Croyde Conservation Area Character Appraisal

Contents

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 39 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 Croyde 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.

- 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 Background

- This appraisal of the Croyde Conservation Area was initiated in January 2009.
- The first designation of land within the present conservation area boundary was by North Devon Council in November 1975.

> The existing boundary of the Croyde Conservation Area, together with its listed buildings, is given in Appendix 4(II)

2.1 Croyde has a split character, part rural village, part commercial tourist destination. The regularity of good surfing conditions has led to the beaches of northern Devon, and Croyde in particular, becoming a destination for surfers from around the world. As a result the commercial areas of Croyde, focused upon Hobb's Hill, are very much focused upon the needs of the surfing community with numerous surf shops providing equipment sale, hire and tuition. At the same time the village has the traditional features expected to cater for its own community, with post office, village shop and several pubs as well as the village hall.

3 Facts and Figures

3.1   The conservation area covers an area of 6.1 hectares (15.2 acres). Of the buildings within the conservation area 23 buildings are included on the 'List of Buildings of Special Architectural or Historic Interest' (Listed Buildings).

> A list of the Listed Buildings within the Croyde Conservation Area is given in Appendix 1

3.2   There are no scheduled ancient monuments within the boundaries of the conservation area, or in the immediate vicinity.

4 Historical Development

4.1   Croyde, or Crideholda, is first mentioned in the Domesday records of 1086 and shows that Ordwulf held it before the conquest. This Ordwulf may have been the same man who was a close relative of King Edgar's wife through his grandfather, and thus a man of some significance.

4.2   Opinion differs widely on the origins of the name, with academic studies suggesting either that the name derives from that of the stream running through the village, or the Celtic word for cradle. A local belief claims that it reflects the name of a Norse raider, Crydda, who is reputed to have landed here.

4.3   Suggested Saxon features have been identified at the ruins of St Helen's Chapel at the western end of the historic settlement. These support the Domesday indication of a pre-conquest origin for the village. A substantial relic field system, which encloses Croyde on the three landward sides, suggests that the medieval settlement was relatively sizeable.

4.4   Surviving indication of this settlement includes at least five buildings in addition to the chapel that contain medieval fabric, and an inscribed stone, situated close to the chapel.

4.5   The modern village of Croyde has expanded noticeably from the historic core depicted on late 19th-century OS mapping, particularly westwards around either side of the bay. Significant development occurred after WWII with the growth of the village as a holiday destination.

> The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER) to date. This knowledge is likely to evolve and be revised over time.

Prehistoric

4.6   While there is no indication of a prehistoric presence within the settlement, a standing stone, a scatter of early flint implements and three possible prehistoric enclosures are sited in close proximity to the village. Evidence of a significant prehistoric presence in the wider locality, has been recorded in the form of further flint scatters and enclosures, the former found in abundance along the coast. It is possible that the head of the bay was first utilised for settlement in the prehistoric period.

Roman

4.7   There are no known Roman archaeological sites recorded within the Conservation Area or modern village, or in the immediate vicinity.

Saxon

4.8   Domesday Book records that the settlement was held by Ordwulf before 1066, indicating a pre-conquest origin. A simple sundial on the south wall of the ruins of St Helen's Chapel displays Saxon features and may well date to this period.

Medieval

4.9   In addition to the ruins of St Helen's Chapel, a number of buildings in the village contain evidence of medieval date. Home House has smoke blackened roof timbers, indicating its origins as an open hall of medieval date. Kittiwell House, now a hotel, is thought to date to the early 16th century, but with Myrtle farmhouse (largely 17th-century), is considered to have earlier elements. Likewise, Burrows Farm (formerly Lang's) while thought to be 16th-century in date, is also considered to have possible earlier origins. Sweet's farmhouse, at the centre of the early village, may have been built during the 1500s. It is possible, if not likely, that as yet unrecognised medieval elements survive within other houses and cottages in the village.

4.10   In the 14th century the manor was licenced to have a chapel, and at about the same time repairs were made to St. Helens Chapel, it may be that the disused chapel was brought back into use as the manor chapel at this time rather than a separate 'new' chapel being built.

4.11   A number of wells are recorded in the village. These are not dated, but may be medieval in origin.

4.12   The position of a ford is recorded to the west of the village. Although probably used in the medieval period, a much earlier origin should be considered.

Post Medieval and Modern

4.13   The development of Croyde since the middle of the 16th-century has probably been influenced in the main by agricultural trends. The large majority of the historic houses and cottages in and around the village were built after 1600, many associated with farms. The farmhouses of Figtree, Combas, Chapel, Bridge and Croyde all appear to have been built in the 1600s.

4.14   The Thatched Barn Inn was formerly a farmhouse of 17th-century date with a barn added in the 1700s. Indeed many of the buildings in the conservation area were formerly farmhouses, with over 400 acres of land being farmed from 11 farmhouses within its boundary. Further dwellings were home to agricultural labourers.

4.15 A simple mission chapel dedicated to St Mary was built in 1874 on St. Mary's Road and still serves the community today.

4.16 Up until the late 19th century the majority of the residents within the village were farm workers, with a small number of blacksmiths, a carpenter and a handful of other trades.

4.17 Industrial activity in the village is indicated by the survival of a forge and two mills. The mill was at the east end of the conservation area at what is now number 41 Georgeham Road, while blacksmiths are recorded at Rose Cottage and number 28 St Mary's Road.

4.18 Until 1904 there was no access to the village via Down End and as such all traffic into the village would have come through Georgeham to the east or Mortehoe/Woolacombe to the north.

4.19 During WWII, Croyde was included in the sizeable North Devon US Assault Training Centre, which extended from Morte Point in the north to the estuary end of Braunton Sands, some distance to the south. A barracks was built on the southern side of the head of the bay, using some of the buildings of the NALGO Holiday Camp built there in the 1930's, after the end of the war the site again became a holiday camp and is now the site of the 'Croyde Bay Holiday Village'.

4.20 Since the war and the decline of small scale rural agriculture the majority of the farmhouses within the historic core of the village have lost their associations with farming, several having had their associated barns converted into additional residential units or holiday lets.

4.21 The tranquil rural nature of the village and its 'chocolate box' character has made the village into a highly desirable area to live as well as to visit, this has led to the outward expansion of the village in the second half of the 20th century. Although on a quiet morning much of the historic village still has its quiet rural charm it quickly becomes a busy and active place.

4.22 Outward expansion has left the historic core of the village surrounded by modern development, particularly to the north along Jones's Hill and to the south side of the bay.

Archaeological Potential

4.23 In light of the numerous recorded archaeological sites in the immediate vicinity almost the entire area of Croyde and its setting should be considered to have at least some potential for archaeological survival. Beyond the historic core of the village, which has the potential to contain below ground remains of medieval date, the demonstrated prehistoric presence in the area may be represented by buried remains and further

surface artefacts. It is possible that prehistoric archaeology may survive within the village itself. The survival of medieval archaeological deposits and building fabric should be expected anywhere in the Conservation Area, and in particular in the area around St Helen's chapel and the known medieval farms and dwellings, both within and outside the historic village.

4.24   The likelihood that as yet unrecognised medieval elements survive within other houses and cottages in the village should be considered.

4.25   There is the potential for the survival of waterlogged artefacts and palaeoenvironmental information within the area under consideration. Favourable environments for survival may occur within the Conservation Area in close proximity to the stream, but also, importantly, beyond this area, close to the bay within the dunes and estuary region.

5 Landscape and Setting

5.1   The historic core of Croyde is centred upon the crossing of the Cyrdda stream at Croyde Bridge, which is also the junction of St Mary's Road, Jones's Hill and Hobb's Hill, being the main routes east, (inland) north and south respectively.

5.2   The village and the surrounding landscape are both within the North Devon Area of Outstanding Natural Beauty (AONB), in recognition of the outstanding quality of the natural landscape.

5.3   The topography of the area has had an influence on the development and growth of the village. At the eastern end, along St Mary's Road, the narrow ribbon of development along the roadside and the Cyrdda, sits at the bottom of a valley between Ora Hill to the north and Saunton Down to the south. Further west the valley bottom widens out towards Croyde Sands and the linear character is replaced by a more nucleated village form around Watery Lane and the lower parts of Hobb's Hill, with further strings of development extending northward along Jones's Hill and southwest along Hobb's Hill.

5.4   Local building stone is the slate / shale mix typical of this area of coast, with the bedrock never far from the surface and readily exploited where necessary. The slate available here is of similar type to that found at Morte Point although not of such good quality for building purposes, despite this the local stone can be seen forming the plinth walls of cob houses and in the construction of barns and agricultural buildings.

5.5   In more recent years the village has expanded into relatively level ground north and to the southwest, south of Croyde Burrows. Expansion to the east has been less extensive due to the greater distance from the coast and the more constrained sites between the slopes of the river valley.

5.6   Croyde grew up here at a sheltered point in the mouth of a shallow valley, with fresh water from the stream where it was shallow and easily forded and access to the sea for fishing and trade, the surrounding fields would have provided farming land and an agricultural community quickly grew up here. The settlement is not in a readily defensible location, being at the bottom of a valley and was clearly not established for this purpose.

6 Key Views

6.1   Views form a major component of what makes up the special character of a place, whether they be views into the surrounding landscape, or views along a street of houses, or captured glimpses of buildings and features along driveways and paths.

Appendix 4(V) highlights key views within the conservation area, as well as identifying the thatched properties within the conservation area.

6.2   A series of important views converge on the main junction within the conservation area, where Jones's Hill, Hobb's Hill and St Mary's Road meet at the bridge over the Crydda. The thatched roof and uneven walls of Bridge Farm being pleasantly framed at the end of views from Hobb's Hill, set against a backdrop of green hills.

The view from Hobb's Hill towards the bridge over the Crydda and Bridge Farm

6.3   The views along the length of Hobb's Hill are also significant, following the building line and a traditional local slate retaining wall opposite, terminating at the road junction, or in the opposite direction flowing around the corner and out towards Chapel Farm and beyond.

6.4   Views out of the village up Jones's Hill towards the grade II* listed Myrtle Farm are also significant, taking in the thatched farmhouse and its associated barns, with modern development opposite set back from the road on higher ground and largely hidden from view.

6.5   Views along St Mary's Road naturally converge on the church, with its gables holding a cross and campanile, decorative windows and a steeply pitched slate roof. The line of boundary walls along the south side of the road, interspersed with openings where bridges of various styles cross the narrow span of the Crydda, helps to guide the eye into the distance emphasising the length of the road. The variety of buildings set back at different distances, built of differing materials and having different roof-forms adds significant interest and variety into this view.

6.6   Views from Georgeham Road are possible, one example being that through the housing line and out towards the Kittiwell House Hotel, the thatched roofscape being particularly prominent from the elevated viewpoint provided by Georgeham Road. A view back to the west into the rear courtyards of 28-31 St Mary's Road highlights the uneven rooflines, the older lateral chimney stacks in contrast to the later brick stacks along the ridgeline.

The Kittiwell House Hotel with its long thatched roof as seen from Georgeham Road

6.7   Other key views can be found between buildings at the road frontage, where often a thatched cottage can be seen behind the primary building line, in a small courtyard area. Examples are Meadow Cottage, which appears between 10 Hobb's Hill and the Carpenters Arms, and 11 St Mary's Road which can be glimpsed between numbers 7 and 11a St Mary's Road.

6.8   Views of the slopes of Ora Hill to the north are possible throughout much of the conservation area, with the hill often forming an attractive green backdrop to other views and providing a setting for the historic buildings and streets. Unfortunately the attractiveness of the hill is marred by the presence of a transmitter mast at its peak.

6.9   Wider views of the village are possible from the surrounding hills and from areas of Saunton Down. From these vantage points the modern developments which surround the historic core of the village are dominant, demonstrating the level of growth that Croyde has attracted. Despite this the thatched roofs of several properties and the beach and stream along the valley bottom help to identify the core of the village.

7 Architecture

7.1 There is a good variety of architectural styles within the Croyde Conservation Area, ranging from surviving barns and agricultural buildings, terraces of farmworkers cottages, grander thatched cottages and houses and later buildings influenced by the Georgian and Victorian adoption of more formal architectural styles. Buildings from the 20th century also exist within the conservation area, demonstrating varying approaches and attitudes, from those that attempt to fit into their historic context to those that are clearly standardised designs of their own time and technology.

7.2 The oldest building within the conservation area is St Helen's Chapel in on Hobb's Hill which was built during the 12th century. The building fell into disrepair and was largely reconstructed in the 20th century, with the attached cottage dating to 1906. The fabric of the building incorporates a crude scratched sundial which has been identified as having possible Saxon origin. If this is the case it is a surviving fragment of a significant pre-conquest structure within the village.

7.3 Several of the older thatched properties within the village were formerly farmhouses, or the more modest homes of farm labourers. While a few still are farm houses and retain various agricultural outbuildings, the gradual expansion of the village and the general decline in agriculture have led to the majority of these buildings becoming domestic dwellings and losing their farming associations.

7.4 Farm outbuildings that do survive include the group of barns to the south of the Church on St Mary's Road, of which one features a horse engine house, an apsidal addition to rear of the barn which would have housed horse driven machinery.

7.5   Some of the older buildings within the village feature lateral chimney stacks, Bridge Farm on Jones's Hill being a prominent example, positioned on the front walls rather than set within the core of the building or at a gable end. Chimneys such as this are often a feature of the 15th and early 16th centuries, at a time when open hearths were being replaced by fireplaces and chimneys. As a result anyone with sufficient wealth to build or remodel their house to have a 'modern' chimney would want to display the fact to their neighbours, and placing the stack on the principal facade of a building was the result of this desire.

7.6   The earlier buildings tend to be of local stone and cob construction, with the cob raised on a stone plinth and covered over in lime render to provide protection against the weather. Early buildings entirely of unrendered local stone include Croyde Manor Mews (19,21 & 23 St. Mary's Road).

18 St Mary's Road is an example of a 16th century property with a lateral chimney stack prominently featured on its principal facade

7.7   Slate and thatch are the most common roofing materials within the village, however a few of the more modern buildings, such as the bungalows along St. Mary's Road, feature modern concrete roofing tiles and a converted barn along Georgeham Road has a red pantile roof. A total of 17 buildings within the conservation area, and a further 2 within proposed extensions, have thatched roofs. Despite the presence of modern roofing materials and pantiles they are not common and the traditional local roofing material is either thatch or slate. 22 Hobb's Hill, at the edge of the conservation area, has front lean-to additions to either side of its lateral chimney stack roofed with over-sized natural slates one of which almost spans the entire pitch, these slates were almost certainly quarried locally.

7.8   One rather unusual building is 'Welcome Cottage' (3 Hobb's Hill) which has a cedar shingle roof featuring strong eye-brow pitches above its first floor windows. Although a common feature of thatched roofs, and seen on other thatched buildings within the conservation area, this is unusual in roofs of other materials. Although cedar shingle is an uncommon roofing material in Britain there are a handful of examples in Croyde making this something of a local oddity.

The unusual eyebrow ridges in the cedar shingle roof of Welcome Cottage.

7.9   The thatched cottages tend to have casement windows in the local vernacular style, with very few having introduced modern top-hung lights. uPVC windows can be seen as modern alterations on several buildings within the conservation area, together with examples of 'mock-sash' top hung casements (24,26,28 St Mary's Road). This in particular confuses the ability to read the building as it is unclear whether these windows are poor and inappropriate replacements for traditional sashes (supported by the dimensions of the openings), in which case these are one of the few examples of modest cottages having sashes within the village, or whether they are equally inappropriate replacements for traditional casements (supported by the presence of casement style windows on the upper floors, also replaced in uPVC with false integral glazing bars).

7.10   More formally designed buildings within the conservation area, such as 3 (Brook House) St Mary's Road have sliding sash windows. This particular address is unusual in that it represents a formal, symmetrical, Georgian house that is attached to a much lower, vernacular cottage, the presence of which is a stark contrast to the formal symmetry. Brook House was originally thatched and would have not been such a major contrast with its neighbours in the past. Number 3 also features slate hanging on its seaward (western) wall, which is most likely an example of functional slate hanging to protect this elevation from the worst of the wind driven rain from the Atlantic coast. Slate

The classically proportioned main facade of Brook House and the slate hanging weather protection on its western elevation

hanging is not at all a common appearance within the conservation area, as it is in nearby Mortehoe, but it is a traditional technique for weather protection which provides an attractive appearance to the buildings on which it features. This building is rendered and whitewashed in the style typical of provincial Georgian houses.

7.11 There are examples of formally styled Georgian houses within the village which do not have the typical rendered finish but instead are left with the coursed local rubble stone exposed, such as 31 St Mary's Road.

7.12 Victorian and modern buildings within the conservation appear in the proposed extensions along St Mary's Road and Hobb's Hill. These include the semi-detached pair at 8 and 10 Hobb's Hill which are the only marland brick buildings within the conservation area. They form also one of the only two buildings built of exposed brick of any type. The other example being the red brick buildings at 4 and 6 St Mary's Road, which retains a natural slate roof and timber sashes at number 4 while number 6 has had uPVC replacement windows fitted. Those on the ground floor bay are uPVC sliding sash windows, while those on the upper floor are standardised uPVC top hung casements which are clearly modern replacements, especially when seen beside their traditional counterparts as is the case here.

7.13 Retail use is limited to the area stretching along Hobb's Hill from the junction with Jones's Hill. The buildings here have undergone alterations in the past to provide shopfronts and display windows, which are in traditional styles, with display windows broken into small panes by glazing bars. Signage varies from narrow strip fascia signs above doorways and windows to tall 'fascia' signs which extend from just above the top of ground floor windows and almost to eaves level on the 1st floor. 'A' boards and other signage litter the pavements outside of shops, as well as rails of goods for sale using the pavement as an extension of trading space. Hanging signs are non-illuminated. The reason given for attempting to avoid internally illuminated hanging signs is that they become unnecessarily bulky and have a non-traditional appearance, yet several of the non-illuminated signs along Hobb's Hill are several inches thick where a slimlined steel, aluminium or timber sign would achieve the exact same effect without such visual clumsiness.

7.14 The use of large sail and flag signs also clutter the areas in front of shops without giving customers any additional information that is not clear from other signage, with sails often carrying nothing more than a brand name of products stocked by the shop. This excessive signage reflects the commercial nature of Croyde but harms the traditional character of the village, finding a suitable compromise between effective shop signage and protecting this character would improve the appearance of the area.

Streetscape Features

7.15 One of the most prominent features within the streetscape of Croyde is the series of miniature bridges across the Crydda providing access to the houses and agricultural yards along the southern side of St Mary's Road.

7.16 These are in a variety of styles, ranging from single or paired slate slabs spanning the river in one or two spans with rubble piers in the centre for support, to stone arched mini-bridges and modern concrete slabs. Clearly the rustic charm of the stone and slate examples fit better with the rural character of the street than the modern concrete replacements, however the simple repeating pattern of little crossing points does a great deal to enhance the atmosphere of the street. The stone wall along this side of St Mary's Road forms a long and consistent stretch in the same local stone, pierced by paths crossing these little bridges.

One of the historic slate slab bridges over the Crydda along St Mary's Road, with timber log rails added for safety

7.17 The number of thatched buildings and the survival of agricultural buildings within the core of the village are also prominent features within the streetscape of conservation area. The irregular building line, with buildings variously built right up against the roadside or set back is another interesting feature of the local streetscape.

7.18 Boundary walls in general do feature throughout the conservation area, often in exposed local stone and slate rubble, with decorative coursing. These walls are a feature of not only Croyde but the local area, with similar boundary walls appearing in Mortehoe, Ilfracombe and Georgeham.

7.19 One piece of notable traditional street furniture surviving within the village is the traditional finger-post sign outside of the Post Office at the junction of St Mary's Road, Jones's Hill and Hobb's Hill. Unfortunately one of the signage pointers (to [Brau]nton and [S]aunton) has been snapped off and is need of sensitive replacement.

8 Proposed Boundary Changes

8.1   There are several extensions proposed to the existing Croyde Conservation Area.

8.2   The first of these covers two short stretches along the southern side of St Mary's Road. The majority of the length of this street already falls within the conservation area, however two small sections comprising of late Victorian and early 20th century housing are currently left out of the designation which leaves gaps along the street frontage. The buildings themselves are not unattractive, with the red brick semi-detached properties at 4 and 6 St Mary's Road being late Victorian and significant as the only un-rendered red brick property along the street. The other semi-detached properties at 8,10,12 & 14 have an attractive setting, and are of a scale similar to the traditional cottages found throughout the village. These buildings also avoid having a symmetrical layout which helps to give them a more traditional appearance.

8.3   A further extension along St Mary's Road will bring the bungalows at numbers 20-26 into the conservation area so as to include the entire frontage along both sides of St. Mary's Road.

8.4   A further pair of extensions cover the southwest boundary along Hobb's Hill and brings the buildings of St Helen's Priory into the conservation area. These extensions bring the entirety of the Chapel Farm site within the conservation area, the boundary currently running through the building itself. An extension on the north side of Hobb's Hill is also proposed to include the modernised Georgian building at 16 and the semi-detached marland brick pair of Victorian houses at 18 & 20.

8.5   An extension northward along Jones's Hill is also proposed to bring the Village Hall and the listed buildings at Myrtle Farm, including the grade II* listed farmhouse, into the conservation area. As a consequence of this the garage and number 8 Jones's Hill would also become part of the conservation area, and although these two buildings are not of historic significance their inclusion does ensure that any possible future redevelopment in this area could be controlled so as to be in keeping with the surrounding historic environment.

9 Development Pressures

9.1   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.

9.2   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.

9.3   Tourism is also having an impact on the character and appearance of Croyde, with the expansion of retail premises and a growth of associated signage and shopfront design, the demand for holiday accommodation, parking for day visitors and the rise in the number of properties that are second homes. Although there is a seasonal variation in the level of visitors to the village there is no longer a complete winter lull, with surfing enthusiasts still visiting through the winter months. Equally it is possible for the village car-park to be full in the early hours of the morning if surfing conditions are favourable. The changing needs of the local economy, led by both surfing and the village's rural charm, need to be catered for without eroding the special historic character which is also a key feature of the village's attraction to visitors.

9.4   The increased number of retail units within the village has also resulted in an associated increase in signage, both on the buildings themselves and within forecourt areas and the painting of buildings in 'corporate colours' which may not be in keeping with the traditional vernacular character of the village streets. The visual impact of large quantities of inappropriate signage can also be seen in the neighbouring village of Woolacombe where signage, both inappropriate and unauthorised, is now a major concern. Although this level has not yet been reached in Croyde, without continued monitoring and enforcement signage could easily become a more significant issue here too.

10 The Future

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

10.2   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.

10.3   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 Appendix 1 - Listed Buildings Within the Croyde Conservation Area

Listed Buildings Within The Existing Boundary

Building Address	Listing Grade
Kittiwell Hotel, Combas Lane	II
Chapel Farmhouse and Outbuilding adjoining to North-East, Hobb's Hill	II
Chapel Cottage, Hobb's Hill	II
The Thatched Barn Inn, Hobb's Hill	II
Hobb's Hill Cottage, Hobb's Hill	II
Bridge Farmhouse with attached Barn to South, Jones's Hill	II
Croyde Weavers & May Cottage, St Mary's Road	II
Brook House, St Mary's Road	II
Manor Cottage, St Mary's Road	II
Croyde Cottage, St Mary's Road	II
Croyde Manor, St Mary's Road	II
Gatepiers and Front Garden Walls to South of Croyde Manor, St Mary's Road	II
Home House, St Mary's Road	II
Croyde Farmhouse, St Mary's Road	II
Barn with Horse-Engine House Attached, Approx 10 Metres East of Croyde Farmhouse, St Mary's Road	II
Rose Cottage, Including Small Outbuilding to Rear, St Mary's Road	II
Chapel of St Mary, St Mary's Road	II
Barn with Horse-Engine House Attached Approx 15 Metres South South-East of Croyde Farmhouse, St Mary's Road	II

Building Address	Listing Grade
Farm Building Approx 20 Metres South of Croyde Farmhouse	II
Sweets, St Mary's Road	II
Parminters & Adjoining Outbuilding on West Side, St Mary's Road	II
Figtree, Georgeham Road	II
Burrows Farm East, Watery Lane	II

Listed Buildings Within The Proposed Extensions

Building Address	Listing Grade
Myrtle Farmhouse, Jones's Hill	II*
Barn Approximatly 10 Metres South of Myrtle Farmhouse, Jones's Hill	II
St Helen's Chapel Cottage & Remains of St Helen's Chapel to East, Hobb's Hill	II

2 Appendix 2 - Glossary

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 relay lies behind it.

Formal Architecture : Architecture based on a set of stylistic rules, such as classical architecture which is driven by scale and symmetry, where the design and appearance of the building is ultimately more importance than its functionality. Such styles may require importing building materials or disguising unattractive local materials them through the use of renders.

Gothic : An Architectural style associated with the mediaeval period, incorporating windows with pointed heads and in some cases decorated tracery, the style became fashionable during the late Georgian and early Victorian periods and let to the Gothic Revival'

PPG15 / 16 : 'Planning Policy Guidance' 15 deals with 'Planning and the Historic Environment' and sets out national policy with regard to Listed Buildings, Conservation Areas etc within the planning system. PPG16 deals with Archaeology and Planning, often in terms of the need for archaeological investigation prior to development or re-development of a site or protection of known archaeological remains.

Revival Architecture : The Victorian era saw architects seeking inspiration from past architectural styles and developing techniques by which to replicate their grandeur to varying degrees of success, Classical, Gothic, and Egyptian architecture enjoyed revivals during this period.

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.

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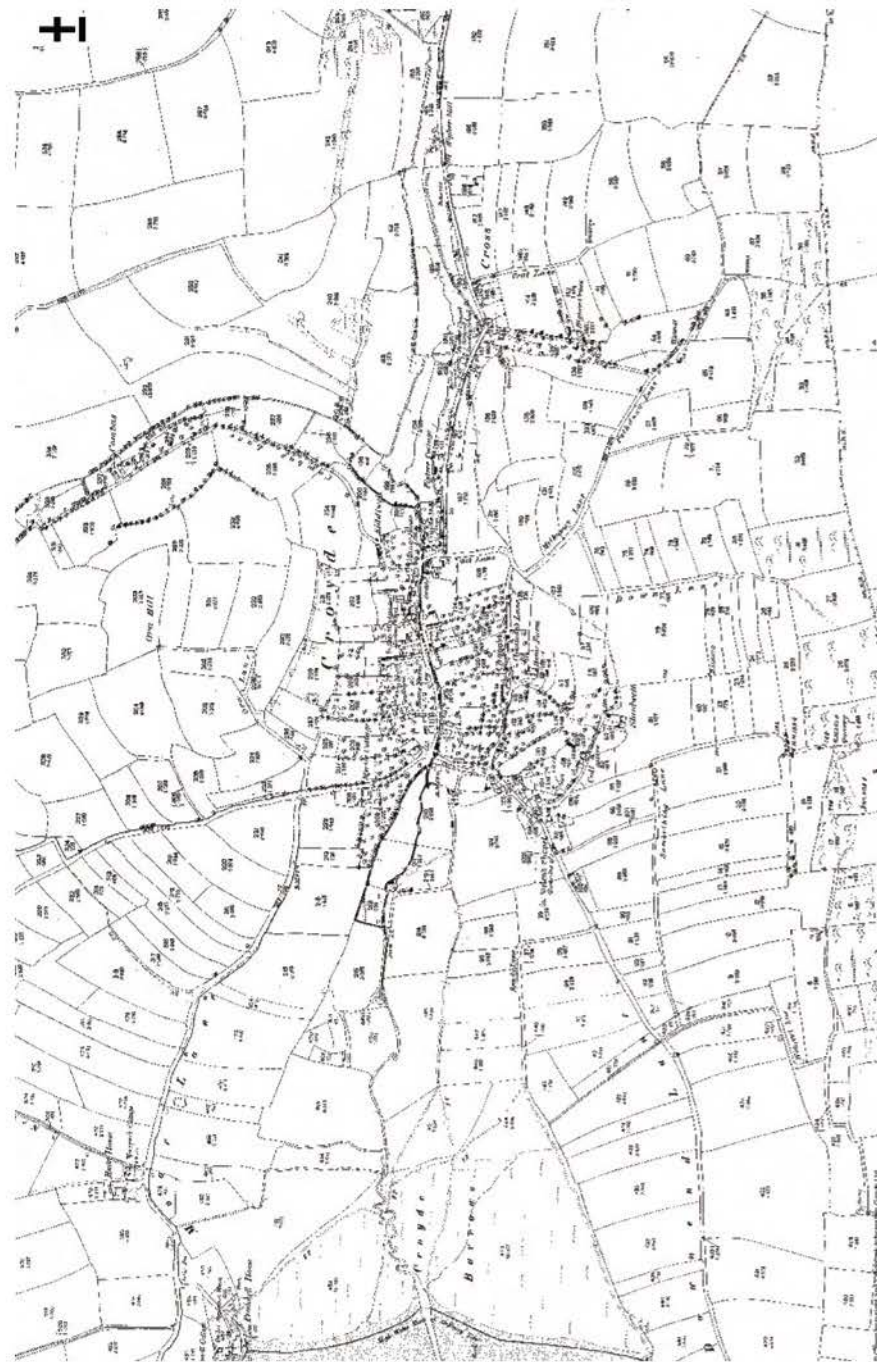
Street Furniture : Any object within the streetscape that is not a building, for example street-lamps, signs, benches, litter bins. The term is usually used in the manner that it excludes features which could be better described as 'Street Clutter'.

Vernacular Architecture : As opposed to 'Formal Architecture' Vernacular describes buildings designed by local builders or craftsmen often without the involvement of an architect and utilising whatever materials and skills were available locally. This led to distinctive local building styles growing up around the country where differing materials were available and different prevailing weather conditions existed.
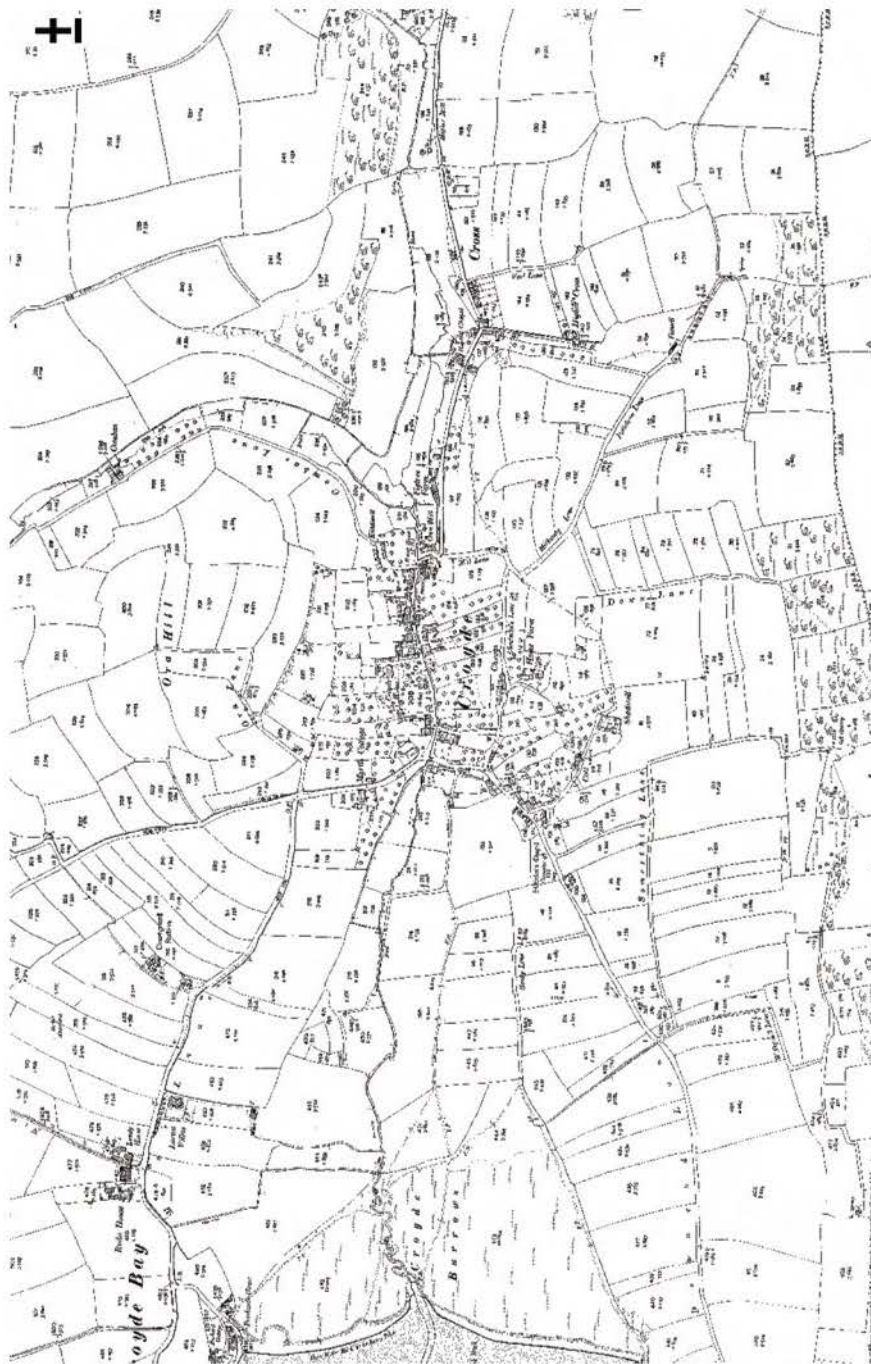
3 Appendix 3 - Historic Mapping

I - 1st Series Ordnance Survey Map c.1880

II - Revised Ordnance Survey Map c.1904

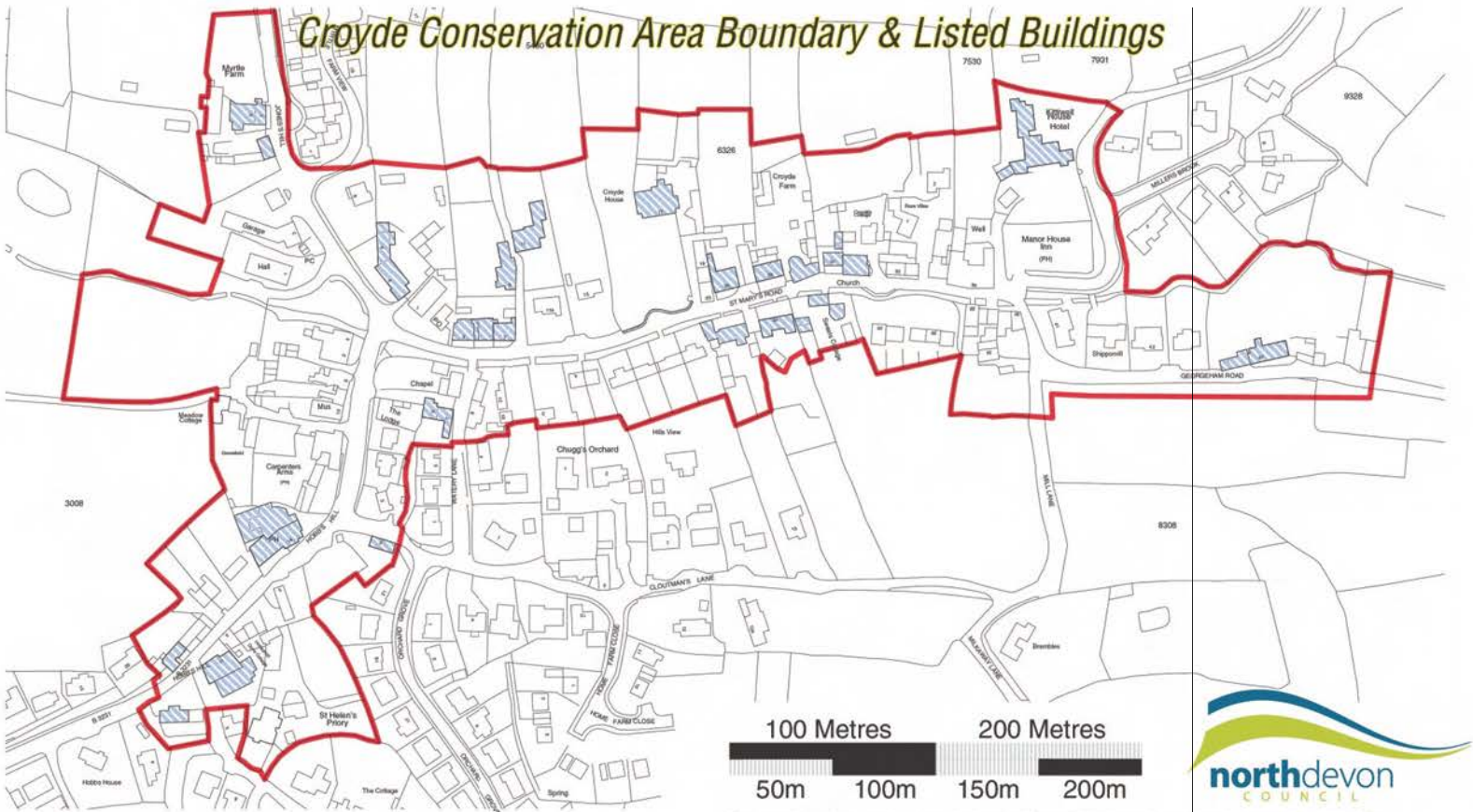# 4 Appendix 4 - Conservation Area Mapping
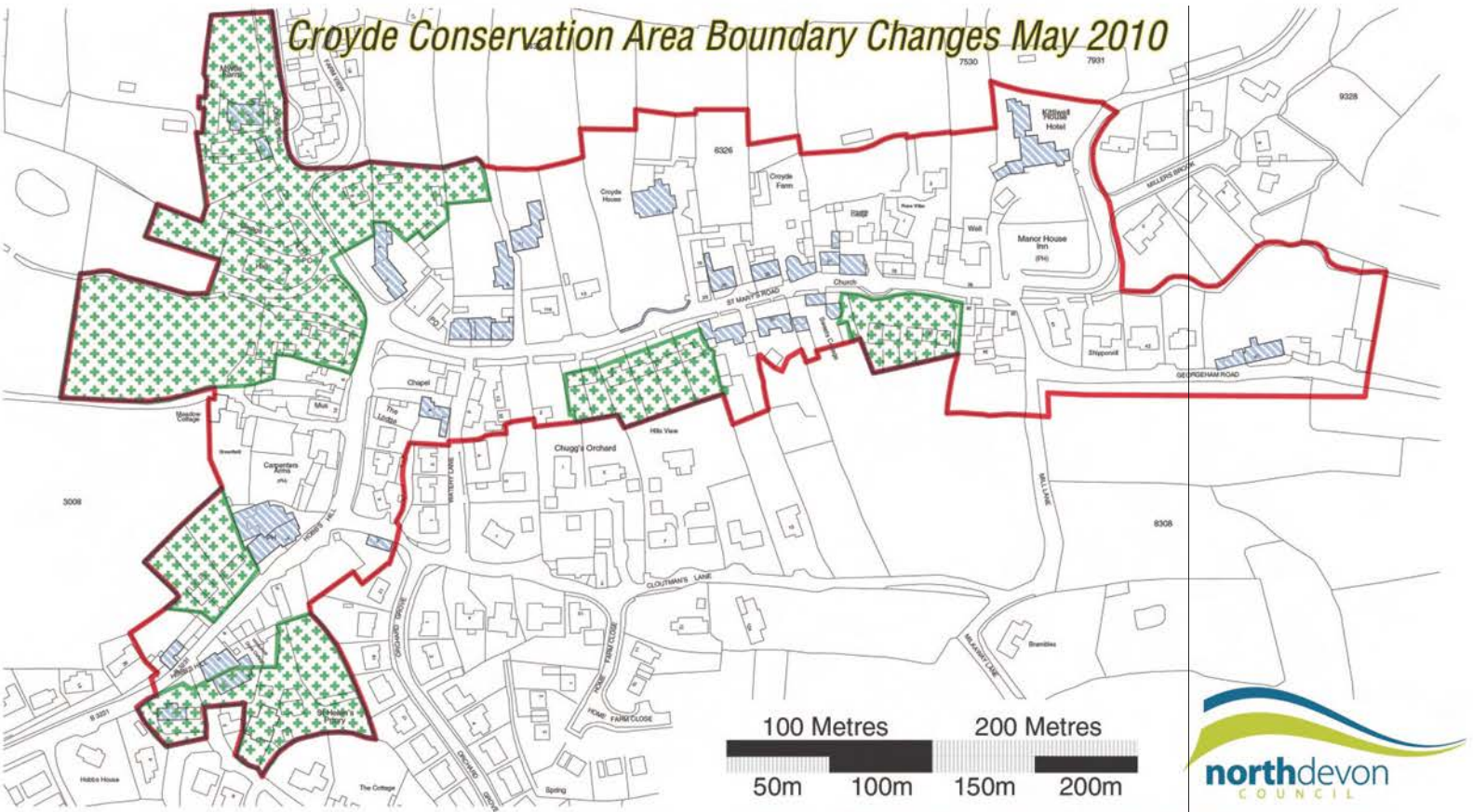
I - Key

II - Existing Conservation Area Boundary & Listed Buildings
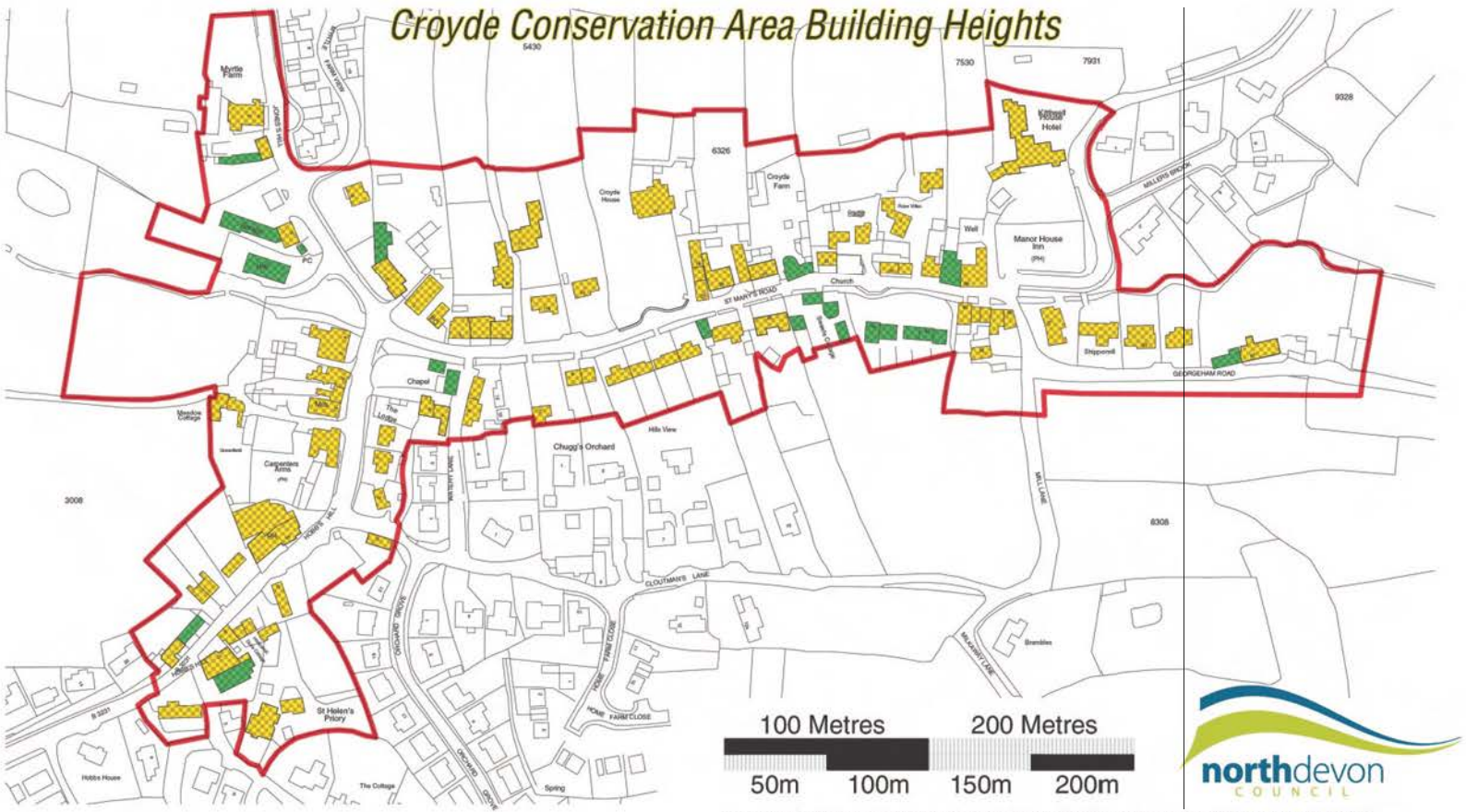
III - Proposed Changes to the Boundary

IV - Building Heights
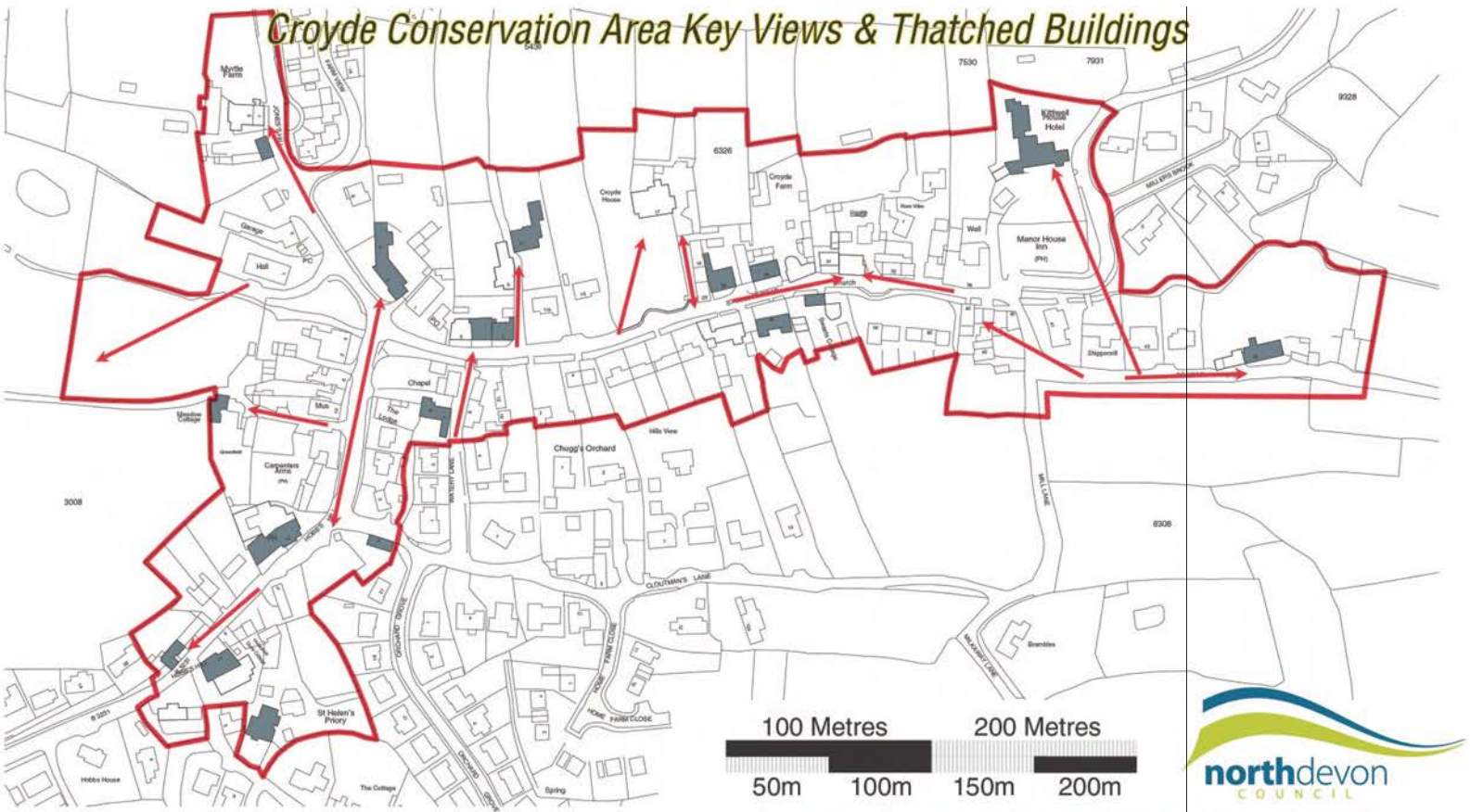
V - Key Views & Thatched Buildings

Croyde Conservation Area Boundary & Listed Buildings

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Croyde Conservation Area Boundary Changes May 2010

100 Metres   200 Metres

50m   100m   150m   200m

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Croyde Conservation Area Building Heights

Croyde Conservation Area Key Views & Thatched Buildings

100 Metres | 200 Metres

50m | 100m | 150m | 200m

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