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1 Introduction

1.1 Conservation Areas are designated by Local Planning Authorities under the Planning Acts. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines a Conservation Area as :

‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’.

1.2 North Devon Council, as the local planning authority, has a duty to designate parts of the District it sees appropriate as Conservation Areas. There are currently 41 Conservation Areas in this District (excluding those within Exmoor National Park).

1.3 Carrying out a Conservation Area Character Appraisal is an important method for identifying the qualities and characteristics that such an area possesses and to provide a basic summary of the elements, which collectively contribute towards the special character and appearance of the conservation area. A clear and comprehensive appraisal of the Burrington 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.

1.4 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.

1.5 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.

1.6 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 and Figures

2.1 The Burrington Conservation Area was first adopted in November 1975. It covers an area of 3.3 hectares (8.1 acres), the overall area being unchanged in total size by the 2011 boundary changes, and there are 9 buildings on the 'List of Buildings of Special Architectural and Historic Interest' (Listed Buildings).

Listing Grade	Number of List Entries
I	1
II*	0
II	8

2.2 There are no scheduled ancient monuments within the conservation area, or within the immediate vicinity of the village.

3 Historic Development

3.1 The first mention of Burrington in historical records is in Domesday Book (1086 - listed as *Bernintone*) demonstrating that there was already an established settlement here by the time of the Norman invasion and that the village has its origins in the Saxon period at the latest.

The parish church sits to the west of the centre of the village and is its oldest standing building.



3.2 The parish church was founded in 1150 by the Abbot of Tavistock Abbey, although little of the building as it appears today is of that date besides the Norman font and perhaps some of the masonry of the walls. The unusual granite arcade and the exposed barrel roof both date from the 16th century as does the porch, while the main door is Tudor, featuring damage from lead shot supposedly fired by parliamentarian soldiers during the Civil War.

3.3 The parish and the village has always had an agricultural basis, as illustrated by the number of farms in the village and its vicinity, as well as the size of some of the farm complexes. The presence and success of J. Pickard and Company, an agricultural supplier which has been based in the village for over 150 years (established 1846), is illustrative of this long running agricultural connection.

3.4 The churchyard forms an important element of open space within the village and also helps to create a setting within which the church can be viewed. The churchyard also contains a number of interesting old gravestones including one listed example (grade II) made of slate and dedicated to William, Thomas and Charity Woolway from the 1820's.

3.5 The area around the church consists of a cluster of cottages, mostly of cob construction, dating from around the late 17th century. Many of these cottages are listed buildings, including Church Cottage and Church Gate Cottage (both grade II).

3.6 Much of the remainder of the village core consists of buildings dating to the early and mid 18th century such as The Glebe (grade II listed). The Old Post Office (grade II listed), is possibly late 17th century although much altered and the thatched Barnstaple Inn (grade II listed), also late 17th century.

3.7 Unusually little seems to have changed within the village during the Victorian period. The only significant building from this time is the Old School

House and the oldest part of the school building. To the north of the historic core of the village is an area of 20th century housing, although the open space of the Twitchen Lane Playing Field helps to separate this modern development from the older part of the village.

The village School and Old School House are the only examples of Victorian buildings within the village.



4 Boundary Changes January 2012

4.1 Although the boundary of the conservation area had not been reviewed since it was first designated at the end of 1975 there did not appear to be any significant boundary amendments required when the boundary was re-examined during 2011.

4.2 It was considered that no significant changes had occurred within the conservation area to undermine the character or quality of the buildings already within it.

4.3 The only boundary changes were minor ones where the previous boundary had included only part of a building or a plot, such as at the Old School House and the village school, so that the entire plot is now included within the conservation area.

4.4 One reduction of the boundary was also made with the removal from the conservation area of an empty field to the southwest of Barton Farm and a field immediately to the north of this containing 2 modern agricultural barns. These two fields and the modern lightweight structures they contain were not considered to possess a special historic or architectural character which could be protected by being part of a conservation area.

5 Village Character

5.1 Burrington has the character of a small rural village. Its parish church lies at the centre of the village with cottages and former shops to the east and an old barton farm (A Home Farm to a Manor, in this case also called Barton Farm) to the west.

5.2 In the centre lies the late medieval parish church set within the open space of its churchyard which retains some fragments of tree lined avenues. The church itself is not typical of the buildings within the village, built of high quality exposed stone imported to the village, including some granite elements undoubtedly from Dartmoor. It achieves a sense of permanence and strength which were undoubtedly the intention of the builders.

5.3 The remainder of the cottages within the village are exclusively two storey, although some do have single storey extensions and annexes. Roofing materials are predominantly natural slate, although some have been re-roofed in artificial slate and two (The Barnstaple Inn and Church Cottage) retain thatched roofs. Ancillary and agricultural outbuildings typically have corrugated sheet metal roofs, such as the outbuildings on the North side of Barton Road, the Barn beside London House and various agricultural buildings at Barton Farm.

The inner South doorway of the church is of dartmoor granite, as are the nave arcades.



The former Stables at Barton Farm have been converted to residential use, the farm retains a good collection of historic farm buildings including a substantial threshing barn.



5.4 The range of outbuildings at Barton Farm are extensive, including a large cob threshing barn and a stable / cart shed range now converted to residential use. The stables are of higher quality, constructed of exposed stone with red brick dressings around window and door openings. The high value of horses and the location opposite the farmhouse explains the use of more expensive materials. Other barns and outbuildings stand further away from Barton Road, however only the roofs of these buildings can be easily seen from the road. The

Georgian farmhouse is on a rectangular plan with projecting ranges on the east elevation. Its walls have been rendered but it is most likely constructed of local stone. The west elevation, facing the main access and towards the converted stables has very few windows and only a modest door and it is apparent that the building principally faces south and east towards the church.

5.5 Other properties along Barton Road are typical of the cottage style of the village, with white rendered walls, probably of rubble stone or cob or a mixture of the two, slate roofs and twin light casement windows arranged where required and without attempts at a symmetrical layout, The Croft and Tyle Cott being excellent examples. Mayfair, on the north side of the road, is a more modern building dating to the early 20th century featuring exposed red brick and partial rendering together with top hung uPVC casement windows. Mayfair is, however, set behind an older boundary wall of local stone with brick quoins. Into the west end of the wall is a small cob barn with a corrugated metal roof, the wooden lintel above the narrow doorway extends significantly to one side and rubble infill suggests that there was once a much wider opening.

5.6 The Barnstaple Inn follows a similar pattern, built on a heavily elongated rectangular plan under a thatched roof with a large projecting double height porch at the southern end of the West elevation, this porch features an inscribed stone sign displaying the name of the Inn. The windows at the southern end of the building are 3 light (3 panes per light) casements with a 4 light casement in the porch projection above the stone arched main entrance. The northern part of the building was originally the stables and is now Cavok Cottage, in separate ownership. Here the windows are twin light casements and the roof is no longer thatched. The entire length of the building has its upper walls rendered and an exposed stone lower plinth wall, and it is most likely that the upper walls are constructed of cob with the render giving protection against the weather.

The Barnstaple Inn is the only surviving pub in the village, previously there had been a second, The London Inn, where the current shop and post office is found.



5.7 An outbuilding of Cavok Cottage was formerly a blacksmiths workshop.

5.8 1 and 2 Jenny Fox Cottages are slightly unusual, not in terms of their design or appearance which is perfectly in line with the cottages throughout the village, but in their orientation which has the buildings running back away from the main road where most other buildings run parallel with the road. The front doors are accessed via a narrow path running along the frontage of the properties.

5.9 This pattern of cottages parallel to the main road is most apparent in the southern part of the conservation area, with a long run from the Old Post Office to Dillons Cottage. Most of these properties have had replacement windows fitted, and although these replacements do not accurately replicate the appearance and character of the timber originals on neighbouring properties, the correct opening arrangements have at least been retained and top hung lights avoided. In other instances efforts have been made to retain a more traditional look in timber while incorporating double glazing (such as at Dillons Cottages on the ground floor) although the increase in bulk so as to allow for double glazing results in a window very different from those surviving originals (on the upper floor).

5.10 The Glebe (grade II listed) retains a good set of traditional 2 and 3 light flush fitting casement windows, some in 3 pane per light arrangements and others in a 6 pane per light arrangement. The Glebe also has a very bulky chimney on its southern gable end, possibly hinting at a construction date towards the end of the 17th century or the very early 18th. Running from in front of Castaway to the Old Post Office is a cobbled area of parking, laid in new cobble stones. This reflects well the small surviving cobbled areas in the village, these areas being outside of the gates and old storefront of J. Pickards and the two public water pumps (one near Mayfair on the north side of Barton Road and one on the main road near Dillons Cottage, a third also exists some distance to the north of the conservation area).

Burrington retains two hand pumps within its streets, left over from days before homes could expect private water supplies.



of the road we find a series of buildings associated with Pickards. Homelands is an elaborate Georgian property incorporating some Elizabethan style elements such as the full height porch with jettied upper floor. The gable of this porch also holds a moulded plaster crest featuring the letter 'P' and an Earls Corronet. White's Devonshire Directory for 1890 makes the comment that the Earl of Portsmouth had a manor and an estate within the parish of Burrington and it is probable that this building belonged to him, rather than having any association with Pickards.

5.11 The Old Post Office is a striking building on its corner site, particularly visible when approaching from the northeast from the Methodist Church and Pickards' warehouses. The building has sliding sash windows which in themselves stand out among the casements more typical of the village, but the sashes also have very small glazing panes giving highly unusual 10 over 10 arrangements, while only one has a more usual 6 over 6 arrangement. This may well hint at these windows being early examples, from a period when large pieces of glass were very expensive. The building also has a street facing gable at its southern end, again unusual in a village where most buildings are aligned parallel to the street. It is in this gabled section that the building has a traditional shopfront, and a Georgian style entrance door with doorcase and overhead (now covered over). The shopfront also incorporates a small post box, half within the wall and half projecting into the glazed area of the shopfront itself. Just to the south of this also stands an old (grade II listed) K6 telephone kiosk.

5.12 On the opposite side **The crest on the gable of Homelands refers to the Earl of Plymouth, not to the Pickard family.**



Amongst the buildings associated with Pickards is this example retaining an historic shopfront complete with gilded signwriting on its windows.



5.13 Next door to the north, however, is a traditional shopfront still featuring sign writing on the windows for "J. Pickard Seed, Wool and Manure Merchant". On the wall of a neighbouring building there is a foundation plaque from the centenary of the business stating "J. Pickard & co. Seeds etc. 1946, Burrington Est. 1846".

5.14 At the northern end of the street stands the school and Old School House. These were completed in 1857 and cost in the region of £700. The building is built of stone and has a sturdy appearance and the main entrance porch is topped by a bell cupola. The school is arranged

almost symmetrically with the old Schoolmaster's house at the north end with a street facing gable and a hall at the opposite end again with a street facing gable. The main difference is the master's house is arranged on two storeys while the school is single storey.

5.15 The only two remaining properties which differ from the typical pattern of linear cottages are London House (now the village shop) and the Methodist Church.

The dedication datestone of the village Methodist Chapel.



5.16 The Methodist Church carries a date stone reading "Bethesda Chapel 1829". The building is a simple rectangular block with a hipped gable at its southern end and gothic style pointed arch window openings giving a very modest appearance. Some decoration is given at the corners of the building where the render is incised to resemble quoin stones, around the windows a similar technique is used with raised render.

5.17 London House (formerly The London Inn) is now split between domestic use and a local shop. The part now in use as a shop retains a domestic character and has not had major external alterations to facilitate its new use. The building is on an asymmetrical plan with a traditional milestone just outside of its entrance, reading 'BARUM 13', in a small patch of cobbled street surface.

6 Landscape and Setting

6.1 Burrington stands on high and level ground approximately 1 mile (1.6 kilometres) to the West of the River Taw with the valley of the River Moule just half a kilometre (0.3 miles) to the west of the village.

Views to the Northwest include the white globe of Radar equipment at Burrington Moor Radar Station.



6.2 The elevated position of the village allows for some good views out to the South and North. To the Northwest the dome of the Burrington Moor Radar Station stands out as a landmark within the natural landscape.

Views to the South take in open agricultural pasture in the foreground, although woodland around the sides of the Moule Valley can also be seen in the middle distance.



6.3 Being surrounded by open agricultural land with few significant areas of trees allows for some very long distance views. Often the only reason why a view is not possible is because it is restricted by buildings at the edge of the village, or the high hedges which line some of the lanes around the village.

6.4 The surrounding well drained agricultural land is most likely the reason a settlement was founded here, with easy access to water provided by the two rivers.

6.5 Views to the East and West are more restricted from within the conservation area due to tree planting at the western edge of the area and the line of building development at the East side of the conservation area. Views to the Southwest are also restricted by the trees of Whitecleave Plantation around 1 kilometre (0.6 miles) from the village.

Appendix 3 (IV) is a map of the key views both within the conservation area and the main views into the wider landscape beyond.

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 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.

8 The Future

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

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 benefit from redevelopment or enhancement schemes.

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

1 Listed Buildings Within the Burrington Conservation Area

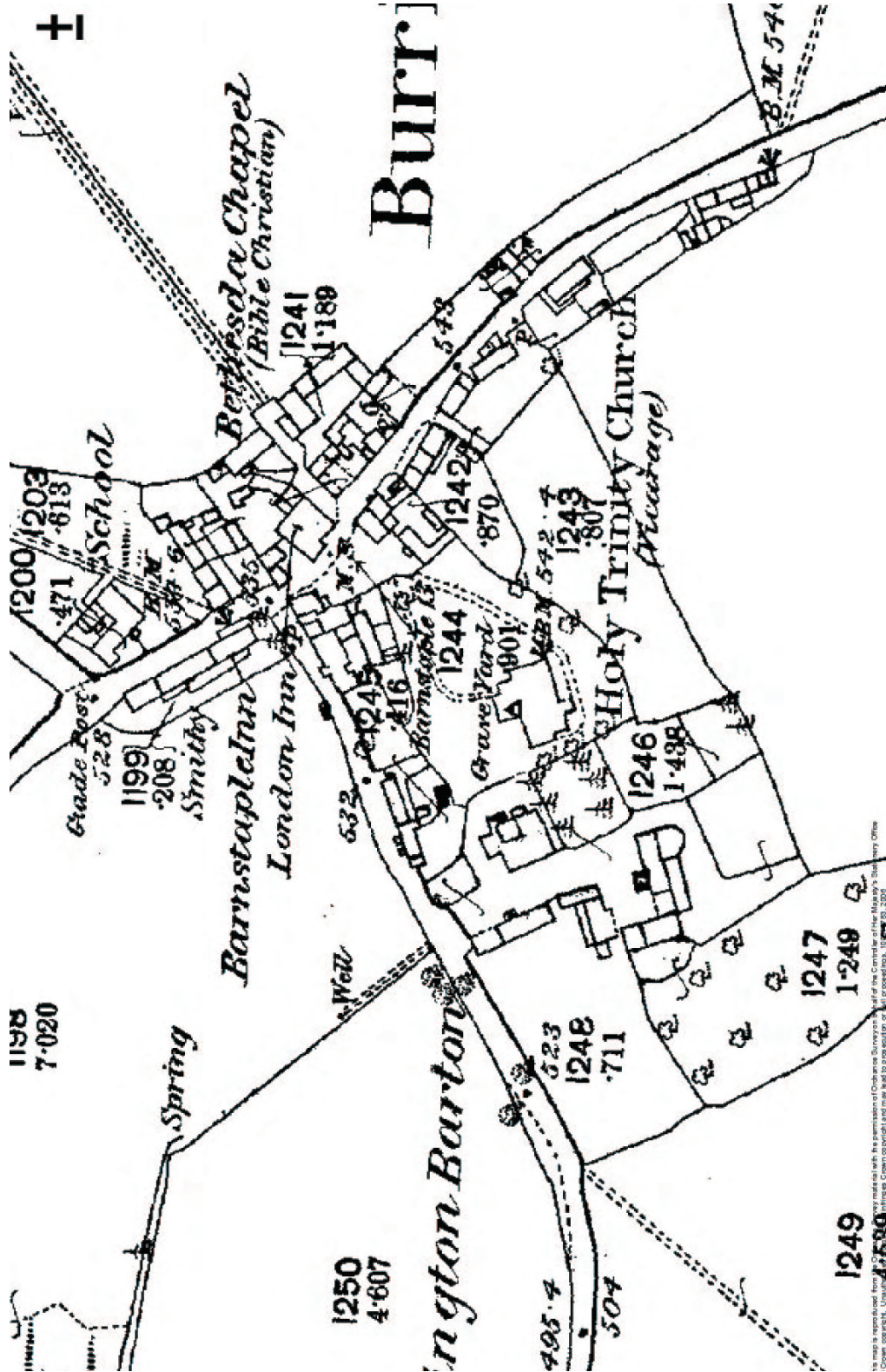
Building Name	Listing Grade
Church of The Holy Trinity	I
Woolway Gravestone, c. 5 metres South of South Aisle of Church of The Holy Trinity	II
Church Cottage	II
Church Gate Cottage	II
Glebe Cottage	II
K6 Telephone Kiosk adjoining Post Office	II
London House	II
The Barnstaple Inn	II
The Post Office	II

2 Historic Mapping

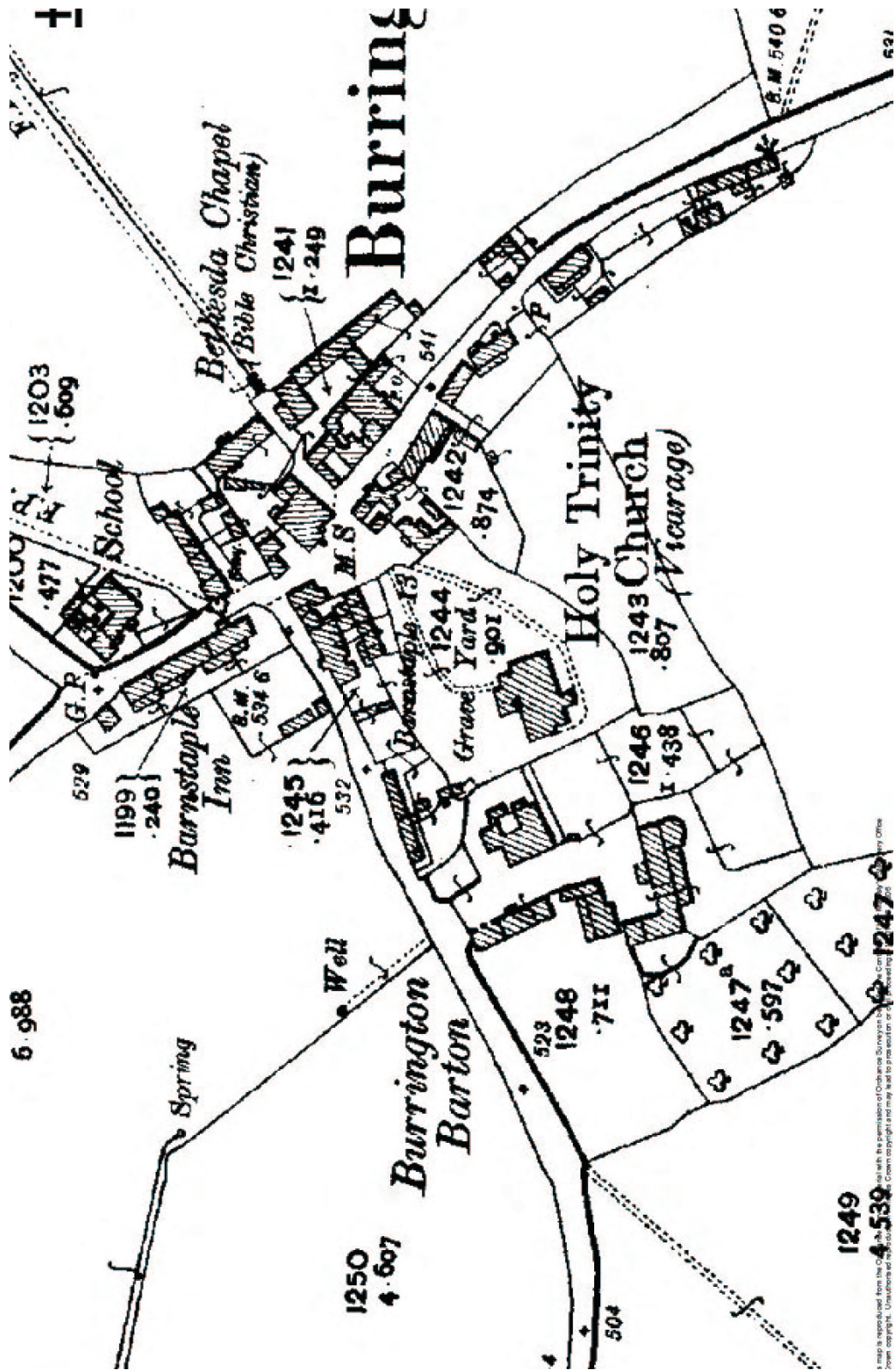
I - 1st Series Ordnance Survey Map c. 1880

II - Revised Ordnance Survey Map c. 1904

I - 1st Series Ordnance Survey Map c. 1880



II - Revised Ordnance Survey Map c.1904



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3 Conservation Area Mapping

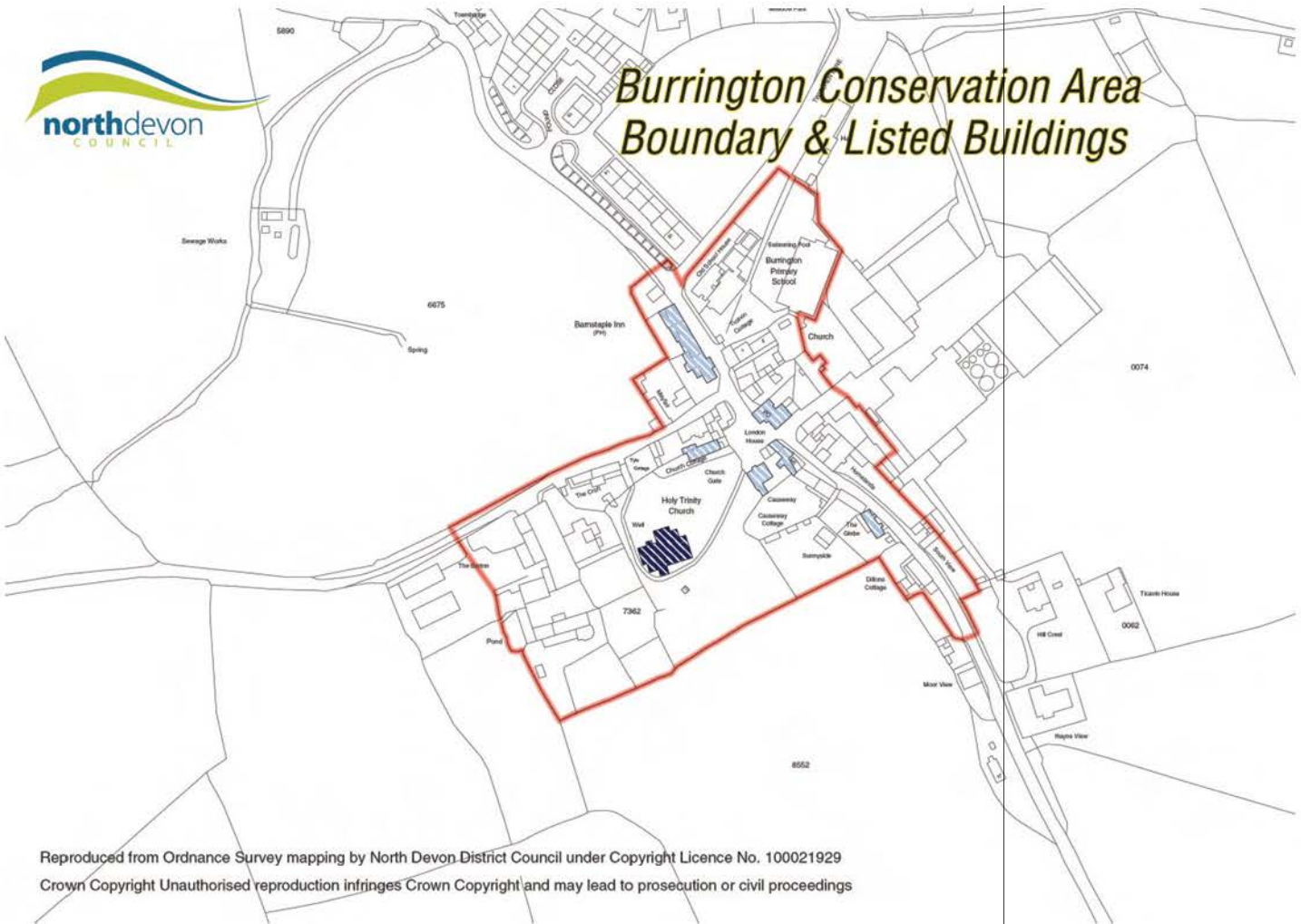
I - Key

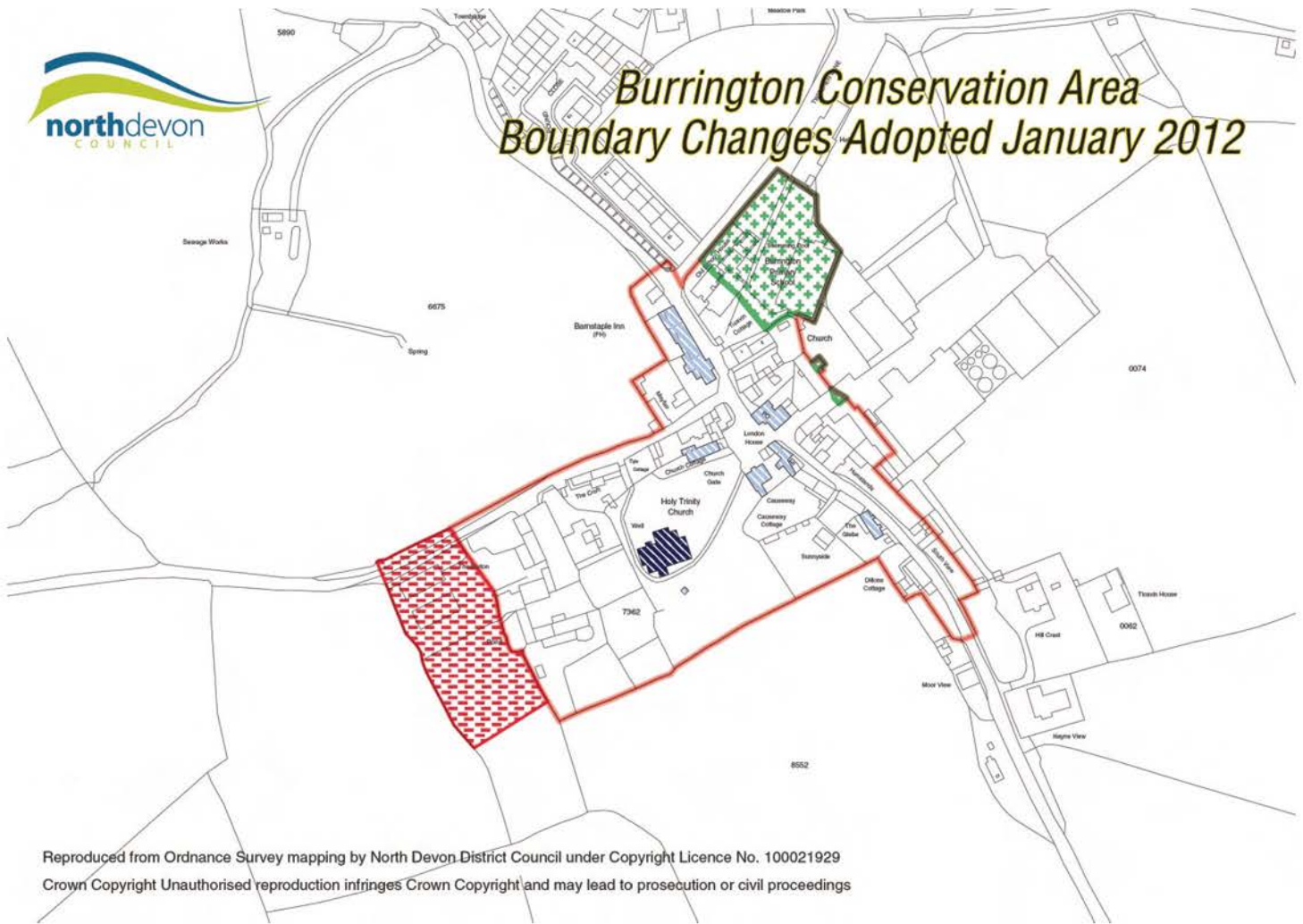
II - Existing Conservation Area Boundary & Listed Buildings

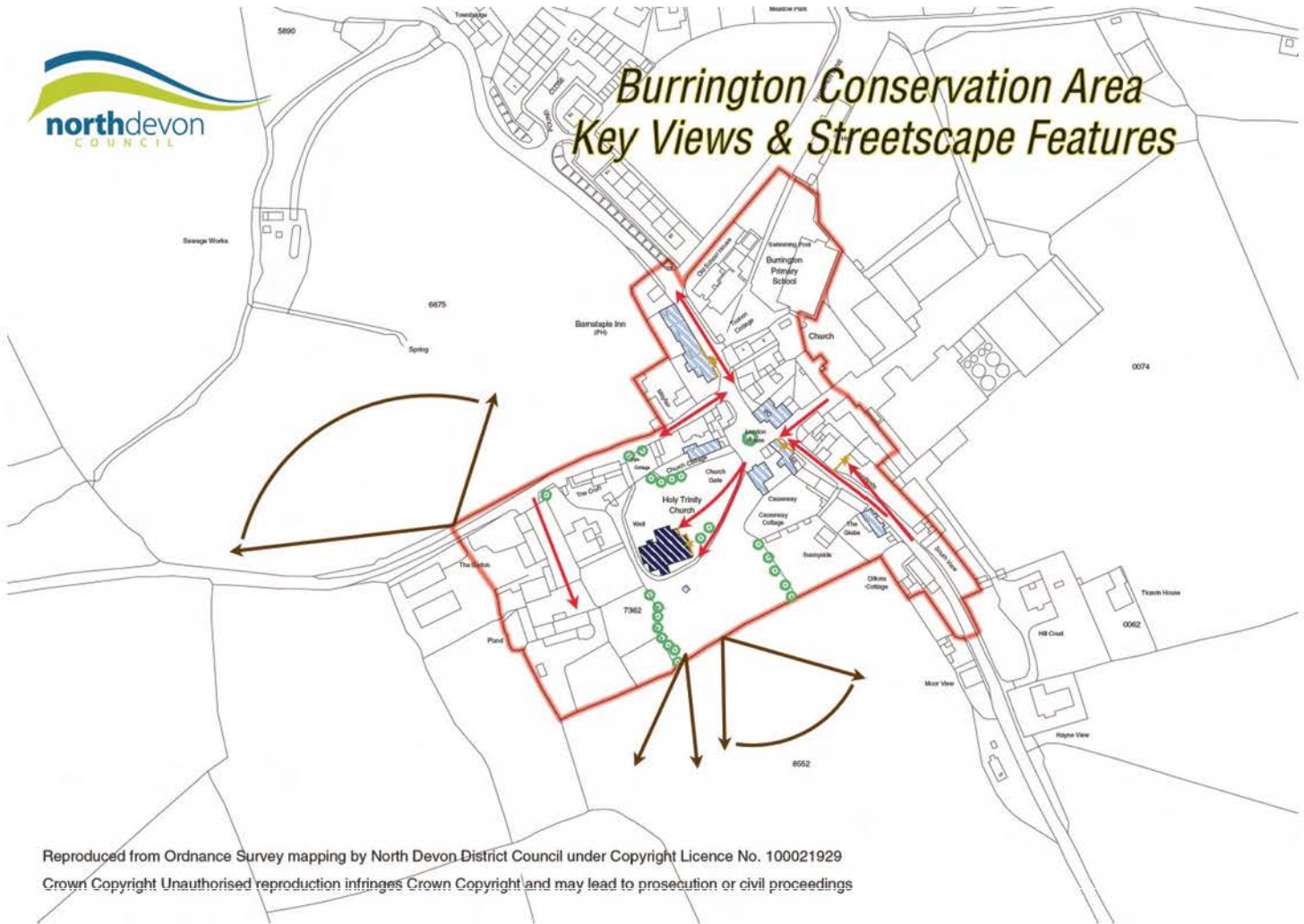
III - Proposed Boundary Changes

IV - Key Views

INSERT KEY HERE







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