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1 Introduction

1.1 Conservation Areas are designed and 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 important for identifying the qualities and characteristics that such an area possesses and to provide a basic summary of the elements, which collectively contribute towards its special character and appearance. A clear and comprehensive appraisal of the South Molton Conservation Area provides a sound basis for development control decision-making, and assists the District Council in defending such decisions that are subject to appeal. Generally the character and appearance of the Conservation Area will be preserved or enhanced through:

- Providing controls and regulating development through the planning system.
- Applying the extra controls that designation provides over demolition, minor development and the protection of trees.
- Environmental enhancement schemes and possibly providing financial assistance for the repair and restoration of specific buildings.
- Encouraging public bodies, such as the local highway authority or utility companies, to take opportunities to improve the street scene through the appropriate design and sensitive siting of street furniture (and retention of historic features of interest), or the removal of eyesores and street features that have a negative impact, such as overhead wires and removal of excessive signage.

1.4 The purpose of this character appraisal is to:

- Analyse the character of the designated area and identify the components and features of its special interest.
- Outline the planning policies and controls that apply to the Conservation Area.
- Identify opportunities for the future enhancement of the Conservation Area.

1.5 It should be noted that the omission of any particular building, structure, tree, wall, open space or any other feature from being highlighted within this character appraisal does not imply that it is not of special interest, nor is there an implication in such an omission that it does not make a positive contribution, or conversely a negative contribution, to the character and appearance of the Conservation Area. Also the map is unable to identify accurately every tree of significance and value to the Conservation Area.

2 Background

- This appraisal for the South Molton Conservation Area was initiated in October 2007 and completed during 2008.
- The first designation of land found within the present conservation area boundary was by Devon County Council in 1978.
- The boundaries of the conservation area were reviewed during 2008, as part of the appraisal process, and extensions to the area formally adopted in December 2008.

Details of the extensions to the conservation area as adopted in December 2008 can be found in Chapter 5

3 Facts and Figures about the Conservation Area

3.1 The conservation area as enlarged in December 2008 covers an area of 17 hectares (42.1 acres) an increase of 0.9 hectares (2.9 acres) over the area designated in 1978 . Of the buildings within this area there are 78 included on the List of buildings of Special Architectural or Historic Interest (Listed Buildings).

Listing Grade	Number of Buildings Within Conservation Area
I	2
II*	1
II	75

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

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

The locations of these listed buildings are shown in Appendix 5(A), along with the boundary of the existing designation and listed buildings in its immediate vicinity.

4 Why is the South Molton Conservation Area Special

4.1 South Molton retains a record of its historical development, both in terms of its medieval street layout, its churchyard which can be traced to an entry in the Domesday Book, its wealth of Georgian and Victorian buildings from the town's heyday as a centre of the wool trade. Interesting local features include slate hanging, decorative barge boards and mosaic tiled shop doorways. The survival of a large number of 19th century shopfronts gives the commercial centre of the town a historic flavour and a character that is regrettably lost in many other historic towns.

4.2 A large number of early red brick buildings can be seen within the town especially opposite the post office on Broad Street. These are unusual for North Devon and represent the wealth of local merchants who had profited from the town's position in the wool trade. South Street also boasts a large number of impressive merchant's houses, often with decorated doorcases, again a feature few towns of similar size can boast in such abundance.

5 Conservation Area Extensions Adopted November 2008

5.1 Since the first designation of the South Molton Conservation Area, attitudes towards the historic environment have changed, and buildings on the edges of the Conservation Area once thought unworthy of inclusion are now recognised as important to the character of the place. This situation is by no means unique to South Molton, and boundaries of all Conservation Areas should be reviewed from time to time for this reason. As part of the appraisal process several such sites have been identified and formally adopted as extensions to the conservation area.

5.2 The first new extension to the area is along New Road. On the west side of the street the Baptist chapel of 1843 has been in the conservation area since its initial designation, this new extension brings the associated parsonage house into the conservation area. The site of the 1935 Art Deco Savoy cinema building opposite and the former Infant School (now police station) are also within this new extension. The association of the chapel and its parsonage relates the two buildings so tightly that to include one necessitates the inclusion of the other. The Infant School, designed by local architect John Cock junior, who also designed several buildings along South Street, makes a pleasant grouping with the chapel opposite and its conversion to police station has been carried out sympathetically.

5.3 The area to the north of the Church of St. Mary Magdalene has been included in the conservation area including the Methodist Church and the associated Wesley House. The church is a good example of Victorian Gothic Revival architecture, and the associated Wesley House is also a good example of high Victorian design. The location of these buildings on a corner site, and being visible along the length of Duke Street from Broad Street makes these buildings an important element of the town. The proximity of this church to the medieval parish church gives this area of the town an ecclesiastical character, and the association of both churches by their gothic style provides an aesthetic connection. This extension also includes the old coach house buildings located behind Paradise Lawn and historically associated with those buildings.

5.4 To the east of the conservation area is the region of light industry centred around the tannery site. The boundary has been extended to the banks of the Mole Brook to bring these few buildings within the boundary, unifying the site and offering protection to several buildings retaining features of design related to the tanning process. As the number of active tanneries is now very small nationally, and the sites of former tanneries tend to have been redeveloped, tannery buildings are becoming rare nation-wide and it is important that these buildings are now offered protection as a complete group through their inclusion in the Conservation Area.

These proposed changes to the boundary are shown in Appendix 5(B) and were adopted in December 2008

6 Historic Events and Development

6.1 The earliest documentary reference to South Molton is as ‘Sut Molton’ in the Domesday Book in 1086, later references are to ‘Suthmolton’ in 1238, ‘Suthmolton’ in 1244, ‘Sumouton’ in 1246, ‘Suthmoleston’ in 1244,

6.2 ‘Moletton’ in 1283 and ‘Moulton’ in 1577. Before the Norman Conquest South Molton was a royal manor belonging to King Edward the Confessor. The Domesday Book records that the town had four priests, which suggests that South Molton was a pre-Conquest ecclesiastical centre and possibly that the church had collegiate status.

6.3 The town was established as a borough sometime between 1150 and 1170 and the characteristic long thin burgage plots of the medieval period can still be identified in the properties in the town. The town has a wide main street that functioned as the site of a market. South Molton’s success and wealth came from its association with the wool trade and as a market centre particularly for livestock. In the 18th and 19th centuries when the wool trade declined South Molton became a transport and administration centre serving a large rural hinterland.

6.4 The following table shows how the population of South Molton grew during the early half of the 19th Century, with a figure for the modern population as a comparison. The figures give a growth of 30% during the 50 years at the start of the 19th Century – relatively small for a town during the industrial revolution.

Year Of Census	Population of South Molton
1801	2753
1811	2739
1821	3314
1831	3826
1841	4274
2001	4093

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.

Saxon Period (approx. 600 AD – 1066 AD)

6.5 Prior to the Saxon period there are no sites in the county HER, and as such our understanding of the historical development of South Molton begins in this period.

6.6 As yet, no archaeological evidence from this period has been recorded.

Medieval Period (approx. 1066 AD – 1453 AD)

6.7 South Molton is situated on what was once the High Road from London to Barnstaple, and as a result developed as a local trading centre. Later turnpike roads also connected the town to Exeter and Tiverton, the tollhouse for this route survives along what is now Cooks Cross as the local headquarters of the RAOB.

6.8 The importance of South Molton to the area as an economic centre is demonstrated by the establishment of the town as a borough by Gilbert de Turberville in the 12th century. Despite the medieval origins and layout of the town there is little in the way of surviving medieval structures other than the church.

6.9 The first charter to grant the town a market was granted to Nicholas Fitz Martin (Whose family gave their name to Combe Martin) in 1357, with the proviso that it not be held on a Sunday. Later, in 1590, a charter of Queen Elizabeth I incorporated the Town and allowed a fair to be held on the Wednesday before the 11th of June and the Saturday after the 15th of August.

6.10 One of the oldest structures is the 'Falcon Inn', now Falcon House (7 Church Street) which contains 16th century roof timbers, making this an important survival. It would appear that much of South Molton was subject to major redevelopment in the 18th and 19th centuries as can be seen by the current buildings in the town. Despite this some of the redevelopment work involved only the remodelling of facades, allowing medieval fabric to survive away from the street facing walls. The medieval layout of the town is still visible in the narrow property and field boundaries that survive today aligned on East Street, Broad Street and South Street.

6.11 The parish church of South Molton is dedicated to St Mary Magdalene and is believed to be the third church on this site. The date of the establishment of the first church is unknown but the second is thought to date to between AD1150 and 1270. The standing church was built during the 15th century and restored in the 19th century. A medieval chantry chapel, dedicated to St Anne and St John of Bridlington, is reported to have been located on the south side of the graveyard in 1449. The land described in Domesday Book as belonging to the parish church and held from the King, is still represented today by the modern churchyard, an unusual survival given the religious upheavals of the late, and post, medieval period.

Post Medieval and Modern Period (1453 AD – Present)

6.12 The layout of Broad Street was set out in the 16th Century as a new market for the town, situated around the market High Cross, which was sited somewhere in the middle of Broad Street opposite the present Guildhall. Broad Street in this period was once a tightly packed shambles of market stores and traders.

6.13 The historic core of the town is dominated by the 18th and 19th century buildings associated with the growth and prosperity of the town in this period. The Town Hall was built in 1743, originally as a Guildhall. The Corn Market on the west side of the Market Square was built in 1809 - and later converted to a Post Office in 1888. On the east side of the Market Square there is an 'island' of three-storey early 19th century buildings (nos 136 - 141 East Street).

6.14 The Public Market and Assembly Rooms on the south side of Broad Street is a grade II* listed building, erected in 1863 by the architect W. F. Cross of Exeter and has an inscription of its façade reading "Erected AD 1863. J E JACKSON Esq. MAYOR".

P.2 Carved rams heads above the Guildhall arches – indicating the importance of the wool trade to the town



6.15 The 19th century town police station and gaol survive. The buildings on East Street now converted to accommodation, while the gaol and exercise yard to the rear still survive. These buildings replaced an earlier 17th century gaol that probably occupied the same site.

6.16 The Savoy Cinema on New Road occupies the site of the former William Sanders Sawmill; it was opened in 1935 and was built in the Art Deco style. To the north-west of the town lies the South Molton Union Workhouse, built 1837-8. This building replaced an earlier workhouse located on the site of the old Vicarage in Parsonage Lane which burnt down in 1837, which - in turn - replaced an earlier workhouse built in 1735 located on North Road near to what is now Alexandra Terrace.

6.17 The cemetery to the south of the town was designed and set out by John Cock on a piece of land called Barn Close. The Church of England and Non-conformist chapels that stand in the grounds are

grade I listed buildings in recognition of their national architectural and historical significance. This mirrored pair of chapels was designed by R.D. Gould of Barnstaple and erected by John Cock junior of South Molton, who was responsible for several other buildings in the town, including the former infant's school.

6.18 The railways did not arrive in South Molton until 1873, and the town's line was closed in 1966. The late arrival of the railway means that South Molton missed out on the early 19th century growth boom that the railways brought to other towns.

6.19 Map regression shows the current street layout of South Molton is almost entirely unaltered from the 1840's (South Molton Tithe Map – see Appendix 4). Even 'New Road' exists by this date. The conservation area represents a part of South Molton which was already intensively developed by this early date, with later suburbs developing, at first, along the existing lines of West Street and South Street. Later still large-scale new developments saw the laying down of new roads for estates to the South West, South East and also to the North. As such, within the conservation area, the alignment and layout of the streets is a key historic feature which must be retained if the place is to keep its special interest and unique identity.

6.20 Historic mapping is included in Appendix 4 at the end of this document.

Historic Landscape

6.21 The landscape around South Molton has been categorised as largely representing a landscape of medieval field enclosures. Some of this landscape has been lost beneath the modern development and expansion of the town, in particular to the west and south of the historic core of the town. Narrow medieval fields can still be seen in the landscape to the west of the modern town. As well as being characterised as medieval, the fields adjacent to Nadder Lane and south to the B3226 are distinct from the surrounding agricultural landscape by the frequency of linhays present.

6.22 These linhays are most often found in the corners of fields, with a good collection being found to the west of the town. Many suggestions as to their original use have been made, from winter fodder storage, or animal accommodation, to holding areas where animals could be collected before being taken to market. The large number of survivals within the landscape is a peculiarity to South Molton and as such an important characteristic of the local landscape.

Archaeological Potential

6.23 Despite the modern growth of South Molton, archaeological evidence in the form of rubbish pits, boundary ditches and small-scale industrial activity is likely to survive in the rear parts of the medieval burghage plots within the historic core of the town. Below-ground evidence of earlier structures may also survive beneath the floors of many of the buildings fronting onto the medieval streets of East Street, South Street and Broad Street. Evidence of earlier settlement or ecclesiastical buildings is likely to be found in the vicinity of the parish church. Any development within the historic core area involving ground disturbance, for the creation of new buildings, service runs, etc, has the potential for the exposure of previously unrecorded archaeological sites or artefacts associated with the Saxon, medieval and later settlement.

6.24 The conversion or demolition of older properties has the potential to expose earlier historic building fabric that has been incorporated into the later building. As such the Devon County Historic Environment Service's (HES) advice to the North Devon Council Planning Authority regarding any development within the Conservation Area and historic core of the town would be that the impact on the archaeological resource or historic building fabric should be adequately considered and the appropriate mitigation implemented. This advice may result in the application of a PPG16 paragraph 30 Condition on any consent granted that had an archaeological or historic building impact. However, this advice may also include a recommendation for refusal if the impact on, and loss of, these resources was unacceptable. In addition, since the landscape around the town is medieval in character there should be a presumption of retention of any medieval landscape features. Should the removal of such features be unavoidable the appropriate archaeological mitigation should be undertaken in accordance with local and county guidelines.

Key Historic events

6.25 On the 18th of December 1311 Bishop Walter de Stapledon ordained 185 men as priests in South Molton church, an incredibly high number, again showing the prominence of the church during this period.

6.26 In the year 1534, the 26th year of Henry VIII's reign, the Suffragan Bishops Act was passed (26 Hen. VIII c.14). The act named 25 towns for which Suffragan, or 'assistant' bishops were created – one of these was Molton, the Suffragan Bishop of Molton had his see at South Molton. South Molton was one of the very first towns to be identified by the act demonstrates how the town had retained its theological importance from the time of Domesday book when it had an unusually large number of priests. However, the town did not retain this high ecclesiastical status for long as in 1541 six new bishoprics were created, essentially superseding the Suffragan Bishops Act. Despite this the continued ecclesiastical significance of the town, and the power of the local clergy, may explain why the church in South Molton is so large and manages to retain its large graveyard throughout the medieval period and into modern times.

6.27 Later a rebellion against the British Commonwealth under the Protectorate of Oliver Cromwell saw its conclusion on the streets of South Molton in 1655. The rebellion was part of a plot to see the restoration of the Monarchy under Charles II and was organised by a secret society of Royalists known as the 'Sealed Knot'

6.28 The rebellion was badly organised and failed in many parts of the country, particularly the North of England, before it even begun. However in the South-West the rebellion attracted more support and enjoyed some initial success. Sir John Penruddock, along with Sir Joseph Wagstaffe, were the leaders of the rebels in the South-West and raised a band of between 300-400 men. Sir John Penruddock was able to lead this force to Salisbury, where they took the town and raised the Royal Standard.

6.29 The following day they moved East from Salisbury - through Blandford, Sherborne and Yeovil hoping to pick up more supporters. Later a single troop of horse of the New Model Army, under Captain Unton Crook, intercepted and defeated them after a three-hour street fight in South Molton on the 14th of March. Most of the Royalists either fled or were killed but Crook was able to capture Penruddock and the other ringleaders who were later tried and convicted to death for treason. Sir Joseph Wagstaffe escaped when he saw the cause was lost by jumping his horse over the churchyard wall to the North of the Church. A gate was later added to this wall to give better access to the churchyard from the North and is known as Wagstaffe's Gate, in honour of the man who could have benefited from its earlier presence.

6.30 A more recent local association comes from the Widgery family, who had lived in South Molton for many generations when John Widgery became Lord Chief Justice of England and Wales from 1971 to 1980. Law and order had always featured in the family, one of John Widgery's ancestors was a town gaoler and his mother served as a magistrate.

6.31 John Widgery had risen to the rank of Brigadier during the Second World War as well as being granted a life peerage as Baron Widgery of South Molton in 1971 before taking up the position of Lord Chief Justice. He is most widely remembered for presiding over the 'Widgery Tribunal' which examined the events of 'Bloody Sunday'.

7 Geology and Setting

Plan Form & Layout

7.1 The plan form of the town developed as a result of free expansion, centred on the junction of Broad Street and King Street / Queen Street. There are almost no natural barriers to the expansion of the town in any direction – save for to the East where the River Mole, and the steeper slopes of its valley, acts as a barrier. The land slopes upwards from the river before levelling out around the point of the junction of Station Road and East Street. As a result expansion was concentrated around major routes into, and out of, the town. The remainder of the town is situated on a gentle South-North rise, giving the Church of St. Mary Magdalene a position dominating the historic core of the town to the South. The majority of historic development was of a linear nature centred along Broad Street with a secondary zone of development at the western end along South Street / Barnstaple Street.

7.2 Industry within the town was based at the eastern side where the River Mole acted as a source of both water and power, this area being linked to the town's historic core via East Street.

Location & Geology

7.3 The town of South Molton is located on a ridge of higher ground between the rivers Mole and Bray, both of which are tributaries of the Taw. This position gives clear views of South Molton from regions of the surrounding countryside.

7.4 From a geological view the town is located almost at the point where the dominant geology changes. To the south the rocks are mainly shales and slates with clay rich soils (Carboniferous Bude and Crackington formations), while to the north are sandy soils with sandstone and quartzite deposits (Devonian – middle and upper). Along the lines where these two geological regions meet is found the outcrop of poor quality limestone which gave rise to the area's lime industry (Lower Pilton Beds). Grey Devonian sandstones can be found nearby to the north and even today several sandstone quarries remain active in this part of North Devon.

7.5 The industrial development of the town, minor as it is, is largely due to the exploitation of local stone outcroppings, particularly the limestone a short distance to the north, and the river Mole running past it to the east. Examples of these industries include the lime industry; focused on the limestone to the North, which fed the historic limekilns in the area (shown on map on page 48), and also the tannery, which developed at this site near the river. The tanning process, by which raw animal hides were transformed into more durable, and useful, leather required a vast quantity of fresh water, explaining the riverside location. These industries are also linked together as

lime can be used in some stages of the tanning process. The lack of a source of local, high quality, building stone means that the majority of stone buildings are rendered with lime render, itself a product of the local lime industry.

7.6 The Limekilns located along a linear limestone outcrop of poor quality stone running close-by the town to the North produced lime for agricultural and construction use. The industry reached its peak during the Napoleonic Wars when the high price of grain resulted in a massive increase in demand for agricultural lime. Despite this increased demand some of the limekilns around South Molton can be traced back to 1644 in an inventory of Robery Rosyer of Swimbridge. The development of Portland cement in 1824 and modern fertilisers resulted in the terminal decline of this industry.

The locations of limekilns around South Molton are shown in Appendix 4 – Historical Mapping.

7.7 Both of these industries benefited from the proximity of South Molton's marketplace, giving easy access to a wide market for their products, and this market development was in turn due to the town's location both between Exmoor and Dartmoor, and along the major routes to London which resulted in the establishment of a large number of coaching inns.

7.8 Large scale fulling and tucking mills appeared on the Mole River, just beyond the eastern boundary of the existing conservation area in the 18th and 19th centuries. Fulling and tucking are largely identical processes by which oils, dirt and impurities were removed from cloth by washing and agitating or beating, this process would also thicken the cloth. This development was a continuation of South Molton's history as a centre of the wool trade.

7.9 Local clays produce a crumbly yellow brick that is not particularly durable, and as such they have most often been rendered over or replaced. As such the building materials found in the local area are not of a high quality apart from the local stone sourced for the building of the Parish Church, grand civic buildings of the 18th and 19th centuries being constructed of materials imported from elsewhere.

8 Views and Vistas

P.8 View Of Saint Mary Magdalene’s Church and Churchyard Gates From Broad Street



8.1 Within the conservation area itself most key views centre on the tower of St. Mary Magdalene’s Church, especially the view eastwards along West Street where the tower is framed by the houses on either side of the street. More views of the church tower are possible from along Broad Street past the grade II listed churchyard gates. The view of the tower is particularly good along these lines as the HSBC bank is one of the lowest buildings along the street-front. The benches, which flank the gates here, provide a pleasant resting-place along the High Street, however the quality of the view is slightly blighted by steel pedestrian barriers, which intrude on the scene.

8.2 From the north end of Church Street there is another view to the church tower past lantern topped gate-piers. A glimpse of the tower can be had to the west off of Duke Street past another set of grade II listed gate-piers with their cast-iron lamp bracket suspended above.

8.3 Along the entire length of South Street the eye is drawn towards the cluster of buildings around King Street and Queen Street by the rows of buildings to either side. Unfortunately the grand building (83 South Street) that acts to terminate this view is vacant and when observed more closely appears in poor condition, indeed being one of the most dilapidated buildings within the conservation area.

8.4 A key internal view is certainly that along the east side of Alexandra Terrace. The terraced row here has retained a good visual quality, however some additions such as small porch structures do have a negative impact on the flow of the facades.

8.5 Views along Broad Street are very limited in view of the island developments of the medical hall to the east and the post office, and buildings beyond, to the west. Short internal views are possible within this enclosed area, the facade of the medical hall being especially pleasing and providing a focus of a terminating view. Equally in the opposite direction the Post Office provides a similar terminating feature.

8.6 The only other views from Broad Street are more appropriately described as glimpses, that of the church tower having been already mentioned. A passing glimpse of the large enclosed space within the Market Hall is possible. This view is pleasing and impressive on a market day, but less so on other days when the space is used as a car-park, and the view is somewhat marred by a speed limit sign affixed to one of the cast iron supporting pillars.

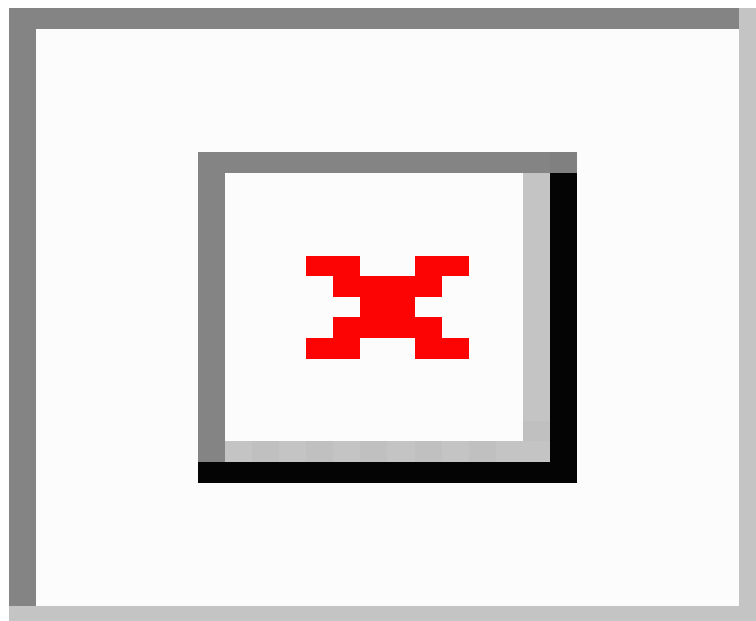
8.7 The only major view of the surrounding landscape possible from within the conservation area is from the eastern end of East Street, out across the River Mole and to the hills beyond. This view is currently spoilt by overhead lines and inappropriate street lighting.

8.8 Views from the Cattle Market car parks show the rear elevations of the burgage plot buildings along Broad Street along with their rear additions and outbuildings. The church is also visible from here dominating the skyline of the town.

P. 9 A view along Alexandra Terrace, showing porches and uPVC windows which have eroded the appearance and character of the row.



P.10 View To the East of South Molton showing the surrounding landscape from East Street



Appendix 5(C) illustrates the key views within and outside of South Molton.

9 Landscape and Streetscape

9.1 The setting of the town atop a ridge of higher ground means that the surrounding landscape does not provide a backdrop to the town's buildings, as these buildings are invariably tall enough to hide the landscape beyond from view. The position of the town also serves to make it highly visible from the surrounding landscape.

9.2 A key landscape area of South Molton is the large area of open space granted by the churchyard, and to have such a large green space in the heart of a town is an unusual occurrence. The gateways into the churchyard from the south and east add quality, not only by enclosing this green space, but also by providing an attractive frontage to the streets off the churchyard.

Surface treatments within the churchyard are of high quality, being cobbled alongside Staffordshire blue bricks. Trees on the raised greens provide shade and further add to the character of the enclosed churchyard.

9.3 Broad Street, despite its width, appears enclosed from street level, as the infill or 'island' buildings of medical hall and the post office terminate the view which would otherwise be possible all along Broad Street. The pedestrian island between the medical hall and the post office is a deceiving space. Although its benches and trees add some quality to the street scene it is a space cut off by the traffic moving along the street.

9.4 Along East Street, just after its junction with Station Road there are bollards lining the road for a short distance. Although these cast iron examples are more visually pleasing than some concrete alternatives it must be questioned as to what purpose they serve, and whether the visual distraction from the street scene that they represent is truly justified.

9.5 Within the conservation area, most buildings are of two storeys, with the exception of along Broad Street where almost all buildings are 3 storey.

9.6 The rooflines of buildings within the conservation area are irregular and the rise and fall of roof levels adds to the character of the area and the streetscape within it, the exception being some of the relatively short terraced groups within the town.

P.4 Medical Hall, East end of Broad Street



The distribution of building heights within the South Molton Conservation Area can be seen in Appendix 5(D).

9.7 The commercial heart of the town with the shops along Broad Street and South Street has an abundance of surviving period shop-fronts which add to the unique character of the conservation area. Although some shops have modern and inappropriate frontages and signing in South Molton they are the exception and not the rule. It would be massively detrimental to the appearance of the streetscape of the town if these surviving historic features were allowed to be lost through insensitive development.

9.8 The vast majority of the pavement area within South Molton is of stone sets, with remarkably little character-less tarmac. Occasional stretches of concrete or tarmac repairs are a let down to the otherwise high quality of the paving.

9.9 In places, especially under and in front of carriage arches, there are surviving cobbles as an element of the streetscene – these cobbles add significantly to the character of the streets within the conservation area. These carriage arches are also interesting in that examples can be found where the side walls of the carriage passages show timber framing infilled with brick – again an unusual feature in North Devon.

9.10 The churchyard is paved with cobbles and patterned Staffordshire Blue bricks and again the retention of this surface treatment is important to the character of the churchyard area.

P.6 Mosaic Tiled entry at 2 King Street



South Molton.

P.5 Timber framing along the side of a carriage arch along East Street



9.11 Some shops along King Street and South Street have mosaic tiled floors in front of their main entrances. Some are simple geometric patterns, some incorporate the name of the shop and others have floral designs. These features should be retained, especially where they incorporate the former name of a shop, as they are clear visual reminders of the commercial history of

9.12 The streetscape, and surrounding landscape, of the conservation area is frequently marred by the presence of overhead cables for various utilities. This matter has been made worse in recent times by attempts by utilities companies to highlight their cables so as to prevent accidents involving tall vehicles, or during engineering / building works. This often involves cables being given additional, bulky, sheathing, often with a bright yellow strip so as to increase the notability of cables.

ACTIVITIES & USES

9.13 The building use within the town centre is split between commercial and residential, with a relatively small industrial development being centred around the tannery site on the eastern edge of the conservation area. Residential development is mainly focused on the Eastern end of East Street beyond the junction with Station Road, and South Street south of the Mill Street junction as well as along Barnstaple Street, North Street and West Street. The commercial life of the town is centred on Broad Street but extends to the east along East Street, to the Station Road junction, and south along South Street, to the mill street junction.

P.3 Petrol Station at 64 South Street is a peculiar survival and represents an interesting building use in an age dominated by forecourt filling stations



9.14 A rather fascinating building use is represented by 64 South Street, with the lower floor being in use as a garage, complete with petrol pumps, located within the building – an unusual sight compared to the more usual forecourt style filling stations prevalent today. This particular example has been in its current use for many years.

9.15 The landscape surrounding the conservation area is a mixture of more modern residential developments to the south and west, and farming land to the north and east.

9.16 Although outside of the conservation area, the Cattle Market behind the buildings of Broad Street represents the continuing market tradition of South Molton as a market town and centre of a rural farming community.

9.17 22 Broad Street has an interesting history in that it was used as a courthouse during the early 1730's, as the old guildhall had become dilapidated and could no longer be used. A decision was not taken to build a new town hall until 1739 and so this arrangement held for over a decade.

Street Furniture

9.18 Perhaps the most splendid and immediately obvious street furniture within the conservation area are the two sets of Grade II listed gatepiers, and their associated gates and lanterns, to the churchyard of St. Mary Magdalene. These date from the early part of the 19th century and provide a visible boundary between the shopping and market area of Broad Street and the quiet open space of the churchyard area.

9.19 Benches placed on Broad Street along with trees and planting on the central island do provide a space that adds to the character of the area, although the degree to which they fulfil their intended purpose is debatable. The benches are located on an island surrounded by vehicular traffic and the space is one through which people pass when crossing the street but is not one where people necessarily wish to sit and linger, due to this conflict with vehicular traffic.

P.7 Cast Iron bollards along East Street beyond Station Road



9.20 Bollards within the town tend to be of cast iron and of a relatively elegant design, when compared to some alternatives such as concrete bollards, it can be appreciated that they are of a high design quality. However where these bollards are not necessary they represent a distraction from the streetscape that would be best avoided, as such they can be considered to be features which neither add to, nor detract from the special quality of the conservation area.

9.21 Another matter is that of steel grid pedestrian barriers mounted along the pavement edge in Broad Street. It has been argued in the past (English Heritage – Save Our Streets) that these types of barrier give a feeling of confidence to drivers and pedestrians which may contribute to accidents as opposed to preventing them. The visual quality of the barriers is crude and some are bent in places making them appear shabby and ill maintained.

Street furniture, and street clutter, important trees and areas of potential enhancement are identified in Appendix 5(E)

Trees

9.22 Trees appear at several locations within the conservation area, along Broad Street they appear on the landscaped pedestrian island in the centre of the street, while along East Street they appear as pavement planting. While these trees can help to

soften the spaces they appear in and add an element of 'greenery' to the streets they are not vital to the character of those streets and could be considered as 'neutral' features, not making important contributions to the character of the area but not detracting from that character either.

9.23 Trees also feature within the churchyard, and along the entrance to the churchyard from Broad Street. Here large and established trees form an avenue through which works together with the iron gateways to form the formal entrance into the churchyard. These trees, therefore, make an important contribution to the character of the churchyard and its formal approaches.

9.24 Additionally there is one tree within the conservation area which is the subject of a Tree Preservation Order (TPO) being the Weeping Ash on the lawns of Paradise Lawn on the north side of East Street.

10 Architecture

10.1 The architectural character of the town of South Molton is far from simple, and many of the buildings facing Broad Street, although having Georgian facades, hide older fabric, sometimes even medieval in date. The surviving medieval street layout, both in terms of the routes followed by the town's streets and in the layout of individual building plots is a vital part of the town's identity. Evidence of the medieval building plots can be found in the majority of buildings along the south side of Broad Street, with further surviving evidence of burgage plots within the conservation area found along South Street, to the north of its junction with Mill Street.

10.2 The large number of grand Georgian and Victorian houses within South Molton is a tribute both to the wealth of local merchants, and also to the sense of civic pride that evolved during this period, leading to grand civic and public buildings such as the guildhall and market.

10.3 The scale of buildings is also important; buildings within the town's conservation area do not exceed 3 storeys in height and within the historic core they have relatively narrow frontages, extending back from the street on long plots being based on medieval burgage plots. Only two buildings along Broad Street are not of 3 storeys, one is the Market House which is only 2 storeys but stands as tall as the 3 storeyed buildings around it, and the other is the HSBC bank opposite the town hall. The bank is a single storey building, yet still standing as tall as some of the 2 storeyed buildings within the conservation area. This building is unusual within the street-scene due to its short stature, yet this does give it a special appearance; and allows better views of St. Mary Magdalene's church beyond. Outside of Broad Street 3 storey buildings are uncommon and it is 2 storey buildings which dominate the outer region of the conservation area.

10.4 There are clear zones within the town where buildings are of differing heights. 3 storey buildings dominate Broad Street while the remainder of the town has mainly 2 storey buildings. Although even within these zones the roofline varies in height considerably, with some 2 storey buildings being almost as tall as the 3 storey buildings. This produces a visually dynamic roofline of changing levels.

10.5 The vast majority of buildings within the conservation area have facades abutting the pavement edge, however there are examples (95 / 96 and the nursing home at number 90 East Street) where buildings are set back from the street edge and fronted by small gardens enclosed by low walls topped by railings. These oddities within the general street scene enhance the overall quality of the streetscape and it is important that features such as these are retained.

10.6 Bay windows also form a part of the character of the streetscape of South Molton. Sometimes these are full height canted bays, and sometimes they are jettied at first floor. South Street has large numbers of examples along its length, and at places along central East Street they are common and form interesting group views.

10.7 The tightly packed nature of the buildings within the conservation area results in a large number of arched carriage entrances incorporated within buildings, or in wider gaps between them, to facilitate access to the rear of properties and yards beyond. This is particularly true along South Street, but also survives as a feature along Broad Street and East Street. It is desirable that such routes of access should be retained, along with sympathetic gate treatments facing the street.

10.8 There is a remarkable absence of large-scale terrace developments within the town during the 19th century, possibly as a result of the town's restricted growth due to the late arrival of the railway. The only long terraced group within the conservation area is that of Alexandra Terrace to the North of the town, with some later terrace development around Cooks Cross. The buildings have retained their garden plots opposite and a narrow pedestrian access path along the row. These features make an important contribution to the character and immediate setting of the terraced group. Some of the houses in the terrace have already had some alterations, such as μ PVC windows and small porches added, along with satellite dishes. Such additions detract from the character of the row and are an undesirable feature within a conservation area.

10.9 The buildings around the edge of the churchyard are mainly either 2 storey dwellings or single storey ancillary structures such as storage sheds. Here again the development is tightly packed with just a few narrow alleys allowing access to the churchyard from the south and east. There is no opportunity for development within this part of the town, the open space represented by the raised greens of the churchyard is a historic survival and represents a static space within which people may wish to linger, now that the site is no longer used for burial since the cemetery to the south opened in 1858.

10.10 Open spaces in general are rare within the conservation area, limited to the churchyard and the green area of Paradise Lawn, and behind buildings along East Street at the eastern edge of the conservation area. Open space is as much a contributing factor towards the special character of a place as are built features.

10.11 The buildings to the immediate North of the church are single storey and form the 'Textile Workshop and Gallery' with its carpark beyond, as a result the rear of the churchyard is much less enclosed than the area to the south of the Church.

P.11 Slate hanging on the rear elevation of 5 Duke Street



10.12 A local practice of slate hanging is still strongly represented within the built environment of South Molton and the conservation area and there are examples readily found on several streets within the conservation area, including Broad Street, Church Yard and East Street. Buildings which possess this design element should retain it as they add to the diversity of building techniques and styles on display within the conservation area, as well as performing a functional purpose of weather protection for porous stone. Unlike in other counties slate hanging in Devon is rarely executed in patterns to provide decoration, and all of South Molton's slate hanging is purely functional.

boundaries of the conservation area is the unusual concentration of buildings with elaborately carved barge-boards to their gables. These features are mainly focused on the southern end of South Street, although simpler designs, can also be found on barge boards in West Street. Again they have a strong positive contribution to make to the character of the conservation area and where they are present they should be retained and kept in a good state of repair so as to avoid their unnecessary loss. 42 South Street has particularly elaborate examples, and also illustrates the visual impact that overhead cables can have on a streetscape.

10.14 The majority of windows and doors within the conservation area are of timber, with windows being mainly sashes. However to the far east end of East Street µPVC windows are the dominant fenestration – This part of the area, although retaining some special interest, has had its historic character partially eroded by these unsympathetic and unnecessary alterations.

10.15 A large number of buildings have surviving cast iron rainwater goods and these should be retained where they survive. If poor condition forces the replacement of cast iron rainwater goods then they should be replaced with suitable cast iron replacements of similar, or preferably the same, design.

P.12 Elaborate Barge-Boards as seen on 59 South Street, note the negative visual impact presented by the large number of overhead cables running above, and anchored to, the building.



10.16 Historic shopfronts survive well within the South Molton conservation area and there has been a surprising lack of the modernisation, which has destroyed the historic shopfronts of so many other towns. Those examples that survive in their original condition make a huge positive addition to the character of the Conservation Area. Unfortunately some properties on Broad Street have received inappropriate signage treatments in the way of illuminated plastic fascias.

A large number of old cast iron painted street signs also survive within the conservation area. These have a positive effect on the character of the area and are often found high up on buildings.

P.13 100 East Street with its historic C19 shopfront, a central bay containing round-headed arches with pilasters.



Examples of prominent Architectural features are shown in Appendix 5(F), along with the boundaries of the Character Zones discussed in the next section.

Building Materials

10.17 Building materials within the town were produced locally until the coming of the railways allowed materials to be imported from greater distances. Locally made bricks from South Aller were used for construction of some buildings within the town, before materials could be brought in from greater distances.

10.18 The railways came late to South Molton, and were relatively short-lived as the station at South Molton closed in 1966 suffering heavy losses – the line having only opened in 1873. As a result of this late arrival of the railway the developing town did not have access to vast quantities of imported building materials, and this may also have resulted in the limited growth of South Molton during the 19th Century.

10.19 Lime render was readily available thanks to the local lime industry and many buildings within the town are rendered, as is the case throughout Devon. The locally available stone was of fairly modest quality and local clays produced soft bricks and as such rendering with lime gave the buildings a better appearance by hiding poor quality materials beneath as well as providing a weatherproof, uniform surface.

10.20 When a grand construction scheme was planned this caused difficulties as it was expensive to transport higher quality materials long distances over land. When the time came to construct the new Guildhall a decision was made to purchase materials from Stowe House in Cornwall which was being dismantled and sold piecemeal – this

allowed high quality ashlar stone to be acquired relatively cheaply, offsetting the high cost of transport. The materials obtained from stow were shipped to Barnstaple and from there overland to South Molton to further save on transport costs.

10.21 The predominant roof covering found within the conservation area is slate. The use of concrete tiles for re-roofing, which often undermines the special character of conservation areas, is conspicuous by its almost complete absence, being found on only a handful of buildings. There are buildings within the Conservation Area which have been re-roofed with corrugated metal sheet that is not in keeping with the traditional character of the area, and is visually unappealing when corrosion begins. As such the roofscape of South Molton at present is an excellent factor which contributes to its special interest, and the retention of slate as a roofing material to buildings should be encouraged.

Character Zones

4 zones can be identified within the conservation area, Appendix 5(F) shows the boundaries of these 'character zones' which are described below.

Broad Street & Churchyard

10.22 Broad Street is the Market Place of the town and forms its commercial heart, as well as containing the town's key civic, and public, buildings. The broad open space between the frontages is a key feature of the space, as is the frontage of the stunning guildhall and pannier market. The island developments serve to enclose the space at either end and result in a defined plaza area, which is unfortunately marred by parked cars and traffic. The main use of buildings in this area is of a commercial nature and many retain attractive historic shopfronts along with decorative mosaics in doorways.

10.23 Broad Street's pattern of development is still firmly based on the footprints of buildings laid down by medieval burgage plots and this provides a flowing frontage of buildings of irregular width to match their irregular heights.

10.24 From Broad Street gateways open onto narrow alleys leading to the Churchyard. This is the key open space of the town centre with the raised greens, separated by cobbled paths, dominated by the tower of the medieval parish church.

10.25 15.1.4 The Triangle of infill buildings bordered by King Street and Queen Street are mainly retail premises with one large building, number 83 South Street, at the southern point being vacant and in a poor state of repair. Queen Street is especially narrow and dark being enclosed tightly by buildings.

East Street

10.26 Along East Street buildings take on more of a domestic character. Close to Broad Street, buildings on East Street are larger and grander with some villa style houses and some buildings in commercial or clerical use representing an overlap between commercial use on Broad Street and full residential use further east. Towards the eastern end of East Street the houses are all smaller scale dwellings. At the far east of East Street there is a dominance of μ PVC replacement windows which have eroded the character of this area, while the further west along East Street the less common such inappropriate replacements become.

10.27 This area also includes the light industrial area centred on the historic tannery, the buildings of which are mostly early Victorian. Although tanning no longer takes place on the site, many of the buildings retain features associated with the process. Included in this are louvered shutters, which could be opened to provide ventilation at certain stages of the tanning process.

South Street

10.28 South Street is another retail area of the town with its northern end being dominated by local retailers. Many of these buildings retain historic shopfronts and are instrumental in defining the character of the northern end of the street. Further south the street takes on a residential character – especially south of Mill Street. It is in this part of the town where a dense cluster of buildings with highly decorated barge-boards are to be found.

10.29 Set back in yards behind the main frontage of buildings can be found a few tall historic warehouse buildings, built of stone and with winch doors on the upper levels for taking in raw materials, demonstrating some former industrial activities around this area.

10.30 Georgian doorcases also survive well in this part of the conservation area and are yet another feature which adds to the special historical interest of the street. The vast number of grand, high status, buildings along South Street is a testament to the transport infrastructure of the past. Turnpike roads ran from the southern end of South Street, towards Exeter and another to Tiverton. As such the southern approach to South Molton was a major route, as well as being the direction from which London traffic heading to Barnstaple passed.

10.31 Several buildings at the southern end of South Street can be attributed to the local builder / architect John Cock Junior, including Woodville, which he built as a home for himself, and John Cock's Cottages at numbers 44-46 South Street.

Barnstaple Street / North Street / West Street

10.32 The streets to the north of Broad Street and the Church are of a more residential flavour, with apartment developments along Barnstaple Street, some retail outlets can be found at the junction of Barnstaple Street and North / West Street although this zone is dominated by residential use. Along North Street iron railings run along the pavement edge alongside the iron gates and fencing of the former United Junior School providing an interesting character feature.

10.33 Compared to the grand buildings along South Street this region of the town has a more modest character. This part of the town was along the major route to Barnstaple, and as such a less lucrative than the London road along South Street. As a result this area did not attract wealthy merchants as did South Street, and the style of architecture found here is less flamboyant.

10.34 Alexandra Terrace stands along the north side of North Street and could almost be considered a character zone in its own right, being the only significant example of 19th Century terraced housing within the conservation area. However here it is treated as a part of the general residential region of the town's north

11 Development Pressures

11.1 There are a large number of current, or forthcoming, development schemes within South Molton, and the vast majority of these occur in a halo around the borders of the conservation area with just a small number within its boundaries. Even these external developments may have a detrimental effect on the nature of the conservation area if its setting and context are not respected.

11.2 Open spaces both within and outside the conservation area are in many respects equally important, in terms of their contribution to the character of the place, as the built features which surround them. As such development of open spaces, or in-fill development, should be considered based on the detrimental effect it would have on the character of the area.

11.3 The Cattle Market site located to the south of the conservation area along Broad Street / East Street, and to the east of the area along South Street, is identified in the local plan as a development site for the enlargement of South Molton town centre. The development is proposed to be a mixed use incorporating retail, leisure, residential and community uses as well as the provision of a bus interchange, pedestrian and cycle links, car parking and environmental enhancement schemes. This development clearly has the potential to have a major impact on the setting of the conservation area, and as such the character of the area, as well as its key views, must be taken into account when planning the individual buildings and wider layout of any new development on this site. A development brief for this area was adopted in 2005.

11.4 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.

11.5 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 depend 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.

P.14 The South Molton Cattle Market has been identified as a site for the future expansion of the town centre.



12 The Future

12.1 The aim of this character assessment has been to identify what buildings, open spaces, and features from South Molton's past and present survive to contribute towards its special character.

12.2 The Character Appraisal has also aimed to identify potential development pressures the area is likely to face in the near future and to identify areas within the designation which may be suitable for development or enhancement schemes.

12.3 What this document does not aim to achieve is to propose the means and methods by which the identified character is to be safeguarded, or enhanced, for the future. This will be the subject of a subsequent management plan for the conservation area. The aim of such a document will be to propose the ways in which the characteristics identified within this character appraisal can be protected from unsympathetic alterations and future developments, or enhanced by positive and well planned schemes. This will also ensure that all future planning decisions that affect the conservation area and its setting are treated in a consistent manner.

Appendix 1 - Listed Buildings within the South Molton Conservation Area

Appendix 1 - Listed Buildings within the South Molton Conservation Area

BROAD STREET

Address	Listing Grade
No. 1 The George Hotel	II
No. 2 & 3	II
No. 4	II
Guildhall (inc. Borough Museum)	I
Public Market & Assembly Room (formerly 'Market House')	II*
No. 6 & 7	II
No. 8	II
No. 9 & 10	II
Post Office	II
K6 Telephone Kiosk	II
No. 17, (formerly 16) 18 & 19	II
No. 20 & 21	II
No. 22 & 23	II
No. 24	II
Entrance Gates to Church Yard	II
No. 26 (National Westminster Bank)	II
No. 27	II
No. 28	II
No. 29	II
No. 30	II
Medical Hall	II

THE CHURCHYARD

Address	Listing Grade
Gatepiers to South-West entrance to Churchyard	II
No. 3	II
No. 5 (Church House)	II
No. 6	II
Gatepiers to South-East entrance to Churchyard	II
Inscribed Stone to South-East of Churchyard	II
Stone Building at South-West Corner Opposite No. 6 Church Street	II
Church of St Mary Magdalene	I

CHURCH STREET

Address	Listing Grade
No. 7 (Fallow House)	II

DUKE STREET

Address	Listing Grade
No. 4	II
No. 5	II
No. 11 (Sherborn House)	II
No. 12	II

EAST STREET

Address	Listing Grade
No. 21	II
No. 22 & 23	II

Appendix 1 - Listed Buildings within the South Molton Conservation Area

Address	Listing Grade
Former Town Gaol to rear of No. 22 & 23	II
No. 32 (Loughrigg)	II
No. 33	II
No. 34 (the Old Rectory)	II
No. 35	II
No. 38 & 39	II
No. 40	II
No. 41	II
No. 44	II
No. 51	II
No. 77	II
No. 82 (Carisbrooke)	II
No 88, 89 & 90	II
No. 91 (Eastleigh)	II
No. 92 (Rossiter House)	II
No. 99	II
No. 100 & 101	II
No. 112	II
No. 113	II
No. 114 & 115 (Northam House)	II
No. 136	II
No. 137	II
No. 138	II
No. 139	II

Appendix 1 - Listed Buildings within the South Molton Conservation Area

Address	Listing Grade
No. 140	II
No. 141	II

KING STREET

Address	Listing Grade
No. 1 (formerly listed as no. 6)	II
No. 2 & 3 (formerly listed as no. 7 & 8)	II
No. 4 - Kings Arms Public House	II

NEW ROAD

Address	Listing Grade
Masonic Hall	II

NORTH STREET

Address	Listing Grade
Congregational Church	II

QUEEN STREET

Address	Listing Grade
No. 5	II

SOUTH STREET

Address	Listing Grade
No. 11	II
No. 16 & 17	II
No. 24, 25 & 26	II

Appendix 1 - Listed Buildings within the South Molton Conservation Area

Address	Listing Grade
No. 27	II
No. 32	II
No. 42	II
No. 50 - 58 (Consecutive)	II
No. 68	II
No. 69 & 70	II
No. 82	II

Appendix 2 - Sources and Further Information

“The Limekilns Of South Molton and Surroundings” South Molton & District Archive 1992

“Records of the ancient borough of South Molton in Ye County of Devon” J. Cock 1893

“The Book of South Molton” J. Edmunds 2002, Halsgrove

“Guidance on the Management of Conservation Areas” English Heritage 2006

“Guidance On Conservation Area Appraisals” English Heritage 2006

“Save Our Streets” English Heritage

“Devon Building – An Introduction to Local Traditions” Peter Beacham (Ed.) 2001 Devon Books

“British Regional Geology – South-West England” The British Geological Survey 1985 (4th Edtn.) Her Majesties Stationary Office

“Historical Atlas of South-West England” R. Kain & W. Ravenhill

“South Molton Heritage Trail” South Molton & District Archive Local History Society 2000

“Penruddock’s Rising 1655 (A 350th Anniversary Offering)” J. Edmunds 2005

Tithe Map ‘Parish Of South Molton’ 1846 – Original Held by Devon Records Office

Ordnance Survey Mapping – Her Majesties Stationery Office

Appendix 3 - Glossary

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

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

Burgage-Plots : Long narrow plots running at right angles to streets, representative of towns the layout of which dates to medieval times. These plots were rented by freemen and traders for cash rents instead of feudal service as had previously been the case.

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

Facade : The principal elevation of a building, often being its grandest and most lavishly decorated. Sometimes a facade can be remodelled to give the impression of a more modern, or grander, building than that which really lies behind it.

Gothic : An Architectural style associated with the mediaeval period, incorporating windows with pointed heads and in some cases decorated tracery.

Island development : Within wider streets, especially at marketplaces, there is a tendency for temporary structures to gradually over time become more established until eventually they become permanent structures, this is usually a gradual process by which market traders upgrade their stalls until they become shops and homes. Also such development may be part of a planned development and implemented at one single point in the development of a place.

Pastiche : A building incorporating copies of a style, or styles, of architecture, or constructed in imitation of earlier styles, the term is often used to describe poor or contemptible examples of such work.

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.

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

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

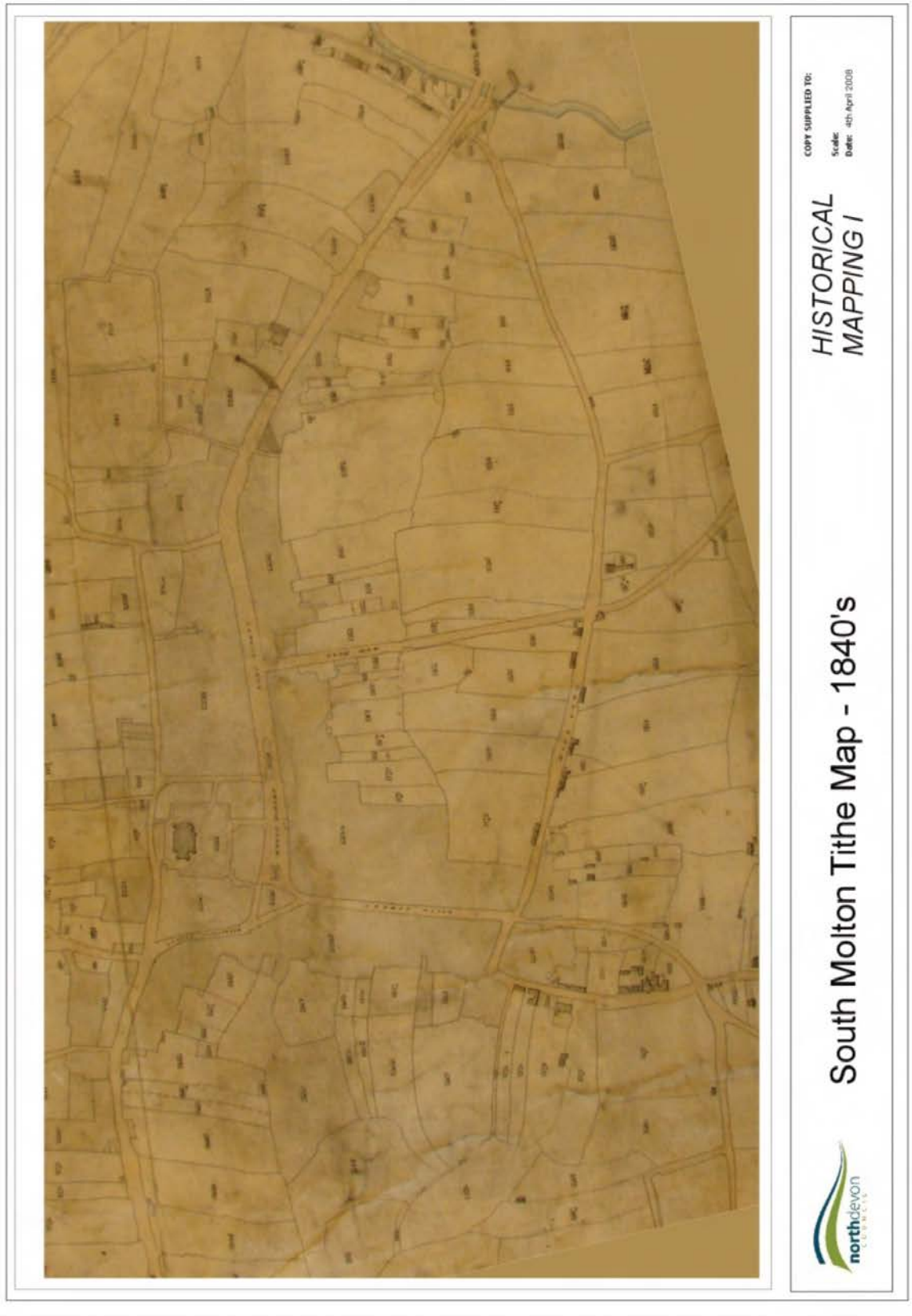
Street Furniture : Any object within the streetscape that is not a building, for example street-lamps, signs, benches, litter bins. The term is usually used in the manner that it excludes features which could be better described as 'Street Clutter'.

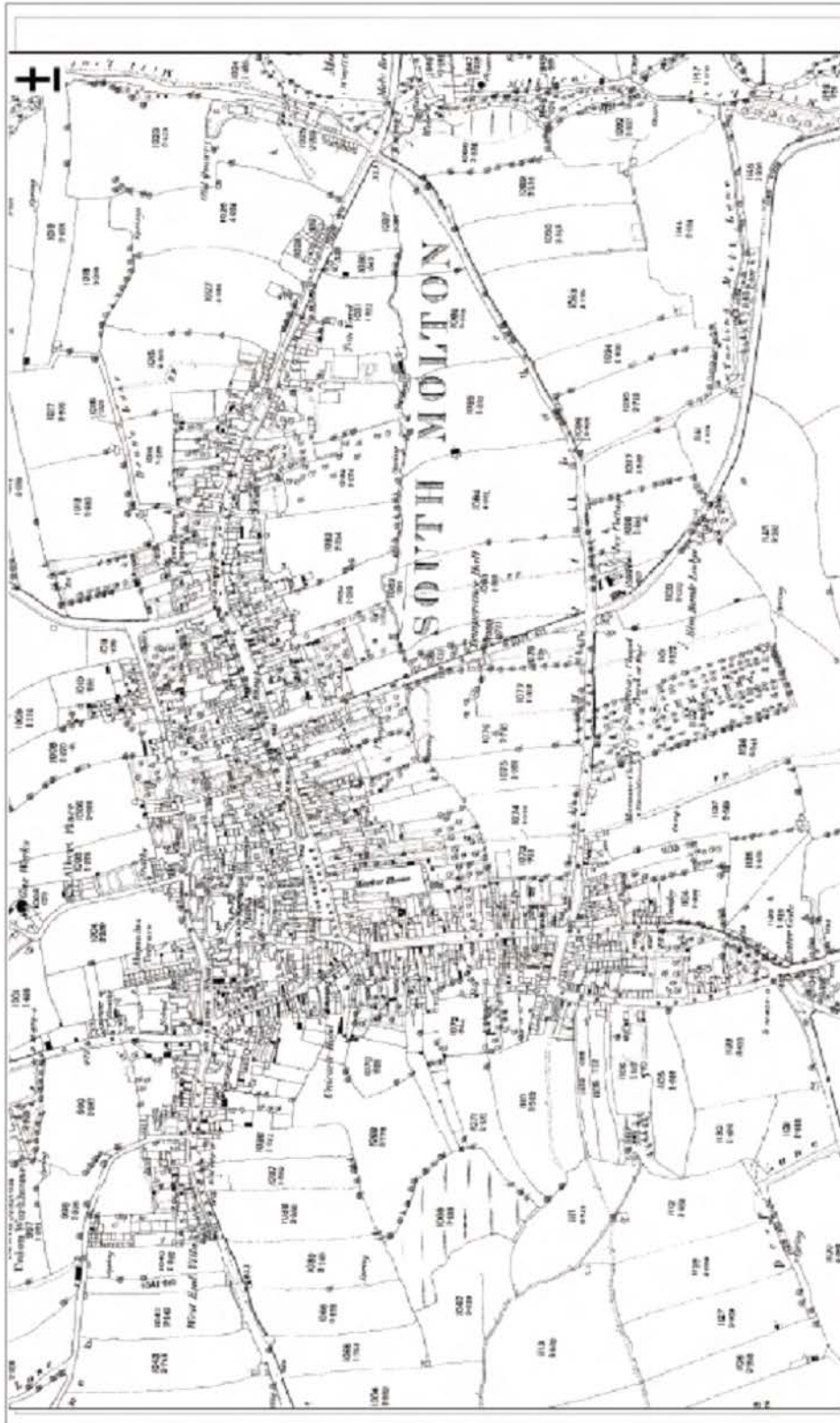
Streetscape : The layout, pattern of development, scale of buildings, degree of enclosure, views and a series of other features and factors which combine to create a street of unique interest and character.

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

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

Appendix 4 - Historic Mapping





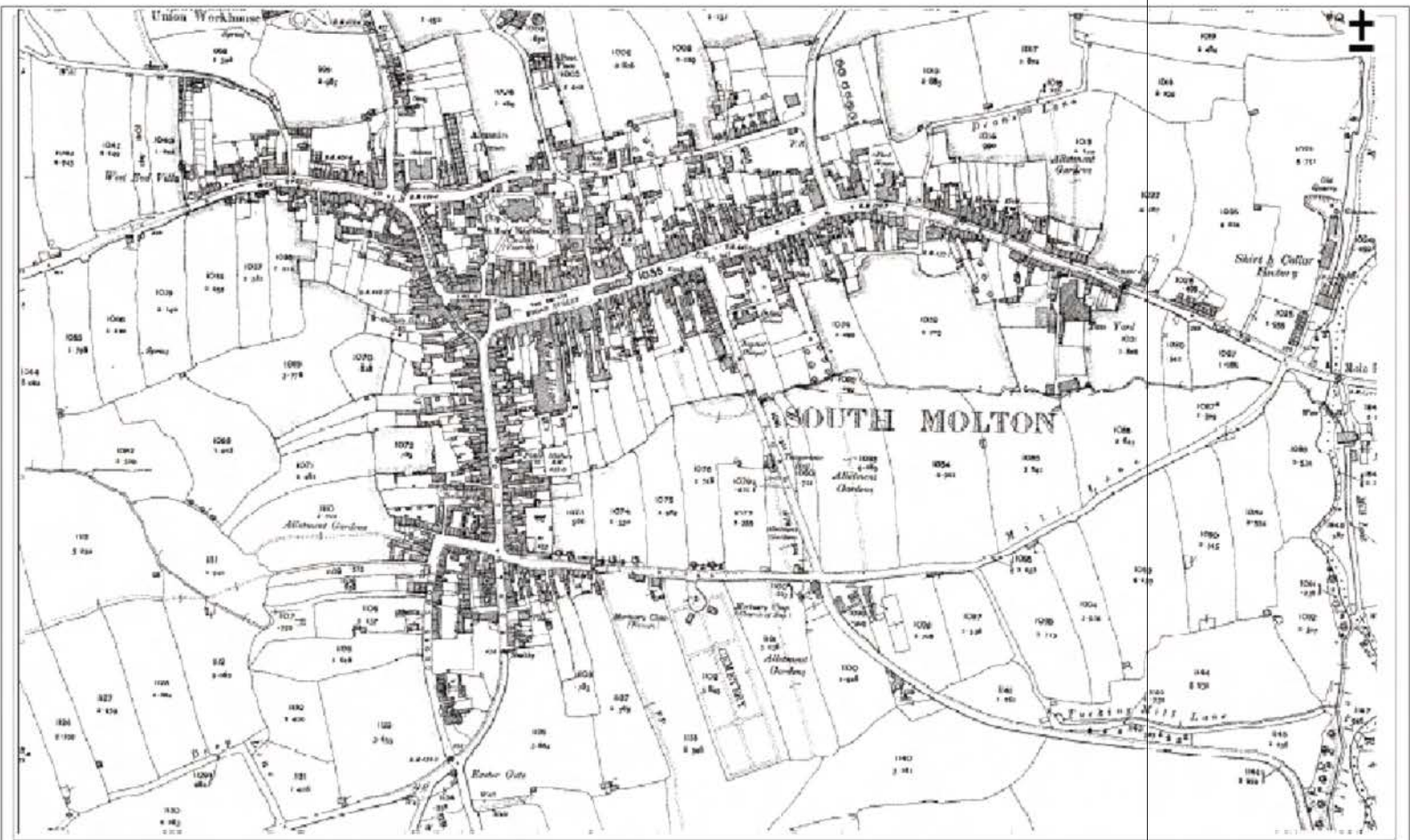
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HISTORICAL MAPPING II

1st Series OS map of South Molton - 1880s

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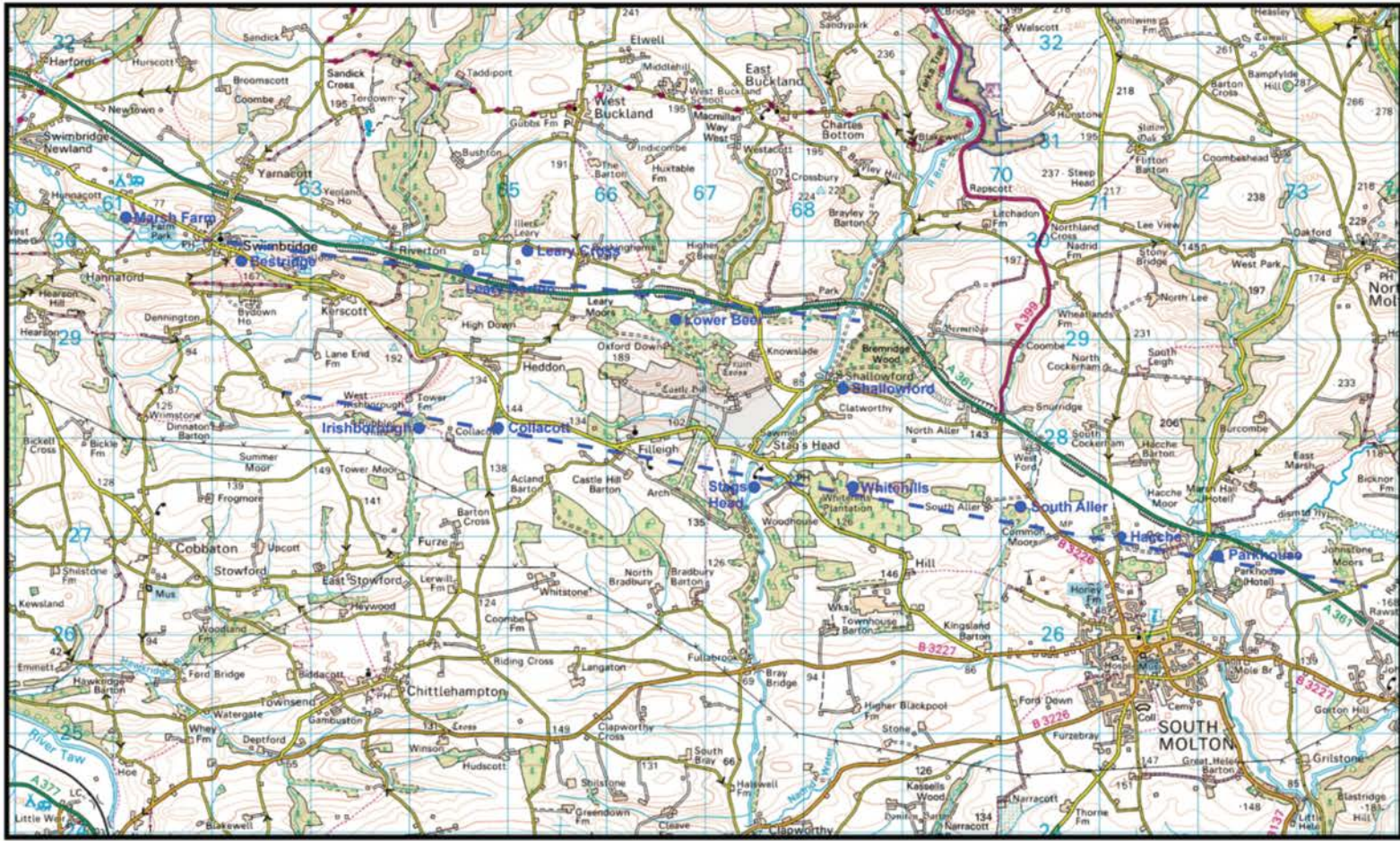


1904-06 OS map of South Molton

**HISTORICAL
MAPPING III**

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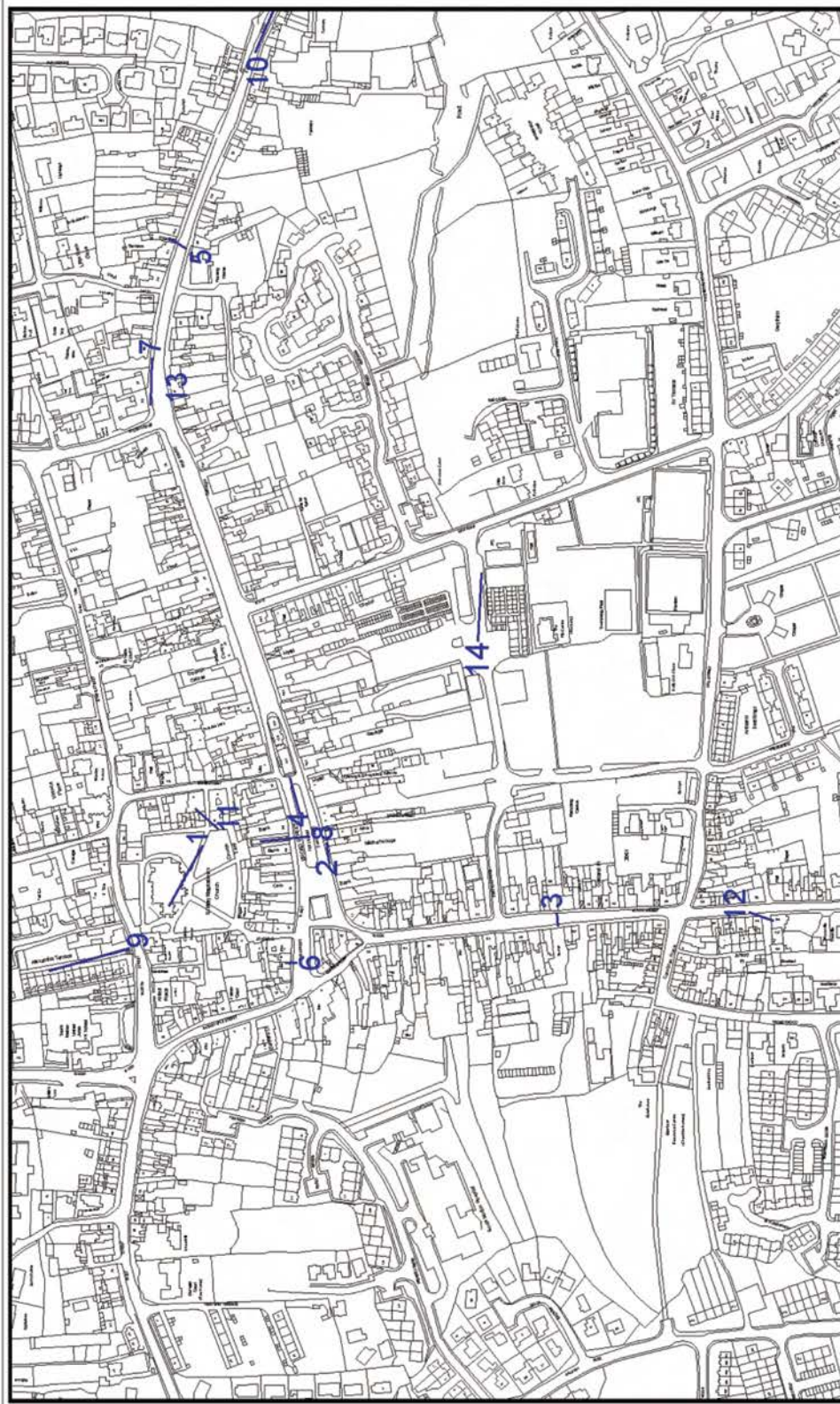


Limekilns & Limestone Outcrop Near South Molton

**HISTORICAL
MAPPING IV**

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Key To Photograph Locations

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Appendix 5 - Mapping

1. Key To Mapping
2. Appendix 5(A) - Conservation Area Boundary & Listed Buildings
3. Appendix 5(B) - Changes to the Boundary Adopted December 2008
4. Appendix 5(C) - Key Views
5. Appendix 5(D) - Building Heights
6. Appendix 5(E) - Key Streetscape Features
7. Appendix 5(F) - Key Architectural Features & Character Zone Boundaries

Key To Mapping

	Grade I Listed Building		Road & Building Plot Outline
	Grade II* Listed Building		Building Outline
	Grade II Listed Building		Existing Conservation Area Boundary
	Single Storey Building		Wall With Slate Hanging
	2 Storey Building		External Views
	3 Storey Building		Internal Views
	4+ Storey Building		Morte Slate Boundary Wall
	Area To Be Added To Conservation area		Morte Slate & White Spar Boundary Wall
	Area To Be Removed From Conservation Area		Focal Point Of Views
	Building With uPVC Windows		Prominent Bay Window
	Building With Timber Windows		Negative / Positive Public Seating
	Building With A Mix Of Windows		Positive / Negative Bollard
	Building With Rendered Walls		Decorated Barge Boards
	Building With Bare or Limewashed / Painted Walls		Negative / Positive Street Lighting
	Building With Slate Window Sills		Memorial - ie. War Memorial
	Public Green Space		Scheduled Ancient Monument
	Building In Poor Condition		Mosaic Feature
	Area For Potential Redevelopment		Important Tree / Tree With Tree Preservation Order
	Character Zone 1		Miscellaneous Feature (Labled)
	Character Zone 2		Miscellaneous Linear Feature (Labled)
	Character Zone 3		Railings As A Positive Streetscape Feature
	Character Zone 4		Railings As A Negative Streetscape Feature
	Character Zone 5		River / Aquatic Feature
			Focal Streetscape Feature
			Negative / Positive Signage Feature

