



■	Chapter	
1	Introduction	3
2	Facts & Figures	5
3	History & Development	6
4	Views and Vistas	8
5	Architectural Character	10
6	Boundary Changes Adopted January 2013	17
7	Development Pressures	19
8	The Future	20
■	Appendices	
1	Listed Buildings in the Westleigh Conservation Area	21
2	Historic Mapping	23
3	Conservation Area Mapping	24

## 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 Westleigh 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 Westleigh was formally adopted in November 1975 and covers an area of 5.5 hectares (13.5 acres), enlarged from 4.7 hectares (11.7 acres) prior to the boundary changes adopted in January 2013. The January 2013 review of the boundary was the first since the initial designation.

**2.2** Within the existing (post Jan 2013) boundary there are 28 Listed Buildings, all of which are listed at Grade II with the exception of the Parish Church which is grade I listed. These listed buildings include 14 listed grave stones and chest tombs within the churchyard, most of which are 1700's in date and are unusually well preserved examples from their period.

**2.3** There are no Scheduled Ancient Monuments within the conservation area boundary, and none within the immediate vicinity.

A map showing the existing Conservation Area boundary (Adopted January 2013) 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.

### 3 History & Development

**3.1** Westleigh enters the written record in Domesday Book (1086) as '*Weslega*'. The name of the village has been through several variations since (including *Westleghe*, *Westley* and *Leigh West*) before arriving at the present spelling of Westleigh.

#### The Parish Church of St. Peter



**3.2** Westleigh had its origins as a farming village, although doubtlessly some residents would have taken advantage of the nearby estuary for work and fishing. The landscape within which Westleigh sits is largely made up of modern field enclosures which preserve elements of earlier layouts. To the West the fields are primarily post-medieval layouts from the 16th or 17th Centuries which preserve some boundaries that date from the medieval period, while the fields to the East are modern enclosures created by the enlargement and consolidation of smaller medieval fields, again retaining some elements of their boundaries. Only in a small area to the North of the Westleigh Inn are there fields with the distinctive curving boundaries typical of the layout of medieval field enclosures which have survived until the present day.

**3.3** The oldest building standing in the village today is the Parish Church, currently dedicated to St. Peter but originally to St. Medom, an unknown early saint for whom no details of his life or works survive. The church dates to the 13th Century, although aisles have been added at later dates and remodelling took place in the 15th Century. The latest phase of extensive restoration and alteration took place between 1880 and 1882. A list of vicars for the church goes back as far as 1280 when Sir Warine de Penildes was rector.

**3.4** White Lodge, located outside of the village and its conservation area, 0.5 kilometres to the South East was the first recorded vicarage for the Parish Church, which subsequently moved to the modest Victorian property, now known as The Old Vicarage, in the middle of the village.

**3.5** The Manor House is reputed to have stood on land opposite the site of the Parish Church where Torr House now stands. At some point the Manor of Westleigh and its lands found its way into the hands of the Giffard family. This may have occurred during the reign of Henry VIII who also gave the family the neighbouring Manor of Tapeley. At this time the separate Manor House in Westleigh would have become surplus to requirements and either demolished or simply let out as another tenant farmhouse.

**3.6** The village of Westleigh and the Manor at Tapeley have been joined together through common ownership until relatively recently, although the Christie Estate still owns significant amounts of land in and around the village. Many of the cottages and houses in the villages were sold by the estate during the 1970's, but prior to that almost the entire population would have been paying rent to the manor for their home, their land or both.

### 4 Views and Vistas

**4.1** The narrow streets of Westleigh hide the surrounding landscape from view throughout much of the Conservation Area. Instead the buildings themselves become the focus of views, or the narrow passages between them help guide the eye to more distant features.

**4.2** There are, however, a number of vantage points within the village from which views into the setting of the conservation area are possible.

**4.3** From the churchyard views to the East, across the cricket pitch, are possible and in this direction it is the semi-natural but subtly landscaped grounds of Tapeley Park which form the view. Examples of the man-made landscaping include tight clusters of tree planting and isolated specimen trees. To the North the line of Monterrey Pine along the driveway of Tapeley Park are clearly the dominant feature against the horizon. Similar views North and East are possible from outside Rosemary Cottage on the lane towards the old school.

#### The view across the River Torridge towards Appledore



**4.4** From the Village Hall views North West are possible over the estuary towards Appledore and the green spaces south of Appledore around Hyde Barton and Knapp House (both visible within their green setting). The large industrial hangers of the Appledore Shipyard can be seen down near the water's edge, as can a number of moored vessels.

#### View North-West from the Westleigh Inn car park.



**4.5** The best views of the estuary can be seen from the carpark of the Westleigh Inn Public House on the North side of the village. From the carpark the tower of the Parish Church, despite its proximity, is hardly visible beyond a group of trees and houses. Indeed the tower of the church is visible from a surprisingly small number of vantage points within the village, most of which are from the slightly higher ground at its Southern edge of the village.



**4.6** Due to the differences in ground levels around the village views across the roofs of many of the buildings are a significant feature of the conservation area and the character of the roofscape does make a significant contribution to the appearance of the conservation area.

**4.7** The Northern half of the conservation area includes its lowest lying areas and here views are limited by the narrow streets and often feature oblique views of properties along the confines of the streets. Often glimpses of other properties are possible through narrow alleyways between other properties.

**4.8** In the Southern half of the conservation area the elevated position allows for views across the conservation area and it is from these areas that the roofscape is most prominent and the layout of the village can be most easily appreciated.

### 5 Architectural Character

**5.1** The general character of Westleigh is a product of its origin as a tenanted rural agricultural settlement with close ties to the estate based at Tapeley Manor, with distinctive features such as its tight knit and informal layout and the hierarchy of materials, with render for most houses and exposed stone for outbuildings.

**5.2** Westleigh was essentially an agricultural settlement made up of homes for tenant farmers and labourers for the larger estate farms. The majority of buildings within the historic core of the village are modest cottages or short terraces, with some notable exceptions such as Torr House, Chapel Cottage and the Westleigh Inn.

**5.3** Chapel Cottage was used as a Wesleyan (Methodist) Chapel from 1841 and an engraved stone on the Southern wall of the property marks this fact. Today at one end of the property replacement uPVC windows feature a sandwiched 'glazing bar' feature with gothic style pointed embellishments. This may be an attempt to indicate a previous pattern of glazing, although if this is so then the openings were probably not previously rectangular in form. The overall effect is perhaps in some way evocative of a chapel style but has perceivably poor detailing. Other windows on the property retain the opening proportions of 8 over 8 sash windows, but are now single light uPVC casements with a flash sandwiched glazing bar pattern supposedly splitting the windows into 16 'panes'.

#### **Torr House, on the former site of the Manor House opposite the church**



As a farm of this scale have been demolished, some survive now converted to residential use in the form of the attached Torr Cottage. For example the large tripartite sash window probably replaces a set of hay-loft doors. From the appearance of Torr House itself it was, at some time, separated into two dwellings although it is unclear at what time, or for how long, this was the case.

**5.4** Torr House, opposite the Parish Church, stands on what is believed to be the site of the original Manor House for Westleigh. Certainly the location would fit in with the usual pattern of relationship between Manor and Church seen in other North Devon villages. The current building was erected as a tenanted farmhouse; by the time of the 1841 tithe survey the house and its occupants were farming 125 acres of land to the East, up to land held by White Lodge (then the Vicarage). Although most of the outbuildings, barns etc. which must have been associated with

**5.5** Torr House has a bulky central stone chimney with a brick upper section. This feature is common to many of the properties within Westleigh, as is the projecting drip course of slates, higher than the existing roof-line and indicative of a roof which was previously thatched. Other properties with similar prominent chimneys include Myrtle Cottage, Well Cottage, Rock Cottage, Chimneys, Lester House, Plovers Barton, Little Orchard and several others.

**5.6** The Westleigh Inn is another example of a former tenant farmhouse and is again larger than the common cottages seen throughout Westleigh. The building is amongst the oldest in the village, possible with its origins as a hall house in the early 16th Century. This would make the first floor and chimneys later additions, most likely dating to the early 17th Century; certainly features such as the large axial chimney stack on the front of the property would date to approximately this period.

**Church Rooms stands at the West end of the churchyard and also forms a covered entrance to the churchyard.**



**5.7** The Parish Church itself is important to consider. It is the oldest and tallest structure standing within the village. Fabric within the nave and tower date to the 14th Century. Other features have an appearance characteristic of this period, such as the chancel windows, but date from the restoration works of J. F. Gould in 1879. Within the churchyard, to the South-West of the tower are a collection of slate headstones from the mid 1700's which survive in very good condition, their inscriptions still crisp and easily legible. Several of these older headstones are listed in their own right in recognition of the rarity of surviving headstones from this period in such excellent condition.

**5.8** The churchyard is completed by the Church Rooms, probably dating to the early 16th Century as a 'Church House' which was a sort of meeting room whereby non-liturgical activity could be held outside of the church itself. Church houses are a Devon curiosity, as they appear in almost every parish in the county and all appear to have been constructed between the end of the 15th and beginning of the 17th Centuries, but outside of Devon they are significantly less common. The building was later used as a National School with remodeling in 1870. The plan is of two rooms on ground floor, one each side of the West gate, and a single large room above. This creates a covered alley within which the West Gate is situated. The area beneath Church Rooms

and beyond in either direction has a surviving cobbled surface in good condition; other fragments of cobbled surface survive within and around the churchyard although this is by far the largest group.

**5.9** Within the churchyard and the church itself are a number of monuments and tombs to the Cleveland and Christie families of Tapeley; that of Augustus Cleveland is by M. W. Johnson of London (1849). Johnson was a prolific and talented sculptor, his work is scattered throughout England and some examples are known abroad. Unfortunately this example is considered by Robert Gunnis (Gunnis Dictionary of Sculpture in Britain) to be amongst Johnson's worst work.

**5.10** In addition to these larger buildings, which tend to be old tenanted farmhouses, there are the more modest dwellings of local agricultural labourers. 2 and 3 Waterside Lane, Farley Cottage and Downmans Cottages are all examples.

**5.11** 2 and 3 Downmans Cottages still retain their thatched roofs, while that at number 1 has been replaced with artificial slate. Number 1 also retains an old vertical plank timber front door which has clearly seen many years of service. It is likely that all these cottages originally has simple side hung casement windows. Those at number 2 are still of this style, but these are probably enlarged versions, with the decorative render surrounds reflecting those seen on Little Orchards opposite which either dates to, or was heavily modernised in, the early Victorian period. Number 3 has windows of much more modest proportions and probably much closer to the original size, but here casements have been replaced with sashes as some fashionable Georgian residents upgraded to the latest style of window. It is interesting to note the different approach that owners took, between increasing the size but retaining a more traditional opening method, or changing the window type without much, or any, increase in size of the openings.

### **2 Downmans Cottages, one of the few thatched properties remaining in Westleigh.**



A map showing the location of remaining thatched properties is provided as Appendix 3(3)

**Chimneys is amongst the older farmhouses in the village, with two substantial axial chimney stacks.**



by other houses such as the stone and cob Rock Cottage. This house has a name plaque with the date 1560, although the date is perhaps optimistic.

**5.13** The Southern and Northern parts of the conservation area are separated by some development from the 19th and 20th Centuries in the form of The Old Vicarage and Meurig House. The Old Vicarage was, as its name suggests, the vicarage for the Parish Church after White Lodge was sold and is a fairly modest mid Victorian property with well proportioned 2 over 2 sash windows and a chimneys in decorative polychrome Marland and red brickwork. It is possible that the building was originally un-rendered and a similar polychrome scheme was applied to the front of the property. What was a simple and elegant building has been 'gentrified' by the ill-conceived addition of a bulky neo-Georgian 'porch' in reconstituted stone, partway between doorcase and porte-cochere (a wide 'carriage porch' sufficiently large that a carriage could be drawn under its cover so that passengers could disembark and enter the house without getting wet) and completely out of character and proportion with the house itself.

**5.14** The other property, Meurig House, is a modern home, constructed after the 1976 Ordnance Survey maps were produced. The building is of appropriate scale, being of similar footprint to its neighbours and the overall external appearance, of white render, is representative of other buildings within the conservation area. On a visual assessment it is difficult to be certain if the building is new or a heavily renovated historic building, so in some respects the building is very good at fitting into its historic surroundings. The one element which detracts from this is the timber orial window on the north side which is atypical within Westleigh. Older Ordnance Survey maps show this site to have been occupied by orchards.

**5.12** The Southern edge of the Conservation Area features some further farmhouses, such as those at Lester House and Chimneys, both of which are aligned perpendicular to the road in a way common amongst farmhouses throughout North Devon, particularly where farmhouses appear within settlements. Lester House also features a particularly impressive chimney on its Northern gable wall which includes the obvious bulge of a traditional bread oven to its West side. These buildings are separated from the area of historic development near the church and Westleigh Inn, but are joined

**Meurig House is the only modern building within the conservation area.**



**5.15** The houses opposite are all modern, although they do pick up on local materials in the use of render, and they do have exposed plinth walls (albeit shallow and of red brick instead of stone). These buildings are not included within the conservation area, as despite their modest attempts to reflect local styles they do not make a substantial contribution towards the local historic and architectural character.

**Ornate and unusual cast iron railings at Hillside Cottage.**



**5.16** Cob construction is common throughout the historic buildings in Westleigh and almost all buildings from pre-1900 feature an element of cob within their construction. Equally the practise of leaving stone plinth walls exposed allows for a better understanding of local construction practise. Examples of cob buildings with plinth walls include Rosemary Cottage, Lester House, Rock Cottage and Hope Cottage. Where buildings have single storey outbuildings these are invariably constructed entirely of local stone, whether left exposed, heavily limewashed or given a skim render. Notable examples where single storey outbuildings contribute to the local character include the properties to the South East of the Westleigh Inn where a significant group of such buildings, with clay tile roof coverings, are grouped together.

**5.17** Some individual buildings retain interesting historic features, such as Hillside Cottage which has a pair of 16 light fixed casement windows and even a 30 pane fixed light beside the front door. Windows of this type date from a period when glass manufacturing technology made it difficult and costly to produce large individual panes of glass. As technology improved and time passed most of these windows have been replaced and those which do remain survive as rare and interesting features.

**5.18** Also at Hillside Cottage, there are a series of fantastic cast iron 'railings' marking the roadside property boundary. The boundary treatment consists of a series of individual decorative spear-head shaped cast iron elements placed side by side but not connected together in any way. The feature survives in good condition and is a highly unusual style of ironwork boundary feature not known anywhere else within the district.

**5.19** Hope House features external joinery such as louvred sliding shutters throughout its upper floor windows. It is also the only building within the village to have a double pitched roof and valley gutter arrangement and a full width covered veranda at ground floor on its main elevation.

**5.20** Honeysuckle Cottage is the only house to feature a twin height projecting porch, the gabled roof of which adds further interest to its roofline while the projection adds interest to the facade, especially beside the projecting hipped-gable of Rock Cottage, immediately adjacent.

**5.21** The layout of Westleigh is such that the rear elevations of several properties are highly visible and form an integral part of the street scene, such as Myrtle Cottage, Rose Cottage, Foxglove Cottage, Well Cottage, Lester House, Rock Cottage and Chimneys amongst others. This dual aspect of a significant number of properties does make a significant contribution and is a relatively unusual feature. It also makes the evolution of some properties more readily apparent and is a feature which could easily be lost from the streetscape through the erection of high boundary features.

**The projecting porch of Honeysuckle Cottage (left) complements the hipped gable of Rock Cottage (right).**



### A view across the core of the village showing the prominence of roof slopes.



Rest Cottage also adds to the rural and traditional feel of this space and its presence makes a positive contribution to the feel of the area.

**5.23** As mentioned within the 'Views and Vistas' chapter, the roofscape within Westleigh is highly prominent and makes a significant contribution towards the character and appearance of the village. The predominant roofing material is natural slate, however several thatched roofs do feature and their presence does add a good degree of interest and variety. So to do the red clay tiled roofs found on some single storey outbuildings within the village. Some properties have had natural slate roofs replaced with artificial slates, although the number of these is low. Within such a highly visible roofscape these modern artificial slate roofs do stand out against their neighbours.

**5.24** Open spaces within the conservation area are mostly private, gardens and driveways, and these are mostly located within the Southern half of the village. The only significant element of public open space is located around the village war memorial, where there is also street furniture in the form of benches and an element of planting along the roadside. The pavement is also raised above the road here, accessible at either end (near the church or near Fern Cottage) where the pavement and road are almost at equal levels, or via steps near the war memorial. At the Fern Cottage end of this raised area there is another piece of street furniture in the form of a K6 Telephone Kiosk.



## 6 Boundary Changes Adopted January 2013

**6.1** The review of the existing boundary identified several boundary changes which are now incorporated within a revised adopted boundary.

### Converted threshing barn at Westliving Farm.



Century, which has features such as the bulky stone chimneys seen in the existing conservation area. The building has a later wing to the South probably late 18th or early 19th Century and a wing to the North with a half hipped gable which was probably originally a barn. Single storey attached outbuildings are in heavily limewashed rubble stone while the main body of the building is rendered and probably a mix of cob and stone, again typical of other buildings within the existing conservation area.

**6.4** A series of mid 19th Century agricultural buildings exist to the East and North East of the old farm, which have now been converted to residential use. The buildings coincide with the later agricultural revolution when 'model farms' were being constructed throughout the country on the estates of wealthy landowners. The choice of materials, exposed stone with red brick quoins and dressings, is the same as several identified model farms within Devon but on a smaller scale.

**6.2** Reductions to the 1975 boundary consist of five minor amendments where the previous boundary included small fragments of fields or sections of road. A series of small boundary reductions were made to keep the boundary following a route (such as field or property boundaries or the edges of roads) which can be readily identified on the ground.

**6.3** There was also one extension made at the West end of the conservation area to include Old Westliving Farm and Westliving. The oldest part of Old Westliving Farm is a farmhouse from approximately the 17th

### Westliving, located to the West of Old Westliving Farm.



**6.5** A new house was also built in the Arts and Crafts style in the latter half of the 19th Century, possibly with profits made possible by the more efficient and larger scale farming practises brought in with the building of the new barns. Westliving is of red brick with several substantial chimneys and a roof of red clay tiles somewhat out of character with other buildings within the village as good quality red brick is not produced within the local area and was therefore not available economically until the coming of the railways. The building does, however, tell us something of the development of agriculture throughout the 19th Century and the social aspirations of those wealthy enough to exploit new developments in agriculture and technology.

## 7 Development Pressures

**7.1** 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.

**7.2** The highly prominent nature of the roofscapes within the village means that alterations to roofs and roofing materials could have a significant impact upon the character of the area. Most of the thatched properties are listed and thus protected from unauthorised changes to their roofing materials, however many of the slate roofed properties do not enjoy similar protection and unsympathetic changes to these (which represent the majority within the village) could have a significant impact.

**7.3** 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.

**7.4** Westleigh has seen a degree of new development within the second half of the 20th Century and there is pressure for further development around the village.

## 8 The Future

**8.1** The aim of this character assessment has been to identify which buildings, open spaces, and features from Westleigh's past and present survive to contribute towards its special character into the future.

**8.2** 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.

**8.3** 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 in the Westleigh Conservation Area

### Churchyard

Building Address	Listing Grade
Church of St Peter	I
Pair of Gravestones to Head & Foot of Mary Davis approximately 5 Metres South of Centre of South end of South Transept	II
Stevens Headstone approximately 9 Metres South West of South Corner of West Tower of Church of St Peter	II
Fry Headstone C10 Metres South West of Corner of West Tower of Church of St Peter	II
Taylor Headstone approximately 12 Metres South of South West Corner of West Tower of Church of St Peter	II
Gravestone Approximately 5 Metres South East of Corner of South Transept of Church of St Peter	II
Pair of Gravestones to Head & Foot of Grave of William Causey approximately 10 Metres South West of South West Corner of West Tower of Church of St Peter	II
Pair of Gravestones to Head & Foot of Grave of George Saunders approximately 13 Metres South West of South West Corner of West Tower of Church of St Peter	II
Gatepiers & Flanking Walls to South Side of Churchyard to Church of St Peter	II
Pair of Gravestones at Head & Feet of Lake Children's Grave approximately 12 Metres South West of South West Corner	II
Pair of Gravestones to Head & Foot of Parminter Grave 5 Metres South of South West Corner of Nave of Church of St Peter	II
Pair of Gravestones Adjoining to South of Norway Headstone Approximately 12 Metres South West of South West Corner of West Tower of Church of St Peter	II
Burden Tomb Chest approximately 4 Metres West of West End of West Tower of Church of St Peter	II

# 1 Listed Buildings in the Westleigh Conservation Area

<b>Building Address</b>	<b>Listing Grade</b>
Pair of Gravestones to Head & Foot of Grave of Rebekah Blight Approximately 2 Metres South East of South East Chancel Corner of Church of St Peter	II
2 Sets of Gravestones to Head & Feet of Graves of Honour & Mary Burden Approximately 5 Metres West of West End of West Tower of Church of St Peter	II
Noraway Headstone Approximately 11 Metres South West of South West Corner of West Tower of Church of St Peter	II
Church Rooms at West Entrance to Churchyard of Church of St Peter,	II

## Village

<b>Building Address</b>	<b>Listing Grade</b>
Rock Cottage	II
Fern Cottage	II
Well Cottage	II
The Chimneys	II
Ivy Cottage & Walters Cottage	II
Downmans Farmhouse	II
1 & 2 Downmans Cottage	II
Jasmine Cottage	II
2 Cottages to North end of Lester House	II
K6 Telephone Kiosk	II
The Westleigh Inn, including barn attached at East end	II

## 2 Historic Mapping

### 3 Conservation Area Mapping

1 - Key

2 - Listed Buildings & Existing Conservation Area Boundary

3 - Thatched Properties

4 - Key Views and Landmarks

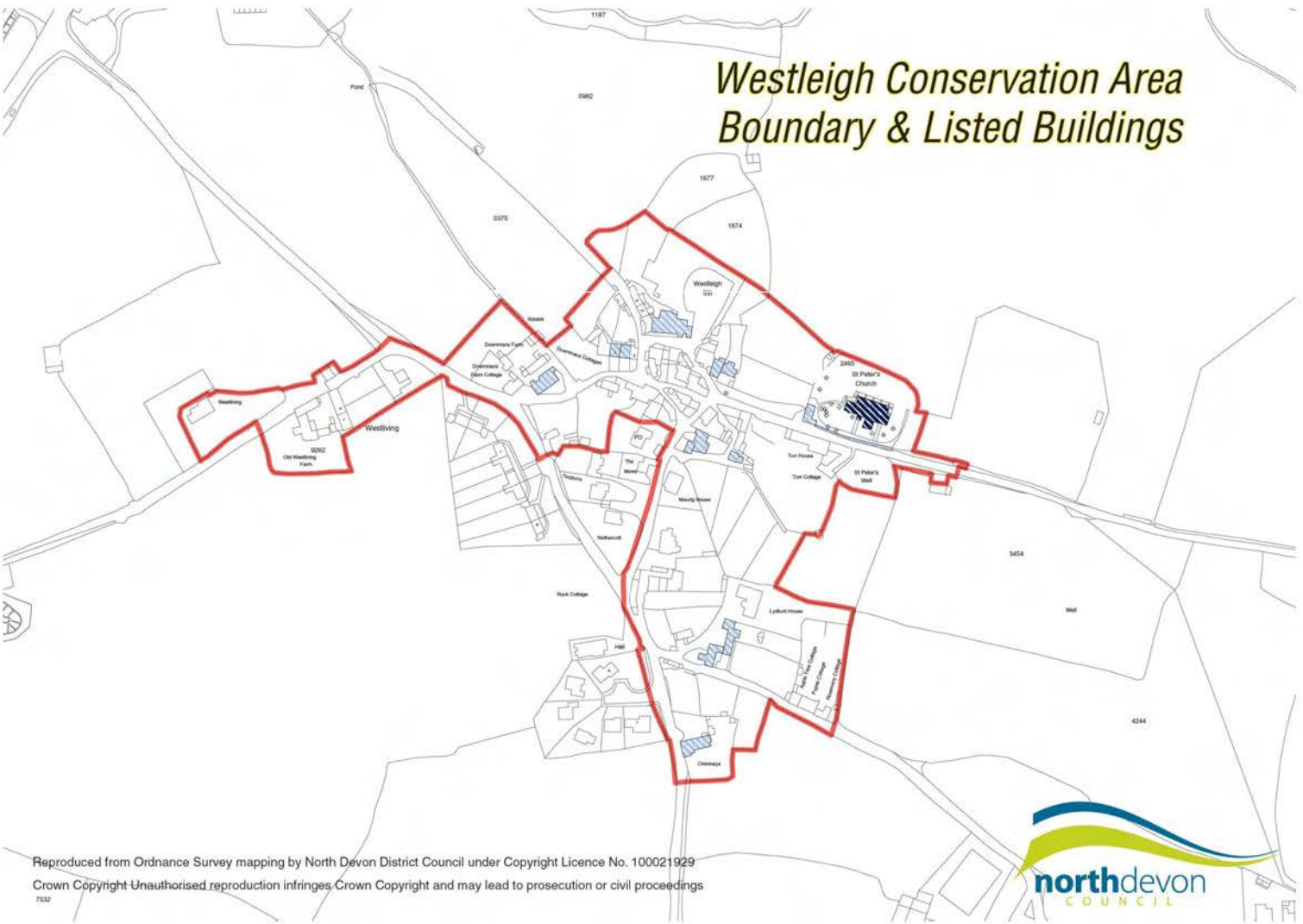
5 - Proposed Boundary Changes



# 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 Separate 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 Kisok
	Historic Post Box		Position of Historic Town Gate

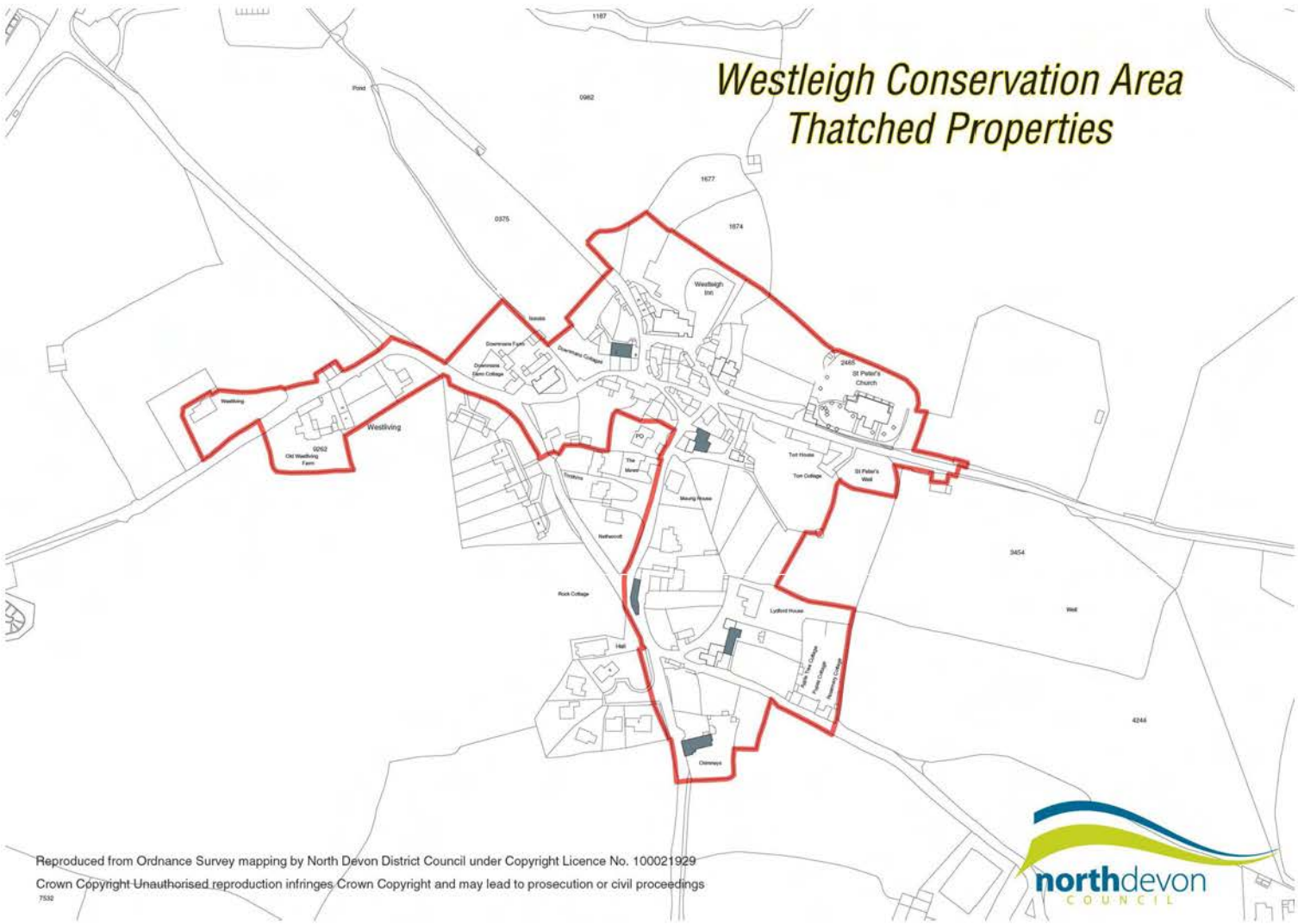
# Westleigh Conservation Area Boundary & Listed Buildings



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### *Westleigh Conservation Area Thatched Properties*



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