road is at a higher level.

**5.3** Views to the South take in the slopes of the high hills of Codden, Hangman's and Hearson Hills which give a feeling of enclosure to the setting of the village and prevent more distant views.

**5.4** Within the village most views are channelled by the lines of development along Blakes Hill Road. The various short terraces of Georgian housing make interesting elements of the streetscape, interspersed with the older axial stack houses. The variation in how far back from the pavement edge properties are set adds a degree of interest into views along the road, as do the variety of traditional methods of boundary treatment employed where front gardens exist.

**5.5** Views along one of the mill leats are possible from the bridge at Tanners Road, as they are along Mill Road. The stone faced retaining walls which form the channels to the leats reinforce the man-made character of these waterways.

**5.6** At the junction with Ackland Road and Blakes Hill Road stands Thatch End and Wallabrook Cottage. This thatched property occupies a dominant corner position on elevated ground which should

give it a striking landmark position within the streetscene. In reality most views from Blakes Hill Road are blocked by the shiplap fencing enclosing the property boundary of the infill development at The Firs. This building is more prominent thanks to its additional height, however it is of vastly inferior architectural quality. The provision of privacy for a piece of modern infill development and its driveway has robbed the village of a historic landmark property which is now sadly hidden from most public view points behind a poorly detailed boundary treatment.

**Thatch End and Wallabrook Cottages should occupy a prominent visual position, but instead they are hidden behind bland timber fencing.**



## 6 Architectural Character

**6.1** Along the relatively short length of the conservation area's main street, some 900 metres (0.56 miles), there are 10 properties which feature axial chimney stacks. These are a type of chimney where the stack is located along the main external wall of the property, usually beside the main entrance door. Such a large number of these features surviving in a relatively small area is unusual. The distribution of properties with axial chimney stack is shown in Appendix 3(V).

**6.2** In a chronological sense these types of chimney are early, typically dating to the late 16th or early 17th Centuries in Devon. The stacks usually projected outside of the building, primarily so that they made a prominent feature and also so that they did not intrude on the internal floorspace. When chimneys were a new concept those who could afford to make the modifications to their property to have them wished to ensure that everyone noticed. The most prominent position, on the front near the door, was selected so that every visitor could hardly fail to spot the expensive new chimney.

**6.3** Often seen on the same property as these axial stacks (although they can also be found on a few properties without axial stacks) is another unusual form of chimney, located at a corner of a property and also twisted 45 degrees to the lateral and gable walls of that property. Chimneys in similar positions can be seen on some older thatched properties in Chulmleigh, but these are not set at an angle like those seen in Landkey Newlands. Nearby Swimbridge also has a significant number of axial stack chimneys, but none of the more unusual corner chimneys.

**6.4** The majority of these buildings probably had their origins as farmhouses and were probably associated with significant and profitable land holdings from which their residents obtained their wealth. Many retain thatched roofs while those which do not have steeply sloped roofs suggestive of having been previously thatched. One retains a clear association with land to the North of the main road where the new housing of Russell Close, Meadow Close and St James Close stand. Old 1st Series Ordnance

**Ratcliffe (Grade II Listed) has a large axial stack chimney (upper part re-built) which dominates its frontage; it also has an unusual corner chimney at its West end.**



Survey Maps show the area with only a pair of small buildings, an area of orchards and several large open fields. Much of this land was probably part of the farm of Rock House and the two small buildings may even have been labourers' cottages.

**6.5** Two of the ten examples, Rose Cottage and Myrtle Cott, have 'internal' axial stacks. These are still built onto the principal elevation of the building but instead of projecting outwards into the street they are within the building envelope. This is often a slightly later feature typical of new properties being constructed after chimneys became more common features. Interestingly both examples are at the Eastern end of the conservation area probably indicating that the settlement grew from the area nearer Landkey Church outwards along the main road in the direction of Swimbridge. Internalised axial stacks account for a higher proportion of axial stacks in Swimbridge.

**6.6** Between these older axial stack houses are a collection of terraced houses and modest cottages mainly dating from the Georgian Period. These are not the grand town houses which might have been home to wealthy merchants but rather more modest homes. Sash windows are present but they are not the most common window form in the village, and where they exist they are limited to the ground floor in many cases, such as at Standale on Blakes Hill Road. This suggests that the owner of a house wished to make an impression by spending money on the latest fashion in windows, but lacked the money to apply this throughout the home, focusing instead on the principal rooms where guests might be received.

**6.7** Some of the later Georgian and Victorian Terraces, such as Kingsley Terrace do have sets of sash windows. Others, such as Chapel Terrace, would have had sashes from the proportions of their window openings, however all windows and doors on this particular terrace have been replaced meaning the exact glazing pattern of the original windows is lost.

**6.8** Casement windows are usually 2 or 3 light casements with 3 or 4 panes per light. In some cases, such as at Hope Cottage on Manor Road, the glazing pattern of original windows has been altered. The 2 lowest glazing bars have been removed to allow for a unhindered view through the window, while the top glazing bar remains as it is above the eye line of anyone looking through the window. Glazing bars broke up windows into small panes at a time when glass production methods were only capable of producing small panes, or resulted in large panes being prohibitively expensive. The one remaining glazing bar in these windows allows the old glazing pattern to be determined as it sits exactly at the 1/4 - 3/4 point in the height of the window. Although altering the glazing pattern of historic windows is to be discouraged, this interesting alteration is in itself worth noting as an unusual example.

**6.9** The conservation area has a relatively low number of listed buildings scattered along its length, with no particular clusters or concentrations. There is a pattern in that at the East end of the conservation area the listed buildings are confined to the South side of the main road, the North side of the road having seen little development at this Eastern end until after 1880.

**6.10** Materials occupy a typically narrow range. Local stone is used and in some cases left as an exposed building material, whilst in other cases it is rendered over. The local building stone is from the Devonian deposits to the North and of a consistent grey-blue colour with occasional fine orange tinted bands. The material is reasonably durable but it does not work well. As a result the masonry which it forms is usually rendered as it was not thought to give a highly attractive result.

**6.11** Cob is also evident, again rendered over for protection from the elements. Brick is not a common feature within the conservation area and is practically limited to Chapel Terrace, with Marland Brick window detailing, and a semi-detached pair of houses opposite which exploit the high Victorian polychrome style in a mix of Marland and red bricks. Brook Villa also makes use of brick detailing as quoining, detailing around windows and doors, and the plinths of the bay windows.

**Brook Villa is one of only a small number of properties which feature the use of brick. It is also one of the few Victorian properties within the conservation area.**



**Landkey Methodist Church (1868) is a dominant and imposing landmark building, together with its former Sunday School, at the West end of the conservation area.**



for worship. The church itself is of Geometric Decorated Gothic style featuring groupings of quatrefoils in its largest windows and single quatrefoils at the heads of the aisle windows. The schoolroom is lower and of slightly more simplified design. Here doors and windows have round headed arches instead of the pointed ones seen on the church. Quatrefoils are replaced by punched circles giving a much plainer and less intricate appearance. The walls of both are constructed of local stone, but the dressings around openings and as string courses are of a finer imported stone, possibly Bath Stone. Weathering of this imported stone banding is different between the two buildings and might be from two different sources.

**6.14** Other interesting single buildings include West Cowles at the West end of the conservation area. The house here (Cowles House) grows almost organically around the West end of a large exposed stone threshing barn with a raised entrance. The stonework of the barn includes some very large pieces which may have previously been window or door lintels. There is no sign of disturbance beneath them so they are potentially recycled elements from a previously demolished building. The house features a small circular window in its West wall which allows views out towards the hill to the West.

**6.15** There are few surviving agricultural buildings within the conservation area, although other examples can be found at Ratcliffes, where a barn with double doors extends out of the gable end of the house, Barnwell with detached cob walled barns,

**6.12** The Methodist Church and its associated Schoolrooms are some of the few examples of 'formal' architecture within the village, other examples being Brook Villa, Challacombe House, Chapel Terrace and The Redbrick House. Many of these examples are clustered at the Western end of the conservation area.

**6.13** The church and schoolrooms are good examples of Victorian Gothic Revival Architecture. The first Methodist Church on the site was built in 1816 and may have been a modest building, but it was replaced in 1868 with the current church which has recently become redundant and is no longer in use

and at Newlands Farm. Some of the older buildings have collections of outbuildings at the rear of their plots and some of these may have been intended to have an agricultural function, however most of these are hidden from public view.

**6.16** The various surviving mill leats provide an important contribution to the character of the village, not only with their visual impact and their appearance on plan which helps to locate the sites of former mills, but also in the sound of running water which becomes most prominent along Tanners Road and Mill Road and the junction between the two.

**6.17** The sound of running water also forms a significant element of the character in the setting of 'The Mill' and 'Old Mill House'. Old Mill House was formerly the working element of one of the many Corn Mills in the valley. The leat still runs close by the West end of the property where the remains of one wall stand around half a metre from the gable wall and potentially formed the outer wall of the wheel pit.

**6.18** The Old Mill House is rendered on the upper floor and exposed stonework on the ground floor. On the side elevations this stonework has been rebuilt or heavily repointed using cement mortars and it is likely that the minor elevations were of a rougher rubble construction. In contrast the main elevation is a very well formed wall of tightly jointed, but randomly coursed, squared stones. The neighbouring properties at 1 and 2 The Mill were probably offices and counting house for the mill and the miller's house respectively. 2 The Mill is of cottage-like proportions being shorter than The Old Mill and number 1.

**Although low stone boundary walls with crenellated copings are the most common boundary feature, railings are also apparent, including this complete set of historic cast iron railings and matching gate.**



**6.19** Front boundary treatments vary around the conservation area. Some properties have their front walls flush with the back edge of the pavement and therefore have no formal boundary treatment; others have varying sizes of front garden and these have a variety of boundary styles. Perhaps the most typical is a low or medium height exposed stone wall topped with dentile copings. Railings are also well represented, including some historic examples, cast iron patterns from Barnstaple foundries survive and one wrought iron set of railings with a matching gate survives at April Cottage.

As a broad trend it is the older properties that are flush with the pavement edge, while those from the Georgian and Victorian Periods often have small enclosed areas between them and the pavement.

**6.20** The front garden enclosures are mostly intact and there does not appear to have been any significant move towards their removal or loss. In other areas such enclosed spaces have been lost so as to provide off-road parking for residents. Here in Landkey it is perhaps fortunate that the enclosed areas are mostly too small to be significantly tempting as car parking spaces.

**6.21** Typically these boundary features serve to identify the boundary between public and private space and are not intended for, nor are sufficiently high to provide, privacy. In some cases, such as at Rock House, the low walls have been enlarged by topping with other materials, in this case a timber fence. The result is not visually appealing. In new developments such as at 2 South Hayes Copse the boundary walls visible from the road are necessarily high as they surround the rear garden and the only private outdoor space connected to the property. Even so the style of the walls is not in keeping with the area, being thin natural stone pillars on a very shallow stone plinth topped by rendered blockwork. In places new or replacement low boundary walls are of concrete or brick and again have a poor traditional basis.



## 7 Boundary Changes Adopted September 2012

### Boundary Reductions Adopted September 2012

**7.1** The most significant reduction was at the Eastern end of the existing conservation area and included several empty fields together with the modern (mostly single storey) housing accessed via Valley View. The empty fields to the East of Newland Cottages have no historic or architectural merit. However, Newland House, which stands some 500 metres East of Newland Cottages is of significant architectural interest.

**7.2** The houses and bungalows to the South of Blakes Hill Road and East of Quintin Cottage are part of a modern development on an access road running parallel to the main road. These buildings lack the historic and architectural character found throughout the remainder of the conservation area, nor do they have the same relationship with Blakes Hill Road as the more historic properties. It is not considered that these properties fulfil the criteria for inclusion within this conservation area and therefore they were removed from the original designation.

**7.3** Although some of the empty fields East of Newland Cottages have been removed from the designation others have been retained. This is necessary in order to retain Newland House within the conservation area. Newland House itself is an impressive Victorian Villa, a significant remodeling of an earlier Georgian house, elements of which can still be seen at the rear. It has no parallel within the conservation area and as such could be considered out of character, however it does have significant architectural interest along with a complex of well preserved ancillary buildings including stables.

**7.4** The fields to the East and North of Newland House have also been retained within the conservation area. These 3 fields were enclosed during the late medieval period, with curving field banks which may indicate the enclosures were of land formerly farmed as strip fields. The two fields between Newland House and Newland Cottages are modern enclosures of no historic or architectural interest and are retained only to facilitate the inclusion of Newland House.

**7.5** Two smaller areas have also been removed from the conservation area around Bramley Meadow and Hayes Copse. Both of these are modern developments which have intruded upon the edge of the conservation area, in some cases since its designation. Although in some instances allowances have been made towards fitting in with the prevailing local character the overall effect still falls short of achieving a positive addition to the conservation area. Although in most instances the new development falls short of actively detracting from the character of the area it does not actively contribute to the special architectural or historic interest so remains unworthy of inclusion.

### **Boundary Extension Adopted September 2012**

**7.6** A single small extension to the conservation area was also adopted in September 2012. At the West end of the conservation area Challacombe Villas are a semi-detached pair of Victorian houses which exhibit an architectural style with similarities to Chapel Terrace (opposite) which was already within the conservation area. The extension allowed for these similar buildings to be included.

## 8 Development Pressure

**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

**Works that do not require planning permission on unlisted buildings can have a huge impact on the appearance of a building and its neighbours. Crude textured finishes can be particularly harmful to the character of a property.**



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** A demonstration of the harm that can be done by permitted development works can be seen at Ward Cottage. The property is an example of a late 16th Century property with large and imposing axial chimney stack, the upper part of which has been re-built in the mid to late 18th Century. The building has been treated with a thick coating of cement render which is now cracking in places allowing water to penetrate into the

fabric of the building. Lime render would be able to accommodate the small movements of the building without cracking, while the stronger but more brittle cement simply resists movement until the point at which it cracks apart.

**8.4** The surface finish of the render has been given a series of incised lines intended to replicate large and squared ashlar stone blocks. Unfortunately there is no consistency to the lining which appears to have been done freehand and in a hap-hazard fashion. There is no traditional basis for such work and the properties which do feature this technique have sharp and straight incised lines on flat walls to provide an often convincing visual effect. This is, by comparison, crude and distasteful. It is possible that the justification is that such work looks 'rustic' and that, as an old building, crude finishes are somehow appropriate. The truth is that traditional buildings were usually well constructed, and those built well enough to survive over 500 years to the present day were far from crudely built and finished. Overall the choice of render material, the way in which it is finished and the colour in which the property has been painted are all inappropriate to the property and together serve to have a detrimental impact on what should be a landmark historic building within the area.

**8.5** Flooding has the potential to become a more significant issue for Landkey in the future thanks to its valley location. Within the conservation area this is mainly limited to the area around the junction of Mill Road and Tanners Road. Away from here the risk of flooding is to the south of existing development limiting the prospect of growth in this direction.

**8.6** The settlement has come to serve as a commuter village for Barnstaple, with a significant number of residents in the village being employed in Barnstaple, and as such there is demand for housing in the wider area, creating a significant level of pressure for growth.

**8.7** The local design guide produced in 1999 was produced as a reaction to housing developments which had failed to take into account the local character of the built environment. Local perception was, and to a large extent remains, that these modern developments were inferior in terms of their design to the more historic buildings within the village and failed to reflect the special character of the area. The Design Guide identifies several features of the village which contribute to its distinctive local identity. It is important to ensure that future development in and around the village and its conservation area learns from past failures and has proper regard to the traditional character of the village. The existing modern developments must not be seen as an excuse not to try harder in future to achieve exemplary levels of design.

## 9 The Future

**9.1** The aim of this character assessment has been to identify what buildings, open spaces, and features from Landkey Newland'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 be suitable for enhancement.

**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 planned schemes. This will also ensure that all future planning decisions that affect the conservation area and its setting are treated in a consistent manner.

## 1 Listed Buildings Within the Landkey Newlands Conservation Area

### Blake's Hill Road

Building Address	Listing Grade
Apple Tree Cottage	II
Nonconformist Chapel (Weslyian Methodist)	II
Rocky Side	II
Ratcliffes, Including Barn Attached	II
Thatch End & Wallbrook Cottage	II
Somerfield House, Including Yard Entrance and Gates Adjoining at Right End	II
Rose Cottage & The Ingle	II

### Manor Road

Building Address	Listing Grade
Landkey War Memorial	II

## 2 Historic Mapping

## **3 Conservation Area Mapping**

I - Key

II - Existing Boundary & Listed Buildings

III - Key Views & Landmarks

IV - Proposed Boundary Changes

V - Properties With Axial Stack Chimneys









