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## 1 Introduction

**1.1** This Conservation Area Management Plan for Eberly Lawn follows on from the Conservation Area Character Appraisal for the area that was formally adopted in December 2008.

**1.2** The management plan document will act as a reference and guide for all those who make decisions which may impact on the special character of Eberly Lawn – the Council, property owners, tenants, businesses, planners, developers, designers, and statutory undertakers and service providers.

**1.3** The policy context for this management plan is set out in the Planning Acts – particularly the Town and Country Planning (General Permitted Development) Order 1995 and the Planning (Listed Buildings and Conservation Areas) Act 1990.

**1.4** The special character of Eberly Lawn is identified in the adopted character appraisal. It is the purpose of this document to lay down what actions will be taken in the future to safeguard and enhance that character. Part of this process is to inform and advise local residents and businesses so that they better understand how their actions can affect the historic character of the area.

Appendix 2 shows the conservation area boundary, the area to which this management plan is applicable. The map also highlights the listed buildings within the conservation area.

**The view across the lawn to the grade II listed western terrace**



**1.5** It is of fundamental importance that owners and contractors recognise that their actions can, and do, have a significant impact on the character and appearance of Ebberly Lawn. Good decisions and sympathetic works do take more thought and can often cost more; but the rewards are great and will be appreciated in years to come by future generations. All actions, good and bad, form part of the legacy we leave.

## 2 SWOT Analysis

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
Proximity of the area to Barnstaple Town Centre	Overshadowed by the unsympathetic Alexandra Court to the south	Possible future development on the Queen Street / Bear Street Site providing a more sympathetic frontage to the west of Alexandra Road	Possible future development on the Queen Street / Bear Street Site to the west creating additional vehicular and pedestrian traffic and a massive, bulky development to the west of the area
Open space of the Lawn itself	Provision of on-site, off-road parking around the lawn itself	The potential to reinvigorate the 'Lawn Trustees' group to act as a management body for the area and voice for the community	Storage of bins in front of properties, especially of units converted to multiple apartments, becoming an eyesore
High proportion of Listed Buildings provides extensive planning controls	Poor condition of road surface to western access road at rear of western terrace	Open space of the lawn for residents use	Further invasion of the lawn by increased numbers of cars
Secluded nature of the Eberly Lawn area	Acts of vandalism, such as smashed windows, wait long periods before being repaired – making the area unsightly		Potential increase in demand for satellite dishes & on site renewable energy generation equipment

<b>Strengths</b>	<b>Weaknesses</b>	<b>Opportunities</b>	<b>Threats</b>
High degree of retention of historic and traditional features such as sash windows and decorative ironwork giving a strong character to the area	Lack of communal management		

### 3 Archaeology

**3.1** The historic character of Ebberly Lawn is such that there is archaeological potential virtually everywhere within the conservation area. Much of this archaeological potential will be focused on the period for which the site served as a cavalry barracks, with the possibility of civil war material being found on the site due to the proximity of Fort Hill to the east. Consequently any works that involve excavation may reveal interesting finds. Where work is subject to the planning process it will be considered within the context of PPG16 and may be subject to relevant conditions such as a period of professional quality archaeological investigation and recording.

**3.2** When work not requiring consent is being carried out by private owners they should be on the look-out for features; from artifacts and wall footings to changes in colour of the earth. If anything is found people are requested to contact the Council for advice. Significant finds ought to be recorded to add to our understanding of the history of Ebberly Lawn and Barnstaple, and even relatively small finds that could at first glance be considered insignificant can add to our understanding of the town's history.

**3.3** Statutory undertakers doing trench work ought to seek advice before starting and agree a watching brief where appropriate – for example when new service runs are being installed.

## 4 Roofs & Roofscape

**4.1** The roofscape is a prominent part of some buildings within the conservation area. The western terrace of Eberly Lawn has a particularly prominent roofline featuring regular dormer windows. In contrast the roofline of the opposite terrace is hidden behind a parapet wall and is only apparent as a feature in the rear elevations of the buildings which can only be viewed from a narrow back alley.

### Chimneys

**4.2** Loss of chimneys is nearly always detrimental to the character of the roofscape and can interfere with the pattern of the streetscene. This is particularly true on the western terrace where the chimneys are a regular, repeating element of the roofscape. It is seldom necessary to remove a chimney and ought to be resisted with repair often being a less costly option. Removal of a chimney should be avoided unless there are extenuating circumstances such as serious structural concerns that have been professionally identified.

**The chimneys of the western terrace make a major contribution to the appearance of the roofscape**



**4.3** Alterations damage the distinctive character of chimneys by the application of smooth, crisp render that hides stonework or flattens an uneven surface. Removal of drip slates and historic pots also detracts from the character of the area and should be avoided wherever possible.

### Rainwater Goods

**4.4** The majority of the historic rainwater goods within the conservation area are of cast iron. These are typically of traditional profiles, being half round or ogee. These rainwater goods add to the historic character of their buildings and enrich the streetscape, and have the added advantage that they can be painted to be in keeping with the buildings wider colour scheme. Plastic rainwater goods appear on some buildings as complete or partial replacements of older metal systems.

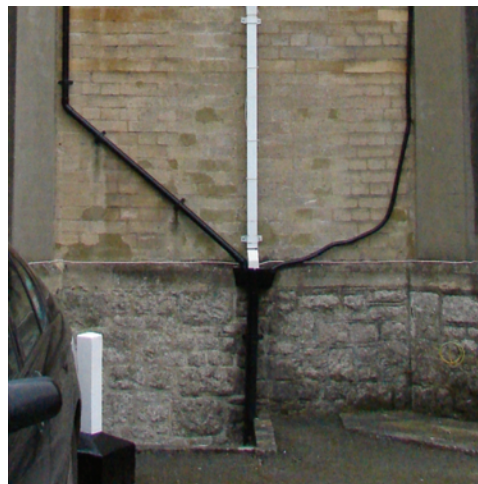
**4.5** Colour of rainwater goods as an important feature is illustrated on the frontage of the western terraces where multiple colours of downpipes enter a single header or collector.

**4.6** Correctly maintained cast iron rainwater goods can have a functional life of 100 years or more, and when replacement is needed there are still suppliers of traditional gutter profiles available factory finished. Lightweight cast aluminium rainwater goods may also be suitable for use on some buildings.

**4.7** Plastic is in many ways an inferior modern product for use as rainwater goods, because it can be affected by exposure to sunlight and become brittle relatively quickly. Although plastic rainwater goods can last for over 25 years it is unlikely that an entire gutter system will last this long without some sections splitting and requiring replacement.

**4.8** Plastic rainwater goods do not accept paint well and are available in a limited range of colours, typically fading of the plastic occurs within the first 5-10 years. Modern box profile rainwater goods do not fit well with historic buildings as traditional guttering was never produced in these forms.

**Rainwatergoods can look unsightly, especially where there is no consistency in style or colour**



### **Slate As A Roof Covering**

**4.9** The only roofing material within the conservation area is natural slate. Typically this was historically a local slate or, after the coming of the railways, imported from Wales. Today many of the local sources of slate in the south west are either exhausted or no longer worked due to high costs.

**4.10** A much wider variety of slate is now available in the UK, including slate imported from Spain, South America and China. Some of these imported slates may be suitable for roofing on new buildings or buildings not in prominent locations but their use on prominent historic roofs should be avoided. The implications of fuel miles of imported materials also favours more locally sourced slates.

**4.11** New slate should be fixed to roofs using nails, as this is the traditional method. By using the correct double lap wind lift can be avoided and so is not justification for the use of clips, and with some imported slates the recommended use of clips is to disguise the fact that the slate is of poor quality and will split if holed for nailing. As such, slate from a source that recommends the use of clip fixings should be looked at cautiously.



**4.12** It should be remembered that slate is a highly durable natural material and it is highly unlikely that an entire roof needs to be re-covered. In most cases slates slip because their nails have exceeded their functional life and the slates can be salvaged and re-attached with new nails.

### Parapet Walls

**The eastern terrace of Eberly Lawn features parapet walls that hide the slope of the roof.**



The eastern terrace of Eberly Lawn has its roof slopes hidden, when viewed from the ground, by parapet walls, vertical extensions of the facade above eaves level. This is a feature of formal Georgian architecture which attempts to replicate the appearance of flat roofs from Greek architecture while avoiding the technical problems a true flat roof would present. The only elements of the roofscape that are prominent are the chimneys of the building and the occasional dormer window. These dormers are all later additions and as such not a part of the intended character and appearance of the terrace.

**4.13** Parapet walls also hide drainage channels, which can be a particular problem as it is difficult to tell if the channels are blocked without getting onto the roof of the building. Regular inspection can help to avoid problems caused by blocked gutters.

## **5 Walls**

**5.1** The major issues relating to walls are re-pointing and rendering, with limewashing also being an issue on some buildings.

### **Repointing**

**5.2** Repointing of historic masonry is a process that needs to be carried out over the period of a building's history. The major risk this poses to historic buildings is when an ill-informed owner or contractor elects to use modern Portland cement to repoint historic masonry.

**5.3** Traditional buildings were designed to be porous, the thickness of their walls ensured that the inner surface would not get wet and that when dry weather returned the wall could dry out again. As the traditional lime mortar was softer than the surrounding brick much of the evaporation of moisture occurred through the mortar joints. In this way the mortar itself was sacrificial, slowly weathering away and eventually needing to be replaced by the process of repointing.

**5.4** When modern cement is used the method of moisture transfer is altered. The Portland cement is harder and impermeable and as such moisture transfer is forced to occur through the face of the brick, eventually causing the decay of the brick itself. Portland cement is also brittle and inflexible and while lime mortar will allow a degree of movement with a structure, cement will crack at the slightest movement allowing moisture to further penetrate into a building.

### **Rendering**

**5.5** Render was traditionally applied to buildings for a variety of reasons, either to cover up a poor quality building material which was visually unpleasant, or to protect a particularly porous building material against damp ingress. Traditionally render was lime based, in the same way that mortars were lime based. Re-rendering a building in modern cement based renders or applying modern barrier paints can cause similar problems to repointing in modern cement mortars.

**5.6** Movement within a building almost invariably leads to cracking of the brittle cement render allowing moisture to get in through the cracks, the impervious nature of the cement render will trap this moisture within the wall and force it deeper into the building causing internal damp problems.

**5.7** Unrendered buildings should not typically be rendered for purely aesthetic reasons. Instead render should be applied only where there would be a technical advantage to doing so and when this is necessary materials must be compatible with the construction of the building. For historic buildings this invariably means lime based materials.

**5.8** The western terrace of Eberly Lawn has had two of its buildings rendered, although this appears to have been done relatively early in the building's history. The rear of this terrace is also extensively rendered. The facade, however, is clearly designed to incorporate decorative brickwork the effect of which would be lost if it were rendered over.

### Whitewash & Colour-wash

**5.9** The eastern terrace is whitewashed, typical of its Georgian period origin and design. Where a terrace has a uniform colour it is undesirable to have properties within the terrace breaking the overall colour scheme. In this case one building within the row has exposed render that has not been given a coating of whitewash, the effect being that this building is overly prominent within the row and breaks the regularity of the facade. In

**The loss of uniformity within a terrace caused by lack of limewash, or its differing colour, in just one property can have a dramatic visual effect.**



terraced rows such as this, where the vast majority of buildings follow the same colour scheme, variations in that scheme detract from the character of the row and should be avoided.

**5.10** Other terraces within the conservation area, such as Grosvenor Terrace, are characterised by a colour scheme that highlights individual buildings rather than the uniformity of the row. In this case the variety of colours forms a key part of the established character of the terrace and are therefore acceptable.

### Boundary Walls

**5.11** The rears of the terraces fronting Eberly Lawn have boundary walls, to the western terrace these are less prominent and have been rebuilt in various materials over the years including the use of concrete blocks with openings formed for garages and access.

**5.12** The eastern terrace has a more homogeneous rear boundary wall of red brick. The majority of the wall is in good condition, however a cause for concern is a large creeper which covers the central section of the wall. Creepers can cause damage to

the faces of bricks as well as degrading the mortar that binds them together. They also hold moisture within the wall increasing the risk and severity of freeze / thaw damage in winter.

**The boundary wall at the rear of the eastern terrace has heavy creeper growth that may be damaging to the wall**



### Satellite Dishes

**5.13** With the switchover to digital television broadcasts and the discontinuation of the analogue signal in 2009 the number of buildings with satellite dishes installed may be about to rise substantially.

**5.14** By the nature of the equipment the dishes must have clear lines of sight to an almost due south position in the sky, meaning the equipment is never seen on north facing elevations whilst being common on southerly aspects. This reduces the possibilities for sensitive siting of equipment as in some cases the only practical mounting locations are on prominent frontages.

**5.15** On listed buildings sensitive siting will be encouraged, particularly by installing the equipment on outbuildings or free-standing arrays, and installations on prominent facades will not typically be acceptable.

**5.16** On buildings in multiple occupancy satellite dishes can be a major problem as many dishes may be mounted on one building, communal installations may overcome this problem, trading several small domestic dishes for a single, albeit slightly larger, unit. The visual impact of clusters of large numbers of satellite dishes can be seen on Ebberly Court at the southwest corner of the conservation area.

**5.17** If the positioning of satellite dishes on unlisted buildings in the conservation area becomes a significant issue over the coming years an article 4(2) direction may be sought so as to bring the siting of satellite reception equipment within the controls of the planning system.

**Ebberly Court is a modern building designed in sympathy with the rest of the conservation area, note the cluster of 4 satellite dishes cluttering the facade**



## 6 Joinery

**6.1** Historic joinery can add significantly to the character of an area and the extent of its survival is typically representative of the proportion of Listed Buildings in an area, but is also dependent upon the value that people place on the historic value of their area. Due to the fact that the majority of buildings within the conservation area are listed there is a high degree of survival of historic joinery.

**6.2** At present the replacement of windows and doors is not controlled on unlisted buildings in use as private dwelling houses; the buildings to the north of Bear Street falling into this category. Buildings in other uses, including apartments and shops require planning permission for alteration and replacement of windows and doors. North Devon Council will consider Article 4(2) directions to prevent harmful alterations to dwelling houses in the future. It is always preferable, however, for owners to recognise that sensitive maintenance adds value to their own property and contributes to the sense of place.

**6.3** Historic joinery ought to be seen as antique furniture that changes hands as part of a larger deal and can easily be overlooked. It only takes one inconsiderate owner to destroy the historic appearance of a building by ill-considered renovation; with property changing hands as frequently as it does today there is a steady stream of buildings whose luck has run out. There are few people who would throw a 200 year old chair or table in a skip – their potential value is usually appreciated – yet it happens to windows and doors regularly. These artifacts are a finite resource that embodies the craftsmanship of earlier generations and records the materials and techniques they used.

**6.4** Unless badly neglected over a long period of time, traditional joinery is rarely beyond repair. In many cases the timber used was so well sourced and seasoned that it is far more durable than any modern alternative. Detail may have been lost by years of painting but great care needs to be taken when stripping paint as historic paints contained lead. If repair is not possible, replica replacement is the next best thing; though replacement requires the use of primary resources and energy that makes it a less sustainable option. The use of imported hardwood from unsustainable sources ought to be avoided and PVCu has significant ecological issues in production and disposal.

**6.5** There is no product that is maintenance free. Timber needs painting every few years, but each time the result looks fresh and new. After a hundred years or more sash cords or hinges may need renewal; this is quite easily done and gives the unit a new lease of life. When modern opening mechanisms or double glazed units breakdown the answer is replacement of the whole unit – hence the piles of PVCu windows accumulating at recycling centres in the absence of satisfactory means of disposal.

## Windows

**6.6** The size, type and design of the windows in an historic building reveal much about its age or development, its use and the status of its occupants in the past. Sash windows vary in size and detail according to age and use, with a mixture of styles present in the area today. The enduring popularity of sash windows reflects their versatility in providing controlled ventilation.

**6.7** The intrinsic value of the view through an historic window is appreciated by many sympathetic owners. They enjoy the elegance of the glazing bars and enthuse about the distortion and play of light in imperfect historic glass. With care, old glass can be salvaged and re-used; where it has been lost, modern equivalents can be sourced from specialist suppliers.

**6.8** When new windows are needed there are a number of issues to consider:

- Proportion and subdivision – The glazing pattern of the original windows ought to be retained, (or restored if lost), as that is a critical part of the whole building. It indicates the size of glass available or affordable at the time of construction.
- Mode of opening – The introduction of top hung or tilt-and-turn opening lights is always visually jarring and harmful to historic character. Overlapping ‘storm-seal’ type details are an entirely modern introduction and are unnecessary if flush fitting units are properly made. Spring loaded sashes are an inferior replacement mechanism compared with properly weighted double-hung sashes.
- Glazing – Traditional glazing bar profiles, properly jointed and glazed with putty, (or glazing compound), rather than beading, will give a genuine appearance.
- Thermal insulation – Double glazing cannot be achieved within traditional multiple pane designs without bars being either much too thick or false. Beading is nearly always added which further detracts from the appearance. Attempting to introduce double glazing into a traditional design usually means a small air gap that hugely reduces the insulation properties anyway. The use of shutters and/or insulated curtains can greatly reduce heat loss without the need for window replacement.
- Draught-proofing – The majority of heat loss from historic windows is often through draughts caused by ill-fitting frames. Draft proofing systems are available that can be fitted to existing windows in situ and can be highly effective in reducing draughts and heat loss.

**Traditional timber windows can be very durable if correctly maintained with potential lifespans of well over 100 years.**



- Sound insulation – Cutting down noise is often given as a reason for replacing existing windows with double glazed units. However tests have shown that secondary glazing is actually more effective at reducing transmitted noise, which is often less costly than fitting double glazed units and also allows for the historic windows to be retained.
- Sills – Traditional sills should be retained unless beyond repair, when they should be replaced with replicas in terms of materials and details.

## Doors

**6.9** Doors can add to the character of the streetscene in much the same way. It is worth remembering that a little time and money spent on periodic maintenance and painting can allow a good quality historic hardwood door to remain serviceable for many years.

**6.10** It should also be remembered that traditional timber doors may hold ‘door furniture’ such as knockers, knobs, letterboxes and hinges which are still serviceable even when the door itself has been allowed to decay beyond salvaging. If a replacement timber door is sourced these older pieces of door furniture can be re-used on the new door. By their nature PVCu doors come with letterboxes, hinges and handles ready fitted, often moulded as part of the unit and the sensitive, and sustainable, re-use of historic features is not possible. The replacement of a well designed historic door with a standardised modern unit will be detrimental to the character of the building, and thus the wider streetscape.

**6.11** In terraces, features like windows and doors would likely have been designed as part of the overall appearance of the development, with all the properties having the same style of window and door. As such when these features are replaced the new components should be of a design which matches the historic precedent set by other buildings within the terrace concerned.

**The terraces of Eberly Lawn have a good level of survival of historic doors, which is particularly important in retaining a sense of uniformity**





## 7 Streetscape Features

### Surface Treatment

**7.1** The roadways within the conservation area are all of tarmac, as are the pedestrian pavements. This reflects the functional nature of the access roads around the lawn, which are also used for resident's parking. The lawn itself remains at the heart of the conservation area and is kept well maintained.

### Ironwork

**7.2** Ironwork can be found throughout the conservation area appearing as railings, gates, and as an ornament to bay windows. Architectural ironwork is typically sturdy and will last for long periods providing some minor periodic maintenance is forthcoming. Metals exposed to the outdoor environment are likely to corrode if they do not have a protective coating of paint. Periodic removal of corrosion products and repainting can protect metal work and ensure its long-term survival. This is particularly important where decorative ironwork forms part of a scheme on a terrace of buildings where its loss on one or two buildings can distort the appearance of the entire terrace row.

**Decorative ironwork features on the western terrace as well as on boundary features such as gates and railings elsewhere in the area**



**7.3** Ironwork also features as a boundary treatment, as railings and gates around Ebberly Court at the southern end of the conservation area. Also as garden gates to properties in Grosvenor and Richmond Terraces and as railings to either side of the gate piers that form the entrance to Ebberly Lawn where these features are an important element of the area's character.

### Trees

**7.4** The trees located on the lawn within the conservation area, and those which are planted along the line of the fence separating the development from Bear Street, all contribute to the character and appearance of the conservation area. These trees also serve as habitats for wildlife and as such have a value with regard to local biodiversity.

**7.5** All trees within conservation areas are given a level of protection and 6 weeks written notice must be supplied to North Devon Council before works to any tree are carried out.

### Signage

**7.6** There is no road signage within the Ebberly Lawn conservation area, however there are signs erected on the lawn to inform the public that the area is a private estate with no public parking. These signs are an intrusion on the lawn and are directly visible through the formal entrance into Ebberly Lawn. Unfortunately these signs are necessary to prevent the area filling with parked cars. It may be that these signs could be redesigned so as to reduce the impact they have on the appearance of the conservation area. However as they serve an important function it is not suggested that the signs be removed.

### Street Lighting

**7.7** Within the conservation area are 2 historic streetlights, both located on the edges of the lawn itself. These lamps have been converted from gas to electricity at some point in the past which highlights their great age.

**7.8** These features are currently in good condition, however their cast iron construction means that a maintenance regime covering their re-painting will be needed to ensure their long term survival. Without this kind of simple but regular maintenance corrosion will damage the fabric of the lamps.



## 8 Management Action Plan

<b>Task / Issue</b>	<b>Timeframe</b>	<b>Responsibility</b>
Re-stimulate the 'lawn trustees' group as a management committee to give residents more input into the management of the area.	6 months	NDC / Lawn Trustees
Use the character appraisal & management plan as material consideration in determining planning applications within and adjoining the Ebberly Lawn Conservation Area.	Ongoing	NDC
Encourage the better maintenance of buildings currently in a poor condition.	Ongoing	NDC / Lawn Trustees
Investigate alternatives to the existing signage on the lawn, to either improve the design and appearance of the sign or reduce its size.		NDC / Lawn Trustees
improve roadside pedestrian barriers along Bear Street, which are currently poor quality iron rails supported on concrete posts.		DCC Local Highways Authority
Monitor the number and positioning of satellite dishes within the conservation area and encourage the sensitive siting of equipment where possible.	Ongoing	NDC / Lawn Trustees
Ensure maintenance plans are in position for the regular maintenance of historic street furniture and street lighting installations.	Ongoing	DCC Local Highways Authority

## 1 Glossary

*PPG16* – Abbreviation of “Planning Policy Guidance 16: Archaeology & Planning” a national government document which advises on archaeology matters within the context of the planning process. The document was published in November 1990.

*Character Appraisal* – A document produced for a specific conservation area which identifies and explains the character and local distinctiveness of that area. It also identifies key architectural characteristics of local buildings – these documents form a basis for management plans.

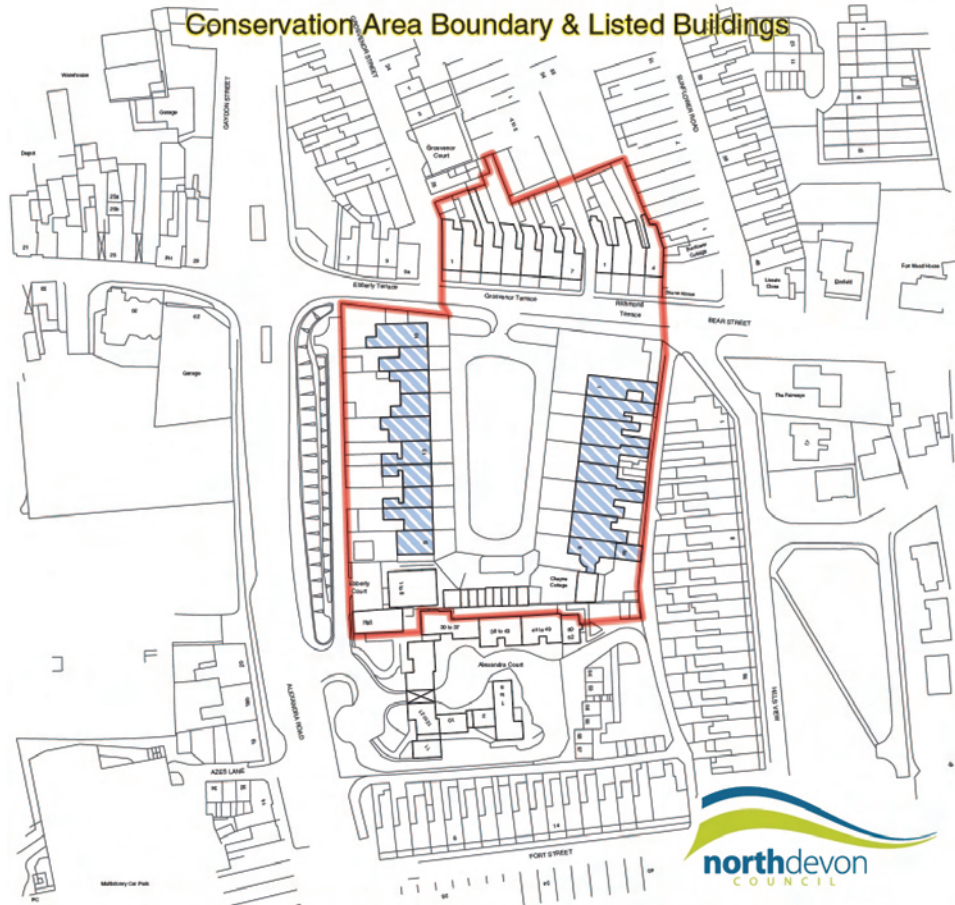
*Statutory Undertakers* – Various companies and agencies with legal rights to carry out certain development or engineering works, examples are utilities and telecoms companies, eg. BT, South West Water, Network Rail etc.

*GDPO* – Short for “The Town and Country Planning (General Permitted Development) Order 1995”. This order removed certain development activities from the planning system, allowing these works to be carried out without the need to apply for planning permission. The majority of the permitted developments covered by the order apply only to private dwelling houses.

*Private Dwelling House* – A house occupied by a family as a home. Within the context of planning and permitted development rights flats and apartments are not considered to be Private Dwelling Houses.

*Article 4(2) Direction* – A direction passed under Article 4(2) of the GDPO which allows for certain specific permitted development rights to be revoked from specific dwelling houses, typically these powers are used in conservation areas to protect architectural features such as chimneys and windows by requiring planning permission for their removal or alteration. As a consequence any planning application which is required solely due to an Article 4(2) direction is exempt from application fees.

## 2 Conservation Area Map



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