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1 Introduction

1.1 Conservation Areas are designed 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 District Council, as the local planning authority, has a duty to designate parts of the District it sees appropriate as Conservation Areas. There are currently 39 Conservation Areas in this District (excluding those within Exmoor National Park Authority area).

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 Morteohoe Conservation Area provides a sound basis for development control decision-making, and assists the District 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 sighting 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.

- To outline the planning policies and controls that apply to the Conservation Area.
- To 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

- This appraisal for the Morteheo Conservation area was initiated in April 2008 and formally adopted in March 2009.
- The first designation of land found within the present conservation area boundary was in 1983.
- The area was extended as part of the appraisal process to include the new development on the former garage site - the boundary was also rationalised so as to follow plot boundaries and thus appear less arbitrary.

3 Facts and Figures about the Conservation Area

3.1 The conservation area covers an area of 3.1 hectares (7.7 acres) following the extension of the area in March 2009, an enlargement from the previous 3 hectares (7.5 acres).

3.2 Of the buildings within the area there are 4 included on the List of buildings of Special Architectural or Historic Interest (Listed Buildings) 1 at Grade I, and 3 at Grade II.

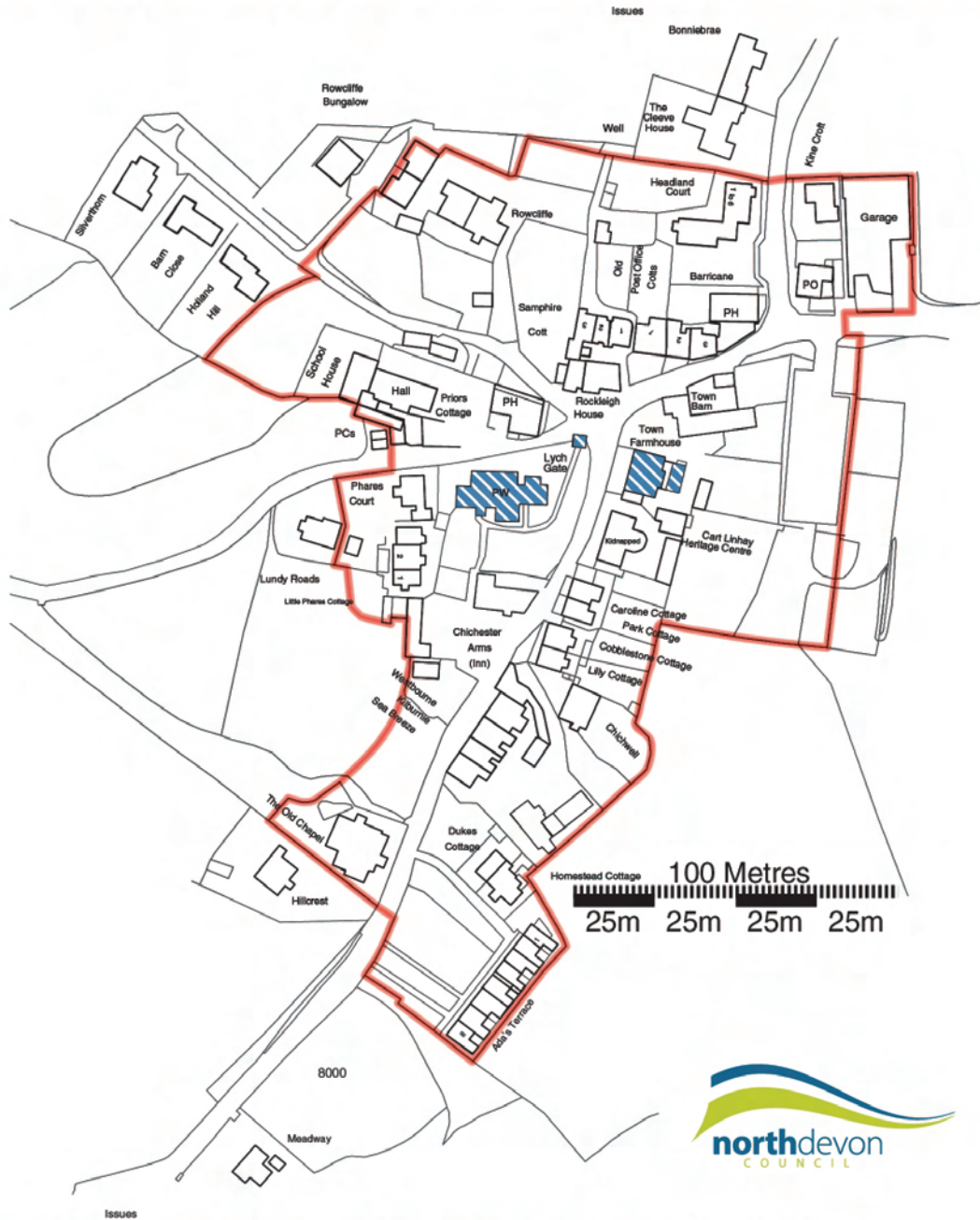
3.3 There are no scheduled ancient monuments within the conservation area.

3.4 The full list of buildings of special architectural or historic interest located within the current conservation area boundary can be found in Appendix I.

Figure I shows the existing Conservation Area as well as the listed buildings within its designation.

Figure 1

Conservation Area Boundary & Listed Buildings



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4 Why is the Morteheo Conservation Area Special ?

4.1 Unlike nearby Woolacombe, which experienced large scale planned expansion during the 19th and early 20th Centuries, Morteheo has retained its historic character and remains a small cliff top village with many traditional and historic vernacular buildings. Slate hanging is a prominent local feature, probably for protection required from storms rolling in from the sea and the utilisation of the abundant local supply of slate. The majority of more recent expansion of the village is out to the north of the conservation area towards North Morte and has had only a limited impact on it.

4.2 The Church remains at the heart of the village overlooking the convergence of the major routes through the settlement. Farmhouses can be found within the village reflecting the importance of farming as a local occupation in the 18th and 19th centuries.

P-02 Caroline Cottage & Park Cottage, showing their exposed Morte Slate construction, a locally abundant material used in the wall construction of traditional buildings of the village as well as boundary walls and as a roofing material.



5 Changes to the Boundary March 2009

5.1 The site of the former Morteheo Garage, at the time of original designation, was felt not to add to, or be in keeping with, the character of Morteheo and as such was left just outside of the conservation area.

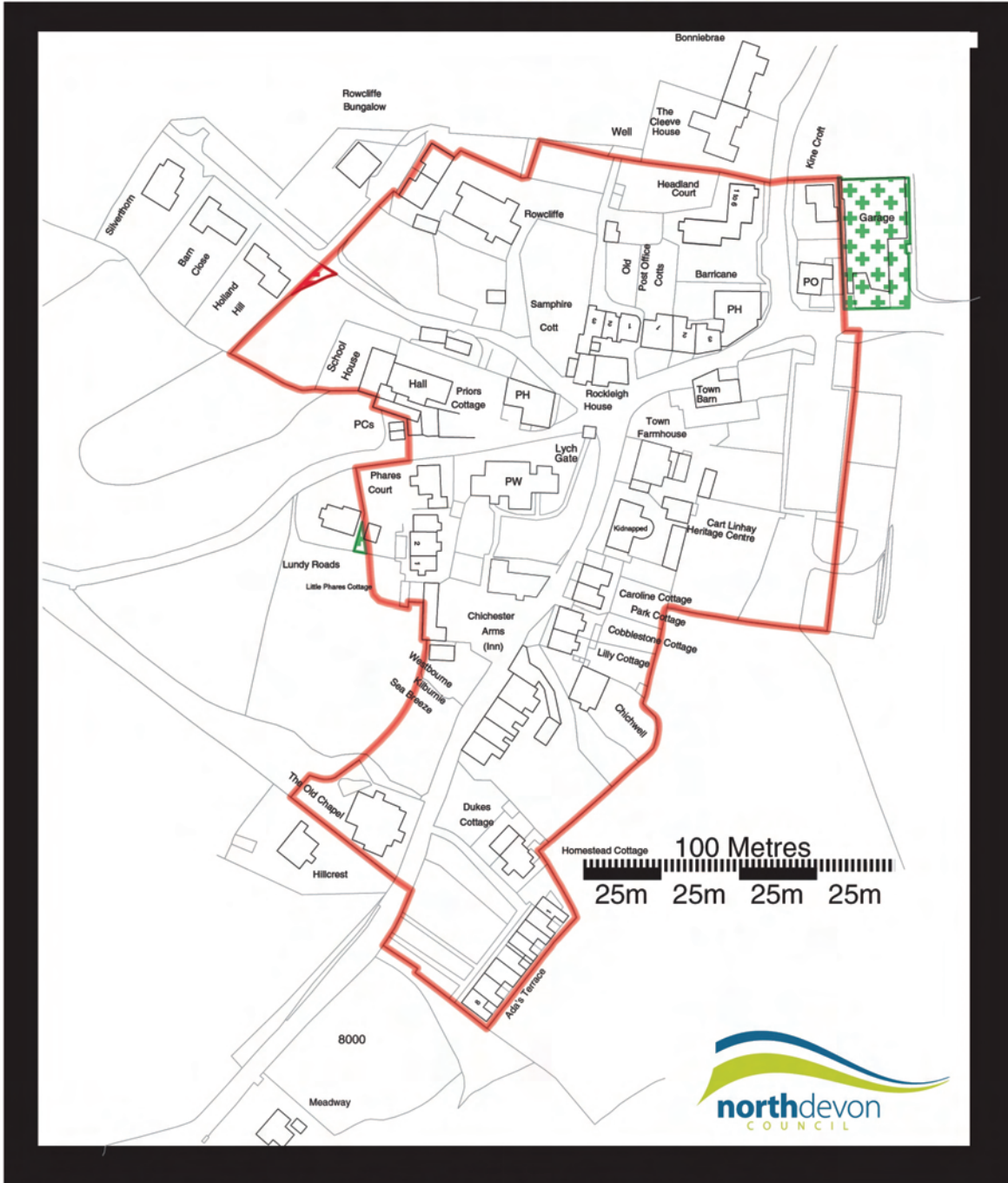
5.2 Now this site has been redeveloped as an area of new housing and the result is a sympathetic addition to the village of Morteheo, its exposed stone construction reflecting the historic farm buildings found within the village. As a result this site does now contribute to the character of Morteheo and an extension of the conservation area has been made to include these buildings.

5.3 Elsewhere within the conservation area property boundaries have changed slightly over the years, and where the Conservation Area boundary once followed property boundaries it now cuts through plots, some very minor changes have been made, cutting out or bringing in small portions of land so that the conservation area boundary once again follows property boundaries along its length.

Figure 2 shows areas added to, and removed from, the conservation area in March 2009.

Figure 2

Boundary Changes



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6 Historic Events and Development

6.1 Morteheo appears in Domesday Book as a small manor with a Home Farm (being a farm located close to the mansion of a member of the landed gentry from which food and supplies could be obtained), home to only around 20 people. There was no church mentioned at Morteheo at this time but the first chapel was built here by William de Tracey in 1170 as part of his penance for involvement in the murder of Archbishop Thomas a Becket. The knight held land in Morteheo as well as Woolacombe Tracey to the South and was rumoured to have been the illegitimate child of Henry I. The south doorway of the current parish church, and the doorway from Nave to Tower, may represent surviving parts of this original chapel building.

6.2 The plan form of the settlement has changed little from the 1840's Tithe map until very recently. The layout of roads remains unaltered but some new buildings have begun to appear relatively recently.

6.3 The 'Ship Aground' pub near the parish church is most probably a reference to the work of wreckers in the area. A wreck, which was officially defined as 'anything from which no living creature came ashore alive' was seen as a boon for local people as the salvage could add a great deal to a poor family's income.

6.4 The last ship known to have been brought ashore deliberately by wreckers was the 'William Wilberforce' in 1842, the figurehead of which is now on the Cutty Sark in Greenwich. It was the practise of 'wrecking' that contributed to the decision by Trinity House, after requests from the local clergy and seamen, to establish a lighthouse out near Morte Point at Bull Point.

6.5 The majority of the oldest buildings in the village have farming origins. What is now Phares Courtledge near the Chichester Arms was once a farmhouse before being divided into 3 cottages, and Rowcliffe to the north of the Conservation Area was previously Duckpool Farm. Together with Town Farm, which was formed in 1838 when several tenements were merged to form the new farm, this pattern of farm buildings within the heart of the settlement is a divergence from typical practise. Instead of Farm buildings outlying settlements in Morteheo it is the Farms which make up the bulk of the Settlement before the 19th Century, a pattern of development possibly a hang-over from the pre-enclosure days of more communal farming on the strips of the great fields, Braunton having a similar pattern of building. None of the old farmhouses within the conservation area are in use as farmhouses today.

6.6 The Parish Church contains the Tomb of William De Tracy – however this is not the man involved in the murder of Thomas a Becket but a later priest of the same name. Regardless the tomb has an interesting tale to tell. In 1550 the act of 'Superstitious Books and Images' was passed ordering the destruction of all Latin service books and the defacement of all images, tombs, and monuments except those erected in the

memory of 'Any King, Prince, nobleman or other dead person which hath not been commonly reputed, or taken for, a saint.' Lord Richard Pollard of Harwood, who held the manor at the time was inspired into action by the wording of the act. In order to save the ancient Reredos, a decorated wall, or screen, located behind the main altar, and that of the chancery chapel, he had them taken down and used them to build the sides of a chest tomb. On top he placed a floor slab which had been placed over William de Tracey's grave and placed the body within. In this way he was able to see the ancient stonework preserved in a monument which met the requirements of the act.

6.7 The manor of Morte was purchased by the Chichester family on 20th April 1618 from Arthur and Hugh Pollard for the sum of £600. When the Pollards had first acquired the manor it had held 595 acres of land but that which was sold to the Chichester family was only about half this size. Unfortunately the Pollards did not keep so extensive records as the Chichesters and it is not clear when this other land was lost to the manor and whether this was by sale, legacy or marriage. In 1618 when the Chichesters took possession of the manor the remainder of the former manorial land was in the hands of six other families.

7 Geology and Setting

7.1 Morteheo is located on the west facing coast of North Devon, 1.7 kilometres (1.1 miles) to the north of Woolacombe, and approximately 16 kilometres (10 miles) north west of Barnstaple.

7.2 This portion of coast is within the North Devon Area of Outstanding Natural Beauty (AONB) in recognition of its important natural landscape.

7.3 The area's geology consists mostly of Devonian stone, of around 370 million years old. The rocks found around Morteheo are sedimentary and range from sandstone and shales to slates and limestone. Some of the rock formations on cliffs to the south and north show dramatic folding and fractures, which bear witness to past geological stresses. The area also shows signs of ice age geological activity, with some boulders found to the south on wave cut platforms being traceable to north-west Scotland, having been carried here by glacial action (ie. Saunton Pink Granite SS 44013787). Barricane beach shows exposed slates laid down in the Upper Devonian period, which are rich in fossils.

7.4 Morte Point has some impressive sea cliffs, raising from 50 to 100 metres in height. The Bull Point Lighthouse stands about a mile north of Morteheo to warn shipping of navigational hazards along the coast including the Morte Stone.

7.5 Boundary Walls within the conservation area utilise local materials, typically being constructed from Morte Slate and having rough White Spar copings. White Spar was traditionally collected from the local beaches, being particularly abundant around Ilfracombe.

P-03 A section of boundary wall outside of Cobblestone Cottage and Lilly Cottage. The wall is of Morte Slate, with contrasting White Spar copings.



8 Views and Vistas

Figure 3 details the key views within the conservation area, as well of those of the conservation area from outside its boundaries

8.1 Views inland are of the green hills rising above the village with lines of stone boundary walls breaking up the fields. This land to the east is mainly in the ownership of the National Trust and as such development on this land is particularly unlikely, enabling the views and setting of the village to the east to be preserved for the future.

8.2 The location of the village in a slight depression of land makes views to the sea (westwards from the village centre) impossible, although the sea can be seen to the south of the Conservation Area, where views out to Baggy Point and Morte Bay are possible.

P-04 The view to the South from Chapel Hill, Baggy point is visible at the other end of Morte Bay while the former Methodist Church dominates the foreground

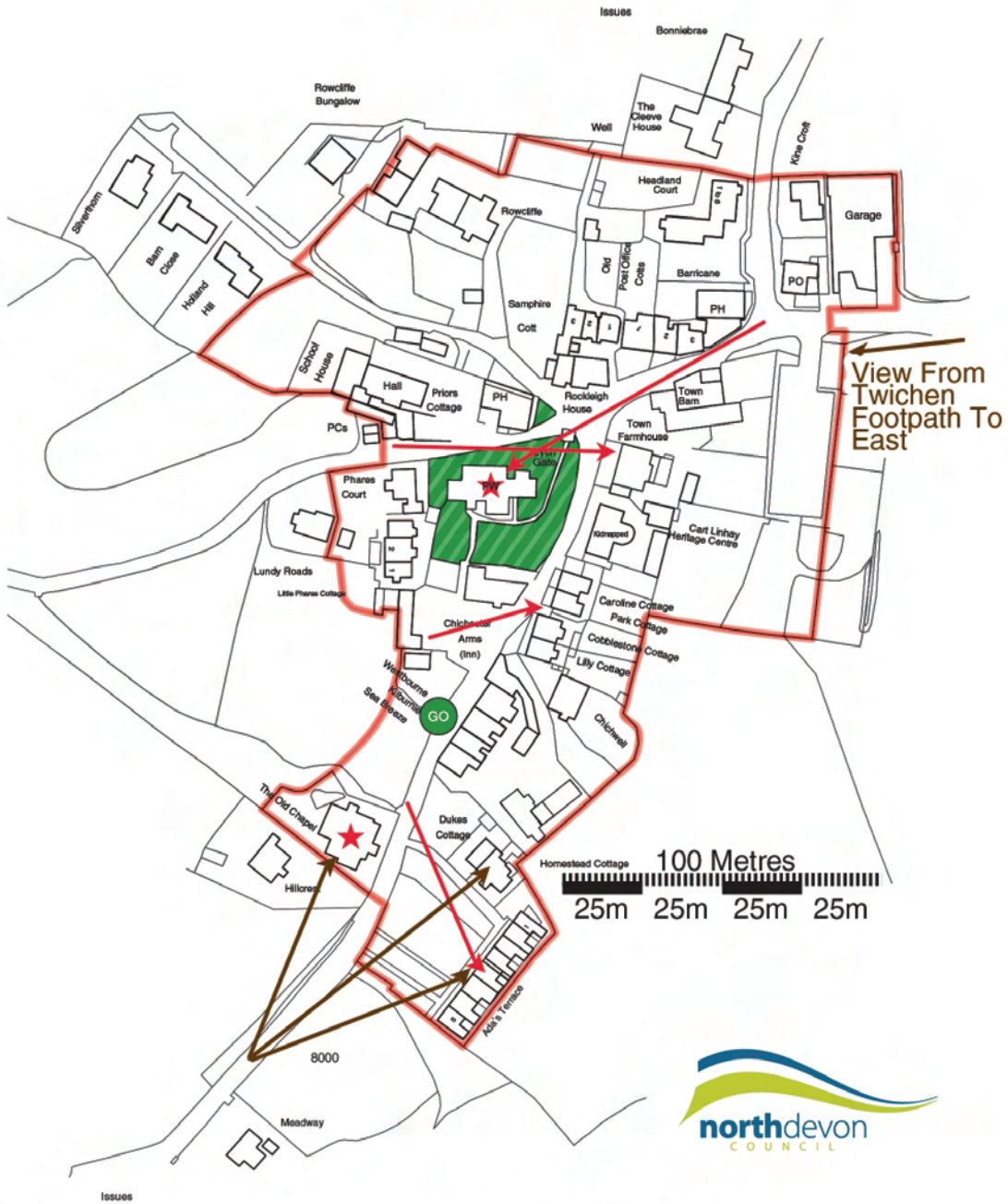


8.3 From outside of the conservation area views into the area are possible from the tops of the hills to the east and limited views from the west. From along Chapel Hill to the south the old Methodist Church can be seen at the southern end of the village, and this dominates the skyline for some distance along Chapel Hill. Ada's Terrace and the slate hung Duke's Cottage opposite also makes a pleasant addition to views on the approach to the village from the south.

8.4 These are the key views within and without of the conservation area. There are other glimpses and views within the conservation area, as well as focal buildings, such as the two churches, that attract views from anywhere that they can be seen.

Figure 3

Key Views



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9 Landscape and Streetscape

9.1 The street layout of Morteheo has survived largely unchanged from the medieval period. Building plots have changed, and the majority of the buildings within the conservation area probably do not reflect the positions or scale of medieval buildings. The farm buildings found in Morteheo today are the result of 19th Century amalgamations of smaller, and older, holdings.

9.2 Although none of the farm buildings within the village today are actively associated with farming, the surrounding landscape is. Sheep still graze on the exposed land to the west and north west of the village out towards Morte Point, while to the east historic field boundaries can still be seen.

9.3 The church and its churchyard are the only survivors from the medieval period, the lych-gate being a 19th Century addition.

9.4 The village is located around 1.3km (0.8 miles) inland from Morte Point in a slight depression, sheltered from the weather and hidden from view from the sea. This hidden position may well have been useful during the 7th and 8th centuries when Viking raiders were launching attacks on the North Devon coast from South Wales and Lundy Island, while the natural shelter provided by the landscape would have been useful when storms came in from the sea.

P-05 The anchor recovered from the wreck of the SS Collier in front of the “Ship Aground” public house



9.5 Located in a landscaped green space outside of the Ship Aground Public House is an anchor. The anchor belonged to the SS Collier, one of the first steam ships to carry mail to Australia which ran aground in Rockham Bay in January 1914. The anchor was recovered from the wreck by RAF Chivenor in April 1980 and donated to the village in memory of the event. This green space, together with the neighbouring churchyard, works well in the wide area where the major roads of the village meet to provide a static space.

Surface Treatment

9.6 Within Morteheo Conservation Area tarmac is the most prominent surface treatment, parts of the conservation area having such narrow roads that separate pavements for pedestrians cannot be accommodated. For an area that demonstrates such an abundant and varied use of local and traditional materials in its buildings and boundary features the dominance of tarmac as a surface treatment is visually unpleasant within the streetscene and detracts from the historic character of the conservation area.

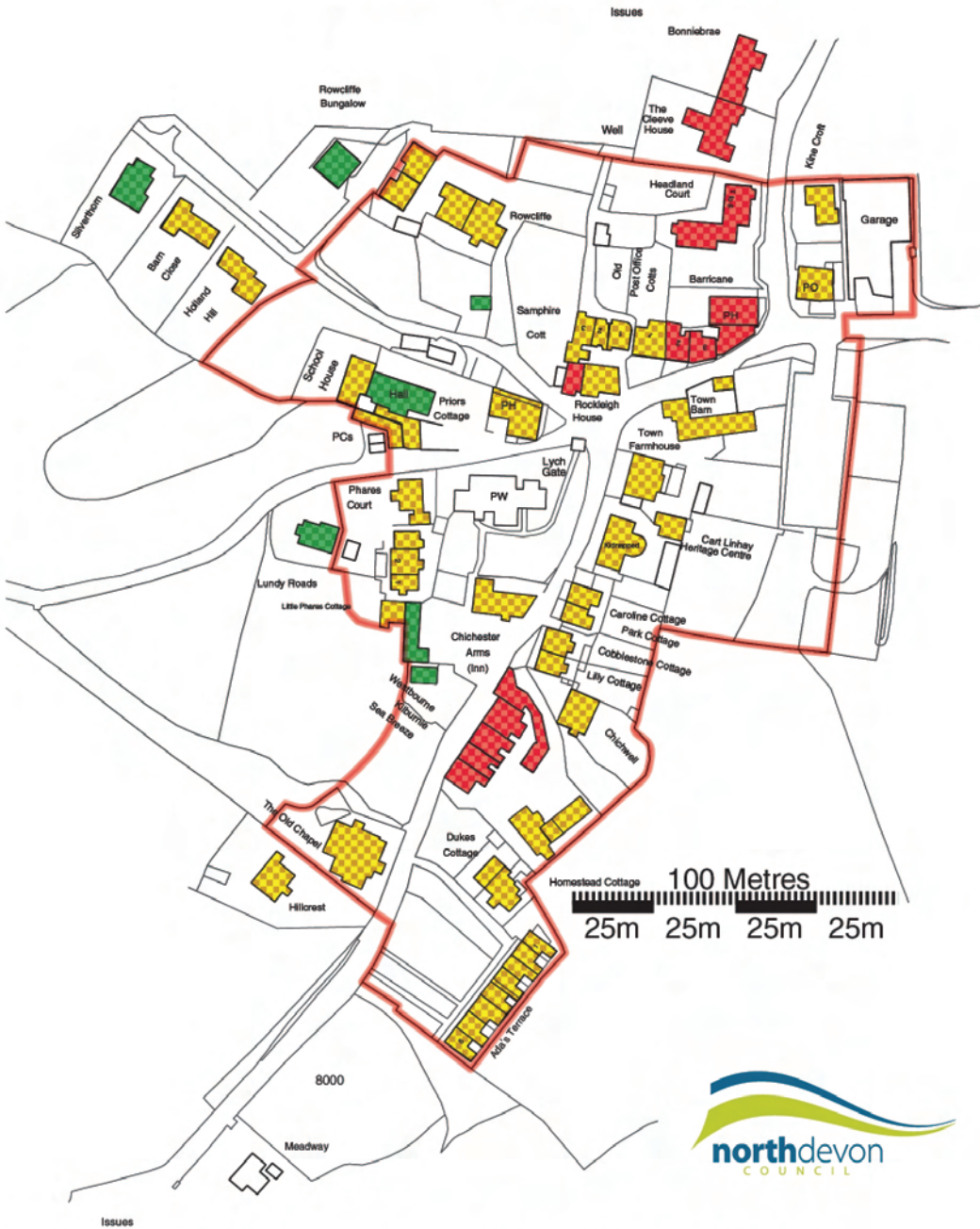
9.7 Where a pedestrian pavement does exist levelled areas of slate bedrock can be found, worn smooth through use. Only small patches like this survive but they show how materials found on the spot could be utilised not only to save on importing materials from elsewhere, but also to save the labour of cutting the slate away.

10 Architecture

Figure 4 shows Building Heights within the conservation area, Figure 5 shows types of External Wall Coverings and Figure 6 shows Window Types

Figure 4

Building Heights



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10.1 Brick, exposed stone, render and slate hanging can all be found within the village of Morteheo. The farm buildings of Town Farm, as well as the cottages on the east side of the main road through the village, are of exposed local Morte Slate. Town Farmhouse and its associated barns and bakery are grade II listed buildings dating from 1838.

10.2 Town Farmhouse has hung slates on its southern gable end, as do many buildings in the conservation area, along with a natural slate roof. The building has a symmetrical main elevation with a central doorway and attached porch of the same local stone, the doorway itself has a rounded arch. Windows are three light casements with glazing bars, three on the upper floor and one on each side of the doorway below. Two small windows can be found high up on the north gable end. In front of the farmhouse is a low slate garden wall topped with irregular copings of white spar. Walls such as this are a common feature of the conservation area and contribute to the special character of the village.

10.3 Next along this street is 'Kidnapped' a single storey stone building with hipped slate roof. This building is also fronted by a low slate garden wall. The windows are casements again, all 2 lights, however all are modern replacements with top-hung openings. A large hipped porch shields the central doorway and a window to its left. The porch is supported on untreated timbers supported on low slate walls. The lintels above the window openings are also of untreated timber, and the window sills are of slate. This is another local feature exhibited by several buildings within the conservation area that forms part of the architectural character of the village.

P-06 Cobblestone & Lilly Cottages differ from their neighbours (pictured on page 4) in the position and style of their porches, these cottages retain traditional features such as their timber casement windows.



10.4 Caroline, Park, Cobblestone and Lilly Cottages are of a slightly later date and constructed of the same exposed local Morte Slate. The cottages are built in two similar semi-detached pairs. Both exhibit pairs of gables facing the main road. Both pairs have identical central sections (save where Caroline Cottage has had a bay window inserted) consisting of two pairs of windows arranged above each other, all with brick arches above and brick quoins at their sides. The windows to the upper floors have 2 lights

while those on the ground floor have three. At the outer edges the two pairs are different, while the frontage of Park / Caroline Cottages runs level with a projecting porch over a front door that extends beyond the wall line of the central gabled section, with a two light casement in a rectangular quoined opening above the porch. Alternatively the frontage of Cobblestone / Lilly Cottages steps back after the central gables so that the projecting porch stops level with the central section of the facade. There are no windows above the porch on these cottages. These cottages have a mixture of cast iron and plastic rainwater goods, while they have all been able to retain timber windows, even though some of them are modern replacements of slightly different design.

10.5 Further along this road is a terrace of commercial premises, the northernmost of which is a stunning corner building. Unfortunately the front and rear elevations of this brick building have been treated differently, the front having been painted red while the rear is covered in a creme render. From the front this is of less significance, but when approached from the north what should be an impressive corner feature has been eroded by the inconsistency in its finish, both sides being visible together producing a colour and texture clash. This row of buildings also has a continuous 1st floor balcony with iron railings supported on timber brackets of varying style. Some of the properties have had their railings replaced with steel, however the original railings can be easily identified; they are those with twists halfway along their length. The number of twists and the length of the twisted section vary showing that the individual bars were hand forged from wrought iron.



P-07 These images show how this corner building has an impressive and commanding front face, while the corner facing up the hill towards the Parish Church is spoiled by the inconsistent use of colour and materials, as well as the addition of several satellite dishes. These buildings also feature balconies with wrought iron railings, a feature found on several Victorian buildings in the village.



10.6 The ground floors of

these buildings accommodate shops, the shopfronts being glazed between glazing bars arranged 3 panes in width and 3 panes high. Sometimes the upper panes have been replaced by fascias as can be seen above. The upper floor windows are tall sashes, typical of the late 19th and early 20th centuries with 8 pane upper sashes and

single or twin pane lower sashes. Some of these windows have been replaced with uPVC windows with mock glazing bars, which do not match the visual quality or appearance of the remaining timber windows in the row. Properties along the row are either rendered or painted brick and all have Dutch gables facing the main street, some of varying design.

10.7 Ada's Terrace was so named after the daughter of the man, a Mr. Sanders of Barnstaple, who had the terrace built. The terrace consists of 8 dwellings, with a covered passageway through the row between the 4th and 5th dwellings. In front is a neat set of gardens, all laid out as long narrow strips separated by hedges. Each of the dwellings consists of a door with brick quoin opening and a shallow arched top. Beside the door is a bay window with a hipped roof. Directly above the bay is another window, again in a quoin opening, the two ends of the row are marked by brick quoins. The four dwellings at the southern end of the row have an additional window at first floor level above the ground floor doors. The four dwellings at the northern end of the row do not have this feature. The southern gable end of the row has slate hanging, reinforcing the idea that the prevailing wind in Morteheo is from the south. Some of the dwellings have lost their chimneys while 4 remain at their correct height and 1 has been much shortened. Some of the buildings have had their timber sash windows replaced with uPVC windows, while at least 3 of the dwellings retain all their timber sashes, at least on their front elevations.

P-08 Ada's Terrace is the longest terraced group in the conservation area, consisting of 8 dwellings. While some have undergone alterations such as the installation of uPVC windows. Those at the northern end (left) survive largely unaltered at least externally.



10.8 The roofline of the terrace illustrates two points, firstly the differing nature of slates of different origin in terms of colour and finish and secondly in the adverse impact that can be made by the insertion of rooflights into a regular roofscape. Ada's terrace is one of the few groups of buildings within Morteheo that can be viewed from an elevated vantage point making the roofline more prominent and more sensitive to unsympathetic alterations.

10.9 Duke's Cottage is a prominent building on the southern approach to the village, with the whole of its southern side covered in hung slates, matching the slates of the building's roof. The exception to this is a small gabled porch that is largely rendered, with exposed Morte slate quoins and timber casement windows. The sides and rear of the building are all rendered, and the fenestration of the main building is 2 over 2 sashes.

P-09 Duke's Cottage stands at the southern end of the conservation area and can be seen on the final approach up Chapel Hill from Woolacombe. As such it is one of the key buildings marking the gateway to the village and its traditional use of local Morte Slate sets the scene for the buildings beyond.



10.10 Behind Duke's Cottage is a new development of rendered rubble stone with slate hanging. Unlike the older buildings which tend only to have slate hanging on their south facing walls as a functional feature, on these new buildings it is a decorative feature and appears on the north and west facing walls too. The slate that has been used is an imported slate, either from Wales or Spain and does not have the same appearance or quality as the local Morte Slate found on older buildings within the conservation area. Not only is this slate a dark blue / black compared to the greys of typical Morte Slate but also the crisp machine finished edges do not reflect the hand finished traditional Morte Slates. The windows are timber double glazed casement units with the upper part of each light split by glazing bars, attempting to emulate the style of sash found on some late 19th Century buildings along Chapel Hill. The openings have slate sills, again a nod towards a traditional local feature.

P-10 The new development behind Duke's Cottage has incorporated some local traditional features such as slate hanging and slate window sills and once a patina of age has developed will be a positive addition to the conservation area.



10.11 The old Methodist Chapel stands opposite Ada's Terrace and dominates the skyline on the southern approach to the village, in Perpendicular Gothic style and utilising a contrasting palate of purple and Bath Stone. The church was built in 1878 and designed by W.H.Gould of Ilfracombe and has now been converted into a dwelling.

10.12 The Chichester Arms public house is another impressive buildings when travelling through the village from the south displaying an impressive slate hung southern elevation. However here the slates have been whitewashed, vastly changing the appearance of the building. Against this white background the blue sliding window shutters of 19th century origin and barge boards stand out. A low whitewashed and rendered wall runs around the building with gateways flanked by gate piers. The building itself was built late in the 18th century, and the windows are timber sashes again of a style typical of the late 19th century with 2 pane lower sashes and 6 or 8 pane upper sashes. To the west of the Chichester Arms is a low single storey building which houses the pub's skittle alley and children's room. This building is roughly rendered and has a low pitched concrete sheet roof. It does not add to the architectural quality of the area in which it stands. It is however a functional building and its small scale helps to keep it low key.

P-11 The Grade II Listed Chichester Arms with its unusually whitewashed slate hanging and 19th Century sliding window shutters



10.13 The medieval parish church stands at the heart of the village and towers over the other buildings, thanks to its height and slightly elevated position over its surroundings. There is a diagonal section of wall linking the nave to the east transept of the church, an unusual feature the reason for which is not understood.

10.14 To the west of the church is a row of cottages, known as Phare’s Cottages, getting their name from a tenant from 1679, John Phare, when the three cottages were a single farmhouse with 52 acres of land. Today the buildings are all rough rendered with uPVC windows and modern slate roofs with red clay tile ridges. The false glazing bars in these uPVC windows have begun to discolour due to exposure to the UV element of sunlight, a demonstration of one of the inherent flaws with uPVC windows. Some of the rainwater goods are still in cast iron and some of the window ledges are of Morte slate, while others have been replaced with other materials. A porch provides access into the middle cottage of the row from the eastern elevation, and along this elevation eyebrow windows have been provided so that the small windows on the upper floor can be made vertically larger.

P-12 Yellowed uPVC window at Phare’s Cottages showing traditional use of slate on windowsills



10.15 The Ship Aground public house is a rendered building, probably of Morte Slate with a hipped slate roof and slate porch overhanging the front door. 5 windows to the ground floor, 2 to the south of the entrance and 3 to the north, are modern double glazed timber casements. In front of the building is a landscaped area, backed by Morte Slate walls along with two palm trees, seating and the anchor of the SS Collier already mentioned (Landscape & Streetscape section)

10.16 Behind the Ship Aground is the Village Hall, formerly the Board School erected in 1877. Unusually for Morteheo the building is of exposed Marland brick with stone mullioned windows, quoins and string course. The windows are groups of equal height lancets separated by stone mullions but with internal glazing bars. Buttresses of Marland brick capped with stone copings are arranged along the length of the building and at the gable end is a bell-cotte, sadly devoid of bell. The building has cast iron rainwater goods, and approximately halfway along its length the shade of the brick changes indicating that the east end of the building has been a later addition. To the west of this is School House, a whitewashed brick building with Morte Slate roof adjoining the village hall.

P-13 Functionality and decorative effect combine in the patterned slate hanging of Rockleigh House.



10.17 Rockleigh House stands on the north side of the open space north of the churchyard and is now in use as a restaurant and fish and chip shop. The eastern portion of the building is the restaurant and has slate hanging on its facade. Unlike other buildings exhibiting slate hanging in Morteheo this building utilises two shapes of slate, square ended and round ended, to create a pattern. The roof is also of slate, and the windows are uPVC casements with false glazing bars, a front flat roofed projection doubles as a first floor balcony with iron railings, while a single dormer appears in the roof surface along with two velux style windows

10.18 The western part of the building is the fish and chip shop, which is whitewashed brick and forms an 'L' shape with a forward gable. There is a projecting bay at first floor level beside a uPVC casement with arched brick lintel. In the centre of the gable at second floor level is a similar window.

10.19 Behind Rockleigh House are the 'Old Post Office Cottages' a terrace of three cottages, all rendered and presumably of Morte Slate construction. The first post office to open in the village was in 1892. Whether these cottages were built to serve as a post office or the post office merely opened in the pre-existing buildings is unknown, however the cottages could easily be as old as 1892. The buildings have large and powerful chimneys, one of which was built into the facade of the building, although now obscured by later additions, and has a clearly later brick section built onto its top. The rainwater goods are all cast iron on the facade of the cottages. The roofs are in a variety of slate, number 2 being of Morte slate, the cottages to either side having later replacements in slate of alternate origin. The windows are either modern double glazed timber casements (number 3) or uPVC (number 1). At least one of the windows to

number 2 appears to be a single glazed timber casement and may be more representative of the original windows being twin light with 2 vertically arranged panes per light.

10.20 To the east of the old post cottages is a row of three later (Georgian) buildings, some symmetrically constructed. Barricane House is a great example of Georgian formal symmetry. A pair of bays on the ground floor flank the main entrance which is covered by a simple projecting porch / doorcase with a round headed opening. The building has retained its timber sashes (6 over 6) while the bays have sashes with large panes of sheet glass. As such the facade has a largely unaltered appearance. The next building to the east retains its symmetry on its upper two floors, unfortunately being on a narrower plot the ground floor has the doorway and porch at the left and a single bay to the right, spoiling the symmetry of the rendered facade. Here the windows are 2 over 2 sashes and a gable faces into the street.

P-14 Barricane House is a symmetrical Georgian building which has retained its timber sash windows and escaped unsympathetic additions and alterations.



10.21 Next again to the east is the village stores, exposed red brick with Marland brick quoins to corners, window openings, doorways and around the shopfront. Brick corbels hold the eaves and a street lamp is held to the corner of the building via a bracket. A simplistic full width dormer addition with a pair of different uPVC windows spoils the roofline of the building, and the windows of the main building have been replaced with uPVC casements.

P-15 The Smugglers Rest features iron railings to its central balconies, another associated with the villages Victorian buildings.



10.22 The Smugglers Rest Public House occupies the corner site at the end of North Morte Road. The oldest part of the building is that farthest to the north, and is of Victorian origin. This part of the building is of painted brick, although the eaves line shows that the building incorporated both red brick and Marland brick, the eaves having a pattern of alternating bricks hinting at a hidden polychromatic scheme beneath the paint. The windows to the ground floor, as well as those up the centre of the building have pointed heads, as does the front doorway. The upper two floors have pairs of canted bays flanking a central lancet style door onto an iron balcony arranged between the bays. The slate roof is pierced by a large dormer window with a uPVC casement window. The rest of the windows to this part of the building are timber sashes. Wrapping around the corner is a more recent addition to the building, slightly shorter than the older part and with a roof terrace edged by a steel railing. The building is of rendered Morte Slate with square window openings. The second floor is entirely slate hung, in the centre of this elevation of the building

three slate hung bays hang down to first floor level. The windows at ground floor and second floor are timber, while those to the first floor are of uPVC.

Key Architectural Features

10.23 Slate hanging makes a large and instantly recognisable contribution to the character of the conservation area, as an abundant local material slate features within the conservation area as a roof covering, a weatherproofing for walls, a construction material, in use as window ledges and in the boundary walls.

10.24 Where buildings are constructed of Morte Slate they are typically rendered with a lime render to give weather resistance, with slate hanging on south facing walls. Despite this several cottages, as well as Town Farmhouse, are built of Morte Slate and left un-rendered. The variation in colour found in Morte Slate makes it an attractive building material when exposed and perhaps this was a part of the reason for not covering it up on these buildings, also being in the heart of the village they were the most sheltered and would have had less benefit from a render coating.

10.25 The traditional method of utilising local resources, in this case the abundance of local slate, has produced an interesting and distinctive village. The brick buildings of the Victorian period add to this character by their high design quality and interesting use of polychrome construction techniques. Even recent additions to the building stock of the village have sought to follow the use of slate as a characteristic local and traditional material. However sometimes the reasons for using slate, for example in slate hanging, have not been taken into account and as a result these modern buildings have hung slates on their northern elevations, a feature not seen on any of the older buildings where slates were used to protect the southern elevations from the prevailing winds.

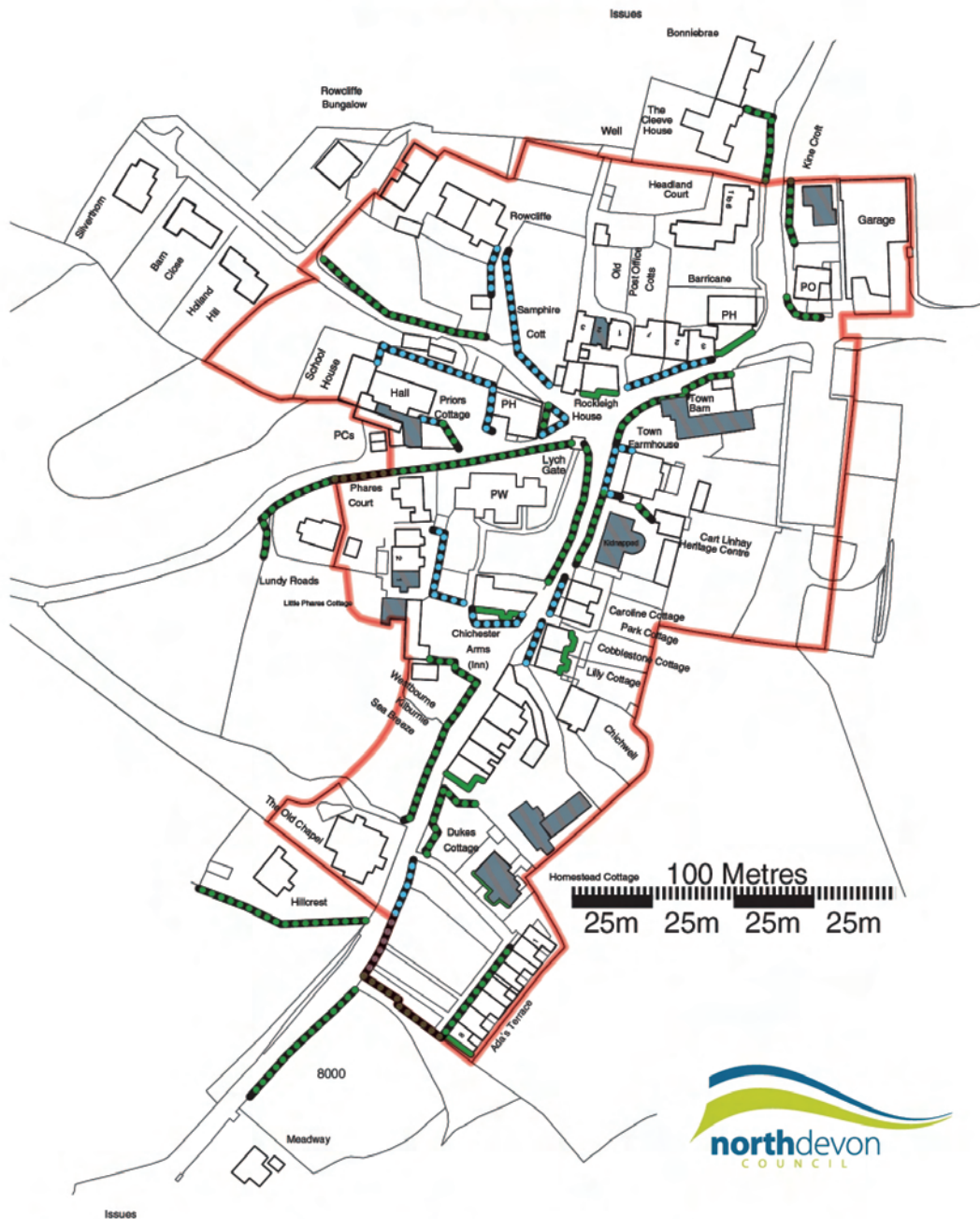
10.26 The Victorian era saw new buildings erected within the village, including the Smugglers Rest public house and the commercial buildings at the southern end of the village, both of which feature iron work balconies which constitute another key architectural feature within Morteheo.

10.27 Morteheo retains buildings covering a wide architectural period, from the Medieval church and the Chichester Arms, through the Georgian buildings and Victorian vernacular buildings, mainly slate cottages. These buildings reflect the architectural styles of their times while retaining a small palette of local materials, mainly slate and marland brick.

Figure 7 shows the prominent slate features in Morteheo

Figure 7

Slate Features



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11 Character Summary

11.1 Morteheo's special character is linked to its position in the wider landscape, the majority of its built features being constructed from local materials, or at least featuring them in some aspect of their design. The Village has retained its sense of scale, having not been subject to major expansion in the 18th and 19th centuries like nearby Woolacombe. The narrow, winding street pattern centred on a wide junction surrounded by green space at the heart of the village is largely unaltered from the 1840's tithe maps and potentially since long before, and this too forms an important part of the village's character.

11.2 Historical associations with the Chichester family and with wrecking can be seen in the names of the village pubs. The scale of the individual buildings, the abundant use of Morte slate along with a strong local tradition of slate hanging all contribute to the architectural appearance of the village and a strong sense of local vernacular style that has survived until today. This local character still influences the design of new building projects such as the houses which have replaced the garage to the north east, or the new development behind Duke's Cottage.

12 Development Pressures

12.1 Mortehoe does not suffer from great pressure for further development, however some issues do affect future plans for the area. The car park to the east of the conservation area has the potential to be enlarged, however this would have an adverse affect on the green open space to the east of the conservation area. To the north west of the conservation area buildings, Rowcliffe for example, sit in significant areas of open space which may attract applications for infill development in the future. Rowcliffe itself is a rather grand detached building, which has had several extensions over the years and its large grounds add to its status as an impressive villa building. Infill development will erode the setting and landscape qualities associated with the building and those that surround it.

12.2 Applications for converting the stone water tank building, south of the Chichester Arms, to residential use would almost certainly involve large extensions to this quaint little building which would not only impact upon its character but would also tower over the buildings opposite due to its elevated position.

12.3 Applications have also been made to improve access and parking to Ada's Terrace at the south of the conservation area. The Morte Slate walling and the proportions of the strip gardens may be adversely affected by these proposals and this would have an impact on the setting of the terrace row. As such it is important that such proposals are accepted only if they have given sufficient thought to design and retention of desirable, or historic, features such as morte slate walls.

12.4 The open ground on the east and west of the conservation area is not an area of pressure for development as these areas are covered by various landscape designations, which effectively restrict development of these areas.

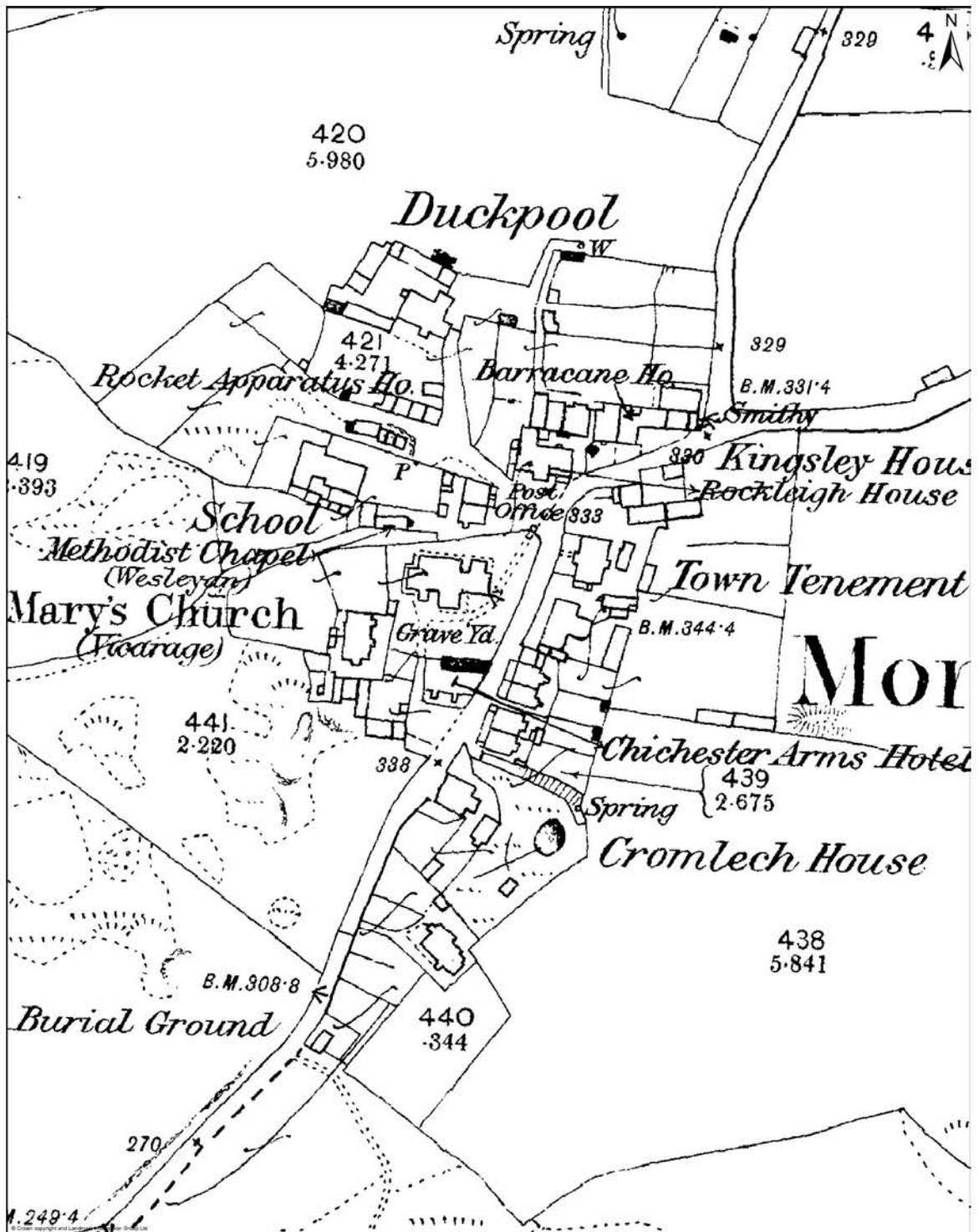
1 Appendix 1 - Listed Buildings

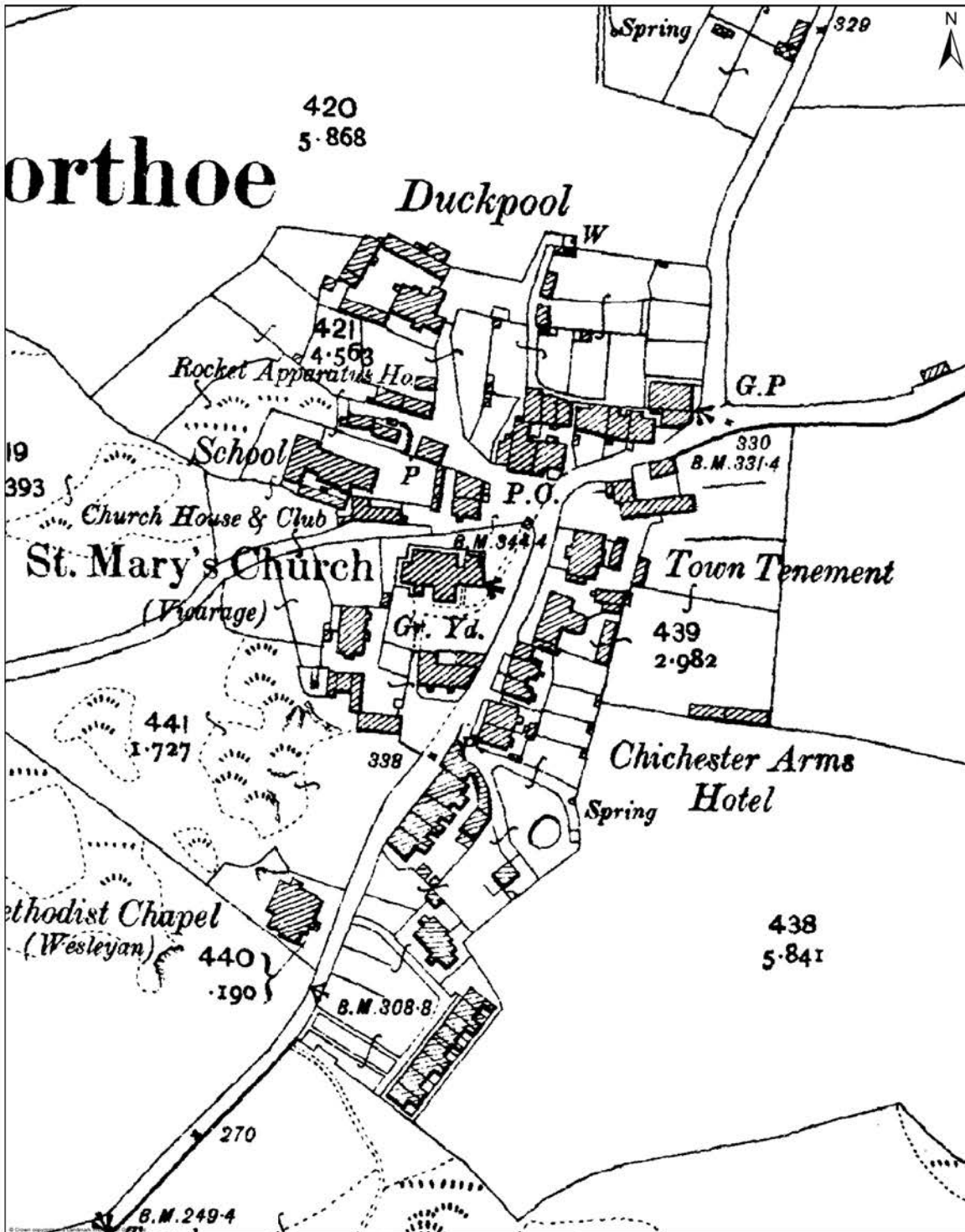
Building	Listing Grade
Church of St Mary Magdalene	I
Lych-Gate, Morteheo Parish Church	II
Chichester Arms	II
Bakery or detached kitchen and outbuildings 5 metres east of Town Farmhouse	II

2 Appendix 2 - Historic Mapping

- 1 - Tithe Map of Morteheo (c.1840)
- 2 - 1st Series Ordnance Survey Map (c.1880)
- 3 - Ordnance Survey Map (c.1904/06)







3 Appendix 3 - Glossary

Ashlar : Finished and dressed stone laid in courses with fine and regular mortar joints.

Barge-boards : Timber boards fixed to the gables of a building, beneath slates or tiles and covering the ends of timber roof structures, such as purlins. Sometimes known as gable-boards or verge-boards.

Dynamic Space : A dynamic space could be a street or alleyway, they are routes which people take in order to reach destinations, but are not destinations in their own rights and people rarely feel comfortable stopping and lingering in them.

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.

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

Static Space : Within an urban environment there exist static and dynamic spaces. A static space could be a plaza or courtyard, or even a churchyard which could be viewed as a destination where people could arrive at and feel comfortable lingering in.

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

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

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

Structural Polychromy : A building where materials of differing colours or shades have been utilised so as to produce patterns, or to highlight features such as arches above doors and windows, has 'Structural Polychromy'

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

4 Appendix 4 - Key to Maps

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 With uPVC Windows		Prominent Bay Window
	Building With Timber Windows		Negative / Positive Public Seating
	Building With A Mix Of Windows		Positive / Negative Bollard
	Building With Rendered Walls		Decorated Barge Boards
	Building With Bare or Limewashed / Painted Walls		Negative / Positive Street Lighting
	Building With Slate Window Sills		Memorial - ie. War Memorial
	Public Green Space		Scheduled Ancient Monument
	Building In Poor Condition		Mosaic Feature
	Area For Potential Redevelopment		Important Tree / Tree With Tree Preservation Order
	Character Zone 1		Miscellaneous Feature (Labled)
	Character Zone 2		Miscellaneous Linear Feature (Labled)
	Character Zone 3		Railings As A Positive Streetscape Feature
	Character Zone 4		Railings As A Negative Streetscape Feature
	Character Zone 5		River / Aquatic Feature
			Focal Streetscape Feature
			Negative / Positive Signage Feature