

Chudleigh Conservation Area



Management Plan



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TEIGNBRIDGE DISTRICT COUNCIL

Chudleigh Management Plan

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1.0 Introduction and Statement of Objectives

This Conservation Area Management Plan builds on the descriptions and findings of the Conservation Area Appraisal that was adopted by the Executive Committee on the 8th March 2010. The Management Plan is intended to develop upon key issues highlighted in the Character Appraisal, and to provide general guidance to managing the Conservation Area, and the buildings and spaces within it.

The Management Plan should be read in conjunction with the Conservation Area Character Appraisal. Therefore, for continuity, the numbering used for the maps, figures and other graphical documents supporting the text follows on from the numbering used with the Character Appraisal. By adopting its proposals, utilizing the local plan policies and instigating the additional planning controls, the Council will seek to preserve, enhance and improve the Conservation Area's character and appearance.

The Adopted Chudleigh Conservation Area Character Appraisal contains a series of Action Points as potential proposals for how the Conservation Area is to be managed with the objective of preserving or enhancing its special character. These Action Points have been carried forward with other subsequent management points which are now included in Section 6 here. This is intended to help achieve the objectives of developing working partnerships, to secure a more sustainable future for the built heritage of the town. The Action Points are not to be read as a firm commitment, as these are not only subject to public consultation but also to the success of funding bids from separate partners.

1.1 Community Involvement

Following the Conservation Area Character Appraisal and Conservation Area boundary review process, the original Conservation

Area boundary was reviewed and changes made. The alterations together with the original boundaries, were then adopted on the 6th September 2010 (see attached map showing the adopted boundary in Map 14).

The Conservation Area Character Appraisal and the proposed Action Points were presented to a Chudleigh Community Masterplanning workshop to consider the Chudleigh Vision Statement, held on 11 August 2010 at the Town Hall.

A public consultation exercise on this draft Management Plan was carried out from mid July 2011. Amongst the stakeholders that were consulted, views were sought from the following (though not exclusively):

- 1 Chudleigh Town Council;
- 2 Ward members,
- 3 The Chudleigh Parish Plan Town Centre Project Group;
- 4 The Chudleigh and District Amenity Society;
- 5 English Heritage, and
- 6 Devon County Council Highways Management.

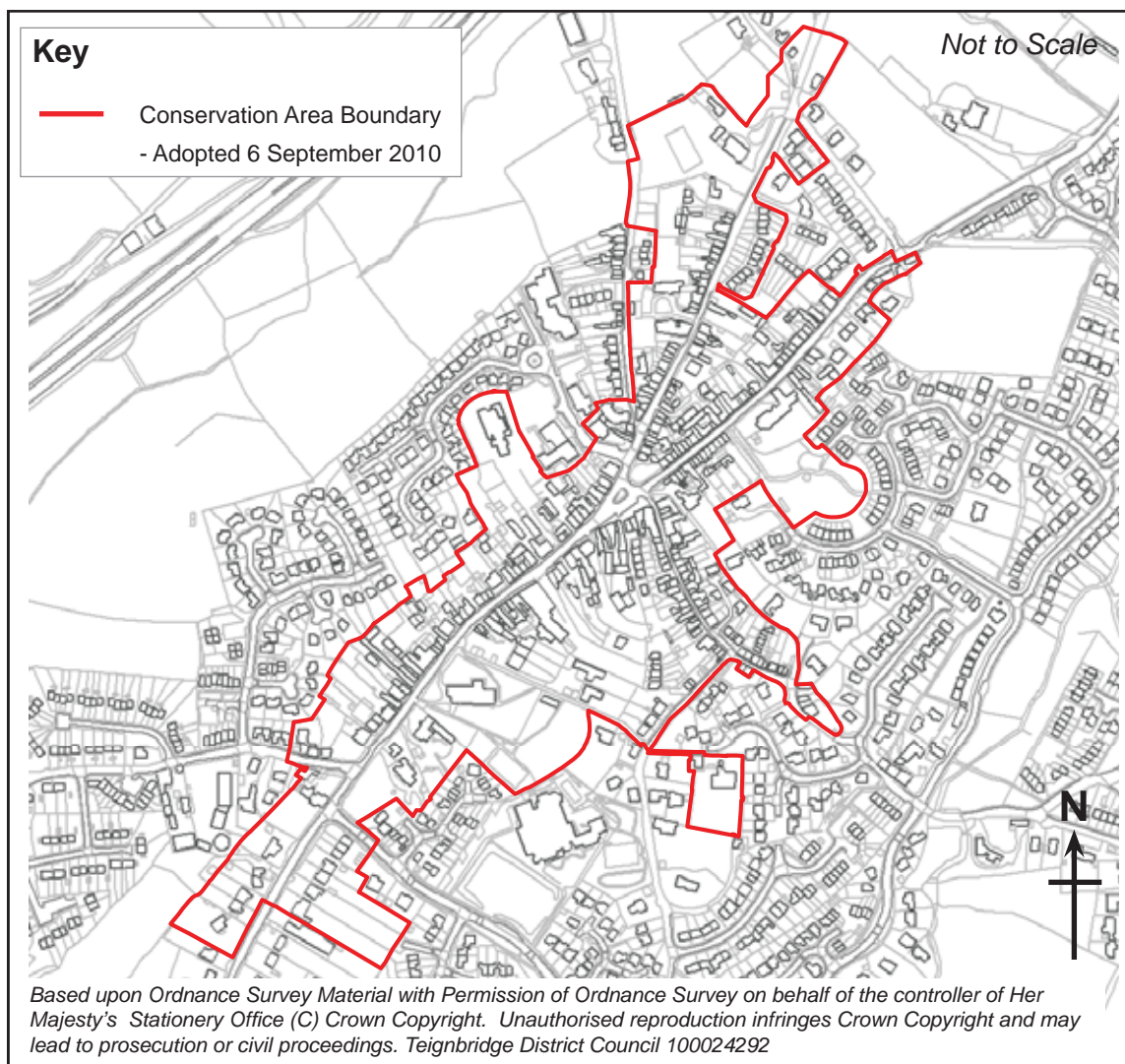
Public notices were also posted around the Conservation Area, and a draft copy of the Management Plan will be deposited with the Chudleigh Library and Main Reception at Forde House. A press release was made and advertised through the local media and Council channels. Opportunities to inspect the document, and to express views were made available via the Teignbridge home page via the Council and Democracy weblinks, that will include www.teignbridge.gov.uk/liveconsultation.

A public meeting to present and discuss the document was also held in July 2011 at the Town Hall. Further meetings to discuss the outcome of the public consultation will follow if this is found to be beneficial. This is intended to be consistent with the objectives of the Councils' Consultation and Community Engagement Strategy.

The Management Plan both supports and is

supported by the objectives and proposals in the Chudleigh Community Masterplan. The Masterplan vision for Chudleigh recognises the importance of the town's heritage and the role that it has to play in its future prosperity. In addition to this, the architectural quality of the Conservation Area has been identified as a key guide for the design of development in the future. The Community Masterplan promotes the conservation and enhancement of Chudleigh's historic and architectural character and proposes a number of actions to support these, including removing overhead cables, signage and street clutter; surface material protection and enhancement; and the creation of a new town square and civic space at the heart of the Conservation Area. The Management Plan is closely aligned to the above, supporting the delivery of the

community's aspirations and goals as set out in the Masterplan. The Masterplan has embraced the objectives of localism and neighbourhood planning, by placing the community at the centre of the planning process. The community have taken a lead role in its preparation from the outset and have identified and endorsed the objectives and actions that are set out in the document, including those relating to the historic environment which have been thoroughly explored and are clearly highly valued locally. On 5th September 2011, Town Council adopted the Masterplan and have committed to work, in partnership with other agencies and community groups, towards delivering the vision for the town. The Chudleigh Community Masterplan can be viewed at www.teignbridge.gov.uk/chudleigh or is available on request.



Map 14 Current Chudleigh Conservation Area Boundary

2.0 The Conservation Area

The Conservation Area at Chudleigh is one of thirty-five in the District of Teignbridge, and when it was designated in 1975 it covered 12.5 hectares. The boundary was reviewed and alterations with original boundary adopted on 6 September 2010 by the Executive Committee, and it now covers 15 hectares.

The principle of designating Conservation Areas was established in the 1967 Civic Amenities Act to enable the protection of whole areas of architectural or historic interest, rather than its individual buildings.

A Conservation Area is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance [Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990]. The District Council is obliged to designate these areas and, by section 71 of the Act, has to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas. This Management Plan, in combination with the published Conservation Area Character Appraisal, fulfils this statutory duty.

3.0 Conservation Value

Chudleigh as a settlement was profoundly influenced by its ownership by the Bishops of Exeter from the Saxon period to the middle of the 16th century, and their influence and involvement in its development into a significant market town. Their legacy rests largely in the layout of the town, with its arrangement of burgage plots set on a north-east alignment away from the Church, and with a palace built for their own occupation in a somewhat divorced location to the south.

While the majority of Chudleigh's buildings that pre-dated the early 19th century have

been lost (including the Bishops' Palace by way of abandonment) it is the wholesale manner of their loss that lends the town such distinction. Few other settlements affected by fire seem to have suffered to the extent that Chudleigh did in 1807. At the time it was recognised as a calamity on a national scale, culminating directly in the passing of Acts of Parliament in 1808; this sought the rebuilding of Chudleigh following a method that prevented future danger by fire.

The rebuilding of Chudleigh must have been one of the first, large scale urban undertakings to be affected by the legislation introduced at the time. The way the buildings have been re-aligned and sited in response to form different frontage widths (the widened Fore Street contrasts in character with the more medieval Clifford Street), therefore resulted in a layout that is much more than of local interest and significance.



Fig 124 Showing widened proportions of Fore Street following the 1807 fire

A principal characteristic feature of Chudleigh is the great wealth of surviving early 19th Century buildings, constructed within a short time span when the substantial amount of the historic core was re-built following a devastating fire in 1807. While relatively few buildings are listed within the town, there remains a wealth of buildings within the historic core that possess fine rendered facades. A diverse range of moulded decoration remains to street frontages, which is also expressed by detailed eaves cornices.

They range from key higher status buildings positioned consciously to gain maximum impact within street views (see Figure 125 11 Fore Street below), to those of a more modest scale built from this period, and which give the main facades of the town a generally elegant appearance. Together with the other buildings from later periods they combine to form important frontages along the central streets of the Conservation Area.



Fig 125 11 Fore Street visible in key views towards Conduit Square

The large number of buildings, reconstructed or re-fronted over a short period of time within the centre of Chudleigh has, as a result left a distinctive stamp on the town. This character has also been created by the layout of the buildings often rebuilt over a re-positioned frontage, due to subsequent road widening that took place during the 19th Century. This character was subsequently unaffected by the arrival of the railways in south Devon during the mid 19th century. These new routes instead ran either to the west of Chudleigh along the Teign valley, or east from Newton Abbot heading towards the coast and along the Exe valley, to avoid the physical constraints of the Haldon Hills lying to the north of the town.

The primary, unifying feature of the townscape is the largely rendered frontages converging at Conduit Square. However, these contrast harmoniously with the ashlar, squared stonework and random coursed locally distinctive

limestone walls of the Old School House, Town Hall and the Church of St Martin and St Mary respectively, all of which successfully complement the predominant render.

The many limestone walls defining garden boundaries and those of former burgage plots, running at right angles to the street frontage are also an ever-present feature. Certain structures that are on general public view remain as a physical reminder of previous activities and uses. Dipping places are also set into the limestone walls fronting the main streets, and represent other locally distinctive physical features of the streetscape.

The street frontages of the Conservation Area are also frequently punctuated by cart entrances and pedestrian width passages, the latter particularly are often closed off to the street by vertical plank timber doors. These often have historic floor surfaces consisting of granite cobbles or wheel stones of limestone slabs.



Fig 126 Cart entrance to side of 20 Old Exeter Street (Doug Laing)

Breaks in the building frontages especially from Fore Street, presently allow good views of the rising open countryside. This gives the town a positive landscape setting by maintaining a visual connection with the farmland and tree-lined ridges beyond. Such fine views are witnessed from Vicarage Lane across the churchyard of St Martin and St Marys' Church, as well as through many of the courtyards running perpendicular to the road frontages.

These are positive aspects of the townscape and a reminder of the open landscape that lies beyond the closely-knit street pattern. These all contribute positively towards the character and appearance of the Conservation Area, and combine to give Chudleigh the special interest which it possesses.

4.0 Review of Conservation Area Boundary

The original Conservation Area boundary defined in 1975 followed a mostly compact definition of the historic core of the town. However arising from the Conservation Area review and Appraisal adopted by the Executive Committee on 8th March 2010, other parts of the town which adjoin the boundary were also considered to be worthy of inclusion in the Conservation Area. Similarly there were other areas included which were no longer considered to possess the necessary special interest to remain in the designated area. The following changes to the boundary were presented to the Executive Committee in 6th September 2010 and were subsequently adopted. The areas that were altered are defined on the extended Conservation Area boundary map at Map 15, but are detailed below (numbers cross-referenced to Map 15):

4.1 Extensions to the original Conservation Area boundary

12.1 An extension running north east from Newinnton Lodge includes traditionally constructed stone and limewashed outbuildings, and boundary walls historically connected to the Lodge. These date back to the early 19th century or earlier (12.1);

12.2 Extensions have been made running beyond the south of the Burgages frontage at Woodway Street on the west side of this road, and



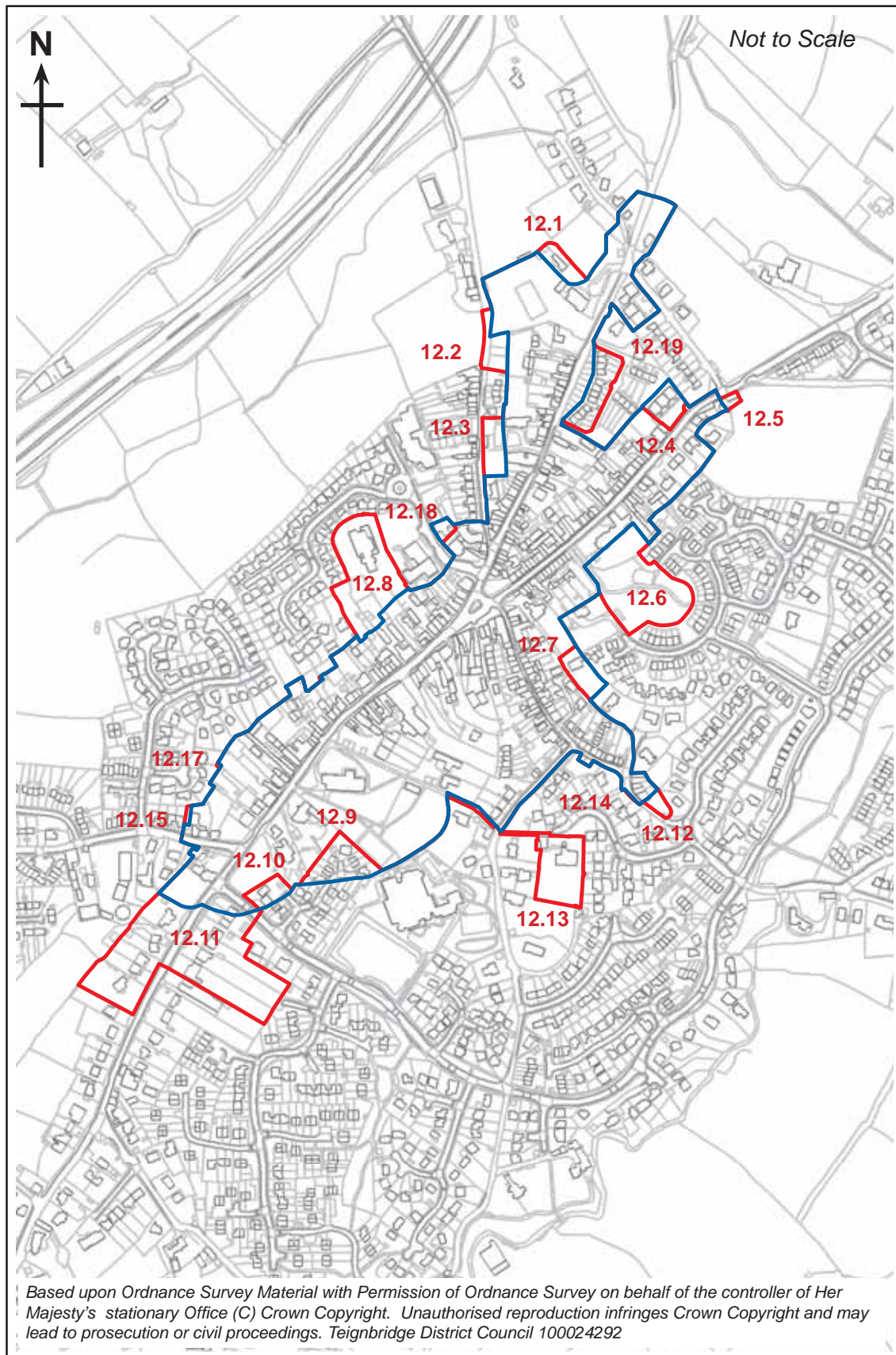
Fig 127 outbuildings to Newinnton Lodge now in Conservation Area

12.3 running south of 49 and 50 Woodway Street following its east side, both extensions include visually strong limestone rubble walls. Against the roadside edge these walls provide valuable street enclosure;

12.5 A north-eastern extension of the present Conservation Area, east of no. 1 New Exeter Street would include a visually distinctive former agricultural building. This currently forms an important focal point at the end of this street, defining the sudden termination of the built-up part of the town to open countryside over several directions beyond. Its townscape value is also emphasised by being relatively elevated against falling topography to the north-east. It features prominently in views looking both out of and into the Conservation Area, and has now gained the protection of conservation area controls.

12.6 Culver Green is a well defined public open space located behind Culver House, one of the largest detached buildings found in Chudleigh. This haven opens out behind the boldly designed stone gate way and massive wall which follow the road frontage of New Exeter Street (see fig 128 below showing Culver Green).

12.7 Extensive gardens running to the rear of Culver Cottage, located at the



Map 15 Chudleigh Conservation Area - Adopted 6 September 2010

Key

- Previous Conservation Area - Adopted 1975
- Conservation Area - Adopted 6 September 2010



Fig 128 Culver Green provides important backdrop to the Conservation Area

north east corner of Conduit Square at the meeting point of Clifford Street and New Exeter Street.

Once a formally laid out landscaped garden to the imposing Culver House in the 19th century, it retains a series of mature trees originating from this domestic garden. Although now detached from the main house itself and enclosed on its south- and north- east by modern suburban development, it still retains its stone-walled enclosure on much of its south- and all of its north-west sides which gives it a valuable quality and feeling of intimacy. Combined with its historical connection to Culver House this space adds value to the setting of the Conservation Area and was therefore included in its own right.

12.8 The Conservation Area now extends into land found to the rear (west and south-west) of Market Way, including the former School House (now being used as a youth centre), and its immediate car park as an open setting have been included within the Conservation Area, as well as other walled plots of land at the rear of 73-75 Fore Street. The former School House deserves recognition as an altered but imposing, substantial historic limestone building with stone mullioned windows dating from the late 19th Century.

Also within boundary change area 12.8, including the land to the rear of 73- 75 Fore Street acknowledges the historic value to Chudleigh of these former burgage plots, following a longitudinal ground plan of narrow width garden plots still distinguishable behind much of the Fore Street frontage. These represent physical indications of the early expansion of the town; they are mainly defined by rough-coursed limestone walls and positively contribute towards the historic character and setting of the Conservation Area. Their definition within an extended Conservation Area also highlights the importance of the present open character behind the towns historic core to its wider setting, against the backdrop of encircling suburban development of The Gardens to its north and west (see figure 129 below of open burgage plots).



Fig 129 Open burgage plots remaining behind 73 Fore Street with new housing beyond

12.11 Parade extending southwards to include The Vicarage (west side), and numbers 1 to 4 (east side). These are mainly red brick villas with occasional use of limestone and render that display distinctive architectural and layout qualities, being set back from the road within large grounds and often deep plots. They represent a southwards expansion of the town during the late 19th and early 20th Centuries (see Figure 130 showing The Old Vicarage, Parade).



Fig 130 The Old Vicarage, Parade substantial property and grounds

12.12 Garden land immediately attached to the south-east of 36 Clifford Street is defined by a random rubble limestone wall. This wall continues towards the junction of Kits Close and is a strong visual feature to define the Conservation Area at its approach from the south-east. The historical significance to Chudleigh of the former corn mill buildings sited still further to the south-east on Clifford Street (itself once called Mill Street), and this recognition by inclusion in the Conservation Area is limited by the intrusion of Kits Close. This modern development beyond the stone wall of 36 Clifford Street forms sufficient separation of the above mill buildings from the main historic core, to prevent it being meaningfully included within an extended Conservation Area in an eastwards direction.

12.13 The Glebe House is a substantial house dating from before 1840, historically being the former vicarage to St Martin and St Marys' Church. It possessed a larger curtilage in the late 19th century. It was replaced by The Old Vicarage on Parade which is itself included within area 12.11). In spite of the impact of modern infill residential development, it remains a key building to the growth of Chudleigh which is worthy of Conservation Area protection (see Figure 131).

12.14 A small change now excludes the curtilage boundary of 25 Glebelands (fronting Clifford Street), so that the roadside wall is now the new Conservation



Fig 131 Glebe House off Glebelands, Clifford Street

Area boundary at this point.

12.15 A boundary change is made to follow the walled boundary to Great Hill Farm, where it is shared with 8 Oldway.

12.16 A change to the boundary at the rear of 41 Fore Street now includes an outbuilding, where it borders 10 Great Hill.

12.17 The whole of an outbuilding found to the rear of the Post Office on Fore Street is now included within the Conservation Area boundary.

12.19 Pullins Terrace dates from 1926 and is socially and culturally significant to Chudleigh. Not only is it the first municipal housing scheme built in the town, it is also visually distinctive and its contribution is now given recognition (see Figure 132 showing Pullins Terrace).

4.2 Deletions from the original Conservation Area boundary

12.4 Brookfield Court, a modern residential block at the north east end of New Exeter Street (west side of the road).

12.9 Land occupied by 7- 9 Lawn Gardens, and at

12.10 17-31 Lawn Gardens coming off Lawn Drive. These are now excluded as not being worthy of remaining within the Conservation Area;

12.18 Land occupied by the modern



Fig 132 Pullins Terrace brick work detail

doctors' surgery on Market Way, partly outside of the Conservation Area is now completely removed.

Chudleigh has been included on the English Heritage Register of Conservation Areas at Risk from their survey carried out in 2011. In recognition of the actual and potential threats to its character and appearance.

5.0 Threats: Actual and Potential

The Conservation Area includes many buildings, spaces and features that contribute positively towards the essence of the settlement's distinctive character and identity.

The identity of the town can be distinguished in many ways. Not only from the variety of architectural forms and details possessed by its buildings, which form pleasing visual groups but also a character unified by the prevailing position of buildings close to the highway edge. The varied historic surface treatment of spaces between these buildings combines with the way its public and private spaces are defined by the wealth of stone boundary walls. All these features combine to give the historic core of this settlement its uniqueness.

The Conservation Area Character Appraisal that accompanies this Management Plan set out a series of Action Points, many of which relate to the actual and potential threats that are outlined below in Section 6. The extended schedule of Action Points in that section presents a series of measures which,

if carried out through achieving a co-ordinated approach of interested parties could bring about significant enhancement of the character and appearance of the Conservation Area. These and other Action Points will be taken forward within this present document.

Chudleigh is also included on the 2011 English Heritage nationwide survey of Conservation Areas that are considered to be 'at risk'. This is significant as this recognition could present opportunities for future financial assistance from a variety of funding partners. This may result in Chudleigh being given a higher priority in any grant programmes being coordinated by English Heritage, the Heritage Lottery Fund and other partner agencies.

5.1 Protecting Chudleigh's Historic Layout

A characteristic pattern of burgage plots survives as remnants of the medieval planned expansion of Chudleigh, and were highlighted in the associated Character Appraisal. Their physical legacy can be seen particularly at the rear of 73 Fore Street (see Figure 133) as deep garden plots bounded by limestone walls. These extend from a narrow main street frontage alongside the Market Way car park, and given their historic significance should be safeguarded to which Action Point AP 1 relates.



Fig 133 Former burgage plots to rear of 73 Fore Street

5.2 Quality of Spaces and Surfaces

The continued quality of the spaces within the Conservation Area relies upon several factors, which include retention,

maintenance and treatment of established surfaces, and the manner in which road and pavements are defined. This is particularly so with historic surviving cobbles, the limestone kerbs and stone slabs that line several of the central streets. Map 12 - Floorscape Survey Map of the Chudleigh Conservation Area Character Appraisal (page 54), has identified these and the distinctive stone dipping places, complete with other street furniture within the original Conservation Area boundary. These make up valuable components within the shared spaces of the town, which considered as a whole make a significant contribution to the character and appearance of the Conservation Area. They also remain as reminders of the town's past activities.

The limestone kerbs and pavement slabs (as well as stone channels and culverts seen through Old and New Exeter Streets) often contain distinctive veining as part of their bedding, these have an attractive weathered finish and also an irregularity of shape and surface texture. This adds pleasing variety to the atmosphere of the central streets, and combines well with the random coursed rubblestone walls. Rubbing stones against buildings that prevented carts from damaging walls may also be still seen.

5.3 Street Furniture

Public seating may be found on Market Way as well as on Parade, but this is generally of an unsatisfactory visual standard (see Fig 134 below). Pedestrian barriers to main pathways bordering roads tends to be of a utilitarian quality (such as those encountered joining Parkway Road from the west end of Glebelands, off Clifford Street), though some modern installed pavement bollards and posts are of generally good quality on the eastern side of Conduit Square.

5.4 Public Realm Signage and Surfaces

Highway signage within the central streets,



Fig 134 Seating on Town Hall forecourt, Market Way

particularly around their converging nature at Conduit Square is a concern, and is prolific in key entry points into the Conservation Area. Approaching the War Memorial from the north on New Exeter Street, signs projecting from lamp posts and duplicate sign support posts provide unnecessary clutter (Fig 135 below). This is unsightly and obscures otherwise pleasing views through the Square onwards through Fore Street. A review of street signage is recommended to improve the street scene.



Fig 135 Virtually unreadable signage on New Exeter Street looking south



Fig 136 Cluttered signage is invasive looking west across Conduit Square

Devon County Highways Management will be recommended to retain historic kerbs and pavement slabs as well as other distinctive surfaces such as stone cobbles or culverts that fall within the Public Realm. The importance of re-instating these in-situ will need to be highlighted where highway contractors or utility companies carry out works affecting the highway surface.



Fig 137 South Somerset example of before and after composite signage

Map 12 of the Character Appraisal (page 54) includes a Floorscape Survey that audits features of heritage interest such as areas of natural hardsurfaces, stone kerbs and culverts as well as dipping places, stone walls, historic phone kiosks and post boxes all found within the original Area boundary. Their collective contribution to the visual qualities of the townscape character and quality of Chudleigh cannot be underestimated.

Principal streets should be evaluated for improvements to the present standard and quantity of street furniture and equipment within shared spaces. These could include pavement barriers and posts, seating, lamp standards, signage as well as overhead wires with the objective of reducing unnecessary clutter within the public realm. It could also consider whether the present lighting of main pedestrian routes leading off the principal streets is adequate or needs upgrading.

5.5 Floorscape including historic surfaces, stone kerbs, Conduits

Historic surfacing has survived on some private drives (at 43, 49 & 51 Fore Street are good examples) as well as limestone slabs, cobbles and kerbing mainly on Clifford Street. However both road and pavement surfaces are generally poor and visually unattractive (see figure 138). Modern stone sets exist at the junction of Clifford Street and Conduit Square, and extend in a narrow triangular strip at the south end of the latter, however these are isolated examples.



Fig 138 Poorly maintained pavements on Fore Street

Any street enhancement scheme that retained historic surfaces would be beneficial. Such a plan needs to be developed in partnership with Chudleigh Town Council, Devon County Council and Teignbridge District Council.

In accordance with Action Point 2 of Section 6, the use of a co-ordinated material on drives, cart entrances and passageways coming off especially off Fore Street would be beneficial.

5.6 Overhead cables

Chudleigh's character is eroded in places by unsightly overhead power cables. This is particularly obvious in Clifford Street and Fore Street, where pole mounted metal cable brackets are certainly conspicuous within views looking both into as well as from outside of the Conservation Area. Prominent buildings such as the Church of St Martin and St Mary, Old Fairfield

and Culver House all have large poles festooned with cables sited close by which detract from their setting. Local street character could be greatly enhanced by services being put underground (see fig 139 for example below).



Fig 139 Overhead cables and support posts are unsightly within Conservation Area

5.7 Parking and traffic management

Chudleigh's streets are extensively used for on-street parking, which is visually intrusive in many parts of the centre. A review of parking management along the main streets with the objective of improving the present situation, including the provision of residents' parking off-street if possible, ought to be actively encouraged. New Exeter Street and Fore Street remain broadly the same dimensions as when they were the main "trunk" road between Exeter and Plymouth following The Fire. As a consequence pavements are too narrow in key pedestrian circulation areas for crossing from one side of Fore Street to another, let alone encouraging opportunities for informal meeting and social activity.

The Conduit Square area in particular could be improved to assist pedestrians movement, as the present division of available space gives priority presence passing traffic. This space is currently being considered for an enhancement scheme to promote a more useable and attractive civic space for pedestrians and widened with lowered kerbs to form

shared space where there is scope to do so. At the same time such a scheme enhance the setting of adjacent historic buildings and the Conduit. Pavements could be widened where there is scope to do so as an aesthetic and functional enhancement, e.g. on Fore Street (see Action Point 5) .

Essentially adopting this conservative approach means retaining, not removing, features of value and reinstating them if already lost; removing or improving features which cause harm, and carrying out new developments that maintain and respect existing characteristics whether located inside the Conservation Area or within its setting. The following is a list of the major threats towards achieving conservation aims. Although some are particularly relevant to Chudleigh, most of the threats are common to all Conservation Areas and are included here to illustrate works likely to cause harm.

5.8 Replacement of Windows, Doors, Fascias and External Features

5.8.1 There are many poor examples of modern replacement windows and doors which did not even attempt to respect those they replaced. The same applies to roofing materials, rainwater goods and other features vulnerable to insensitive alteration. This Management Plan encourages a conservative approach to maintenance and repair - authentic joinery features should be repaired where possible and replaced in replica if beyond repair. Introducing Article 4 directions to control some or all changes affecting character may need to be considered in the future.

- the loss of historic joinery, such as timber panelled or planked doors, but especially timber windows whether vertical-sliding sashes or side-hung casements that are painted and fit flush in their outer frames. In many buildings



Fig 140 Planked door and panelled doors to New Exeter Street

these represent the principal source of historic and architectural character, so their loss is especially to be regretted.

- Removing historic joinery (e.g. sashes or casements) is often a short term solution involving loss of a superior grade of durable timber, only to be replaced with a material (whether of uPVC or modern softwood) that is less durable. Further harm is also caused however, when:
 - a) openings are enlarged or re-designed with a horizontal rather than a vertical emphasis to glazing;
 - b) uPVC, aluminium or stained hardwood replacements are used which are often bottom-or top-hung or centrally pivoted);
 - c) mouldings are absent (cross-section profiles that are usually flat or use beading instead of putty); and
 - d) glazing uses undivided panes that sometimes have plastic strips inside the sealed units in a failed attempt to imitate



Fig 141 Picture of uPVC door set into traditional door case



Fig 142 Picture of uPVC window against historic casements

original timber glazing bars.

- The loss and alteration of historic shop fronts and inserting new or replacement fronts in materials and designs that disregard the age, style and traditional qualities of the building and the street they occupy; Paint colours chosen for external joinery, as well as the choice of lighting used (if appropriate at all) can have a dramatic effect upon the appearance of historic streets, in either a positive or negative way. Using blended shades of white as a satin or eggshell rather than a gloss finish have a softer, more understated effect than using a 'brilliant white.'
- Where any historic moulded fascia boards exist these should be the surface used for new signage, rather than attaching a new signboard on top. Where such moulded fascia panels or decoration exist but are hidden behind particularly flat perspex boards, then the latter should be stripped away down to the historic surface beneath. This will usually be of the correct proportion for the scale of shop front and not built in sections.
- the loss of distinctive architectural features such as string bands, drip moulds, quoins, door-cases and window surrounds, often occur when 'repairs' are undertaken. These are more conspicuous in terraces where features are often repeated and are therefore conscious by their absence. Equally



Fig 143 Old Pottery Court, Conduit Square



Fig 145 Chimney stacks on Fore Street make an important townscape contribution



Fig 144 Picture of distinctive render bands and eaves brackets 70 Fore St

damaging is the introduction of bogus historical features and finishes, such as doorcases where none existed before, or trowelled effects in render (other than ashlar lining).

- the loss of natural roofing slate and its partial or complete replacement with artificial substitutes such as concrete tiles and cement-based slates, these that have none of the variations in size, colour and surface texture (and the longevity) that make natural slates so attractive and characterful. Similarly, the loss of cast iron rainwater goods has a negative impact, particularly when replaced by square-section plastic gutters that lack strength and integrity and appear out of place in an historic setting.
- The removal of chimney stacks from historic roofscapes, as chimney stacks add positively to views through the Conservation Area.

- the loss of curtilage features to historic buildings such as walls, railings and gate piers, being components which together form an integral part of a building's character and setting.
- The loss of area which is then exposed and resurfaced to create a hardstanding for parked vehicles.
- The deteriorating condition of stone boundary walls and their repair using non-traditional techniques; introducing alternative materials, unsuitable mortars (i.e. those which are not composed of lime) and inappropriate methods of pointing (such as strap or snail pointing which actually hastens the erosion of the stone).



Fig 146 An example of poor stone wall construction and pointing

- The loss of historic paving materials, particularly cobbles within courtyards and along building frontages and stone kerbs along pavements. Chudleigh has an important legacy of historic surface treatments such as limestone slabs, granite and other natural stone cobbles, and drainage channels within the Conservation Area.
- These make a particularly positive contribution towards its visual character and interest. Within Section 7 Buildings and Sites Requiring Enhancement, an Action Point brought forward from the adopted Character Appraisal seeks to review existing and proposed hard landscape treatments, as part of enhancement opportunities for particularly Conduit Square.



Fig 147 Cobbles and limestone flagstones on Clifford Street

- The loss of lime renders on buildings and their replacement with modern cement-based types, often with unsightly expansion joints and corner beads.
- The erection of satellite dishes in obtrusive positions, such as on prominent chimney stacks and elevations facing the public highway.
- The erection of garages whose doors have horizontal divisions and face directly onto the highway, and the construction of sheds and other outbuildings in prominent garden plots.
- The painting or rendering of brickwork or stone facades, particularly when part of a uniform terrace.
- While disrepair and poor maintenance are not widespread problems, the 'run down' appearance of even minor buildings or spaces can have an adverse impact over a wide area, and in a general sense may have a discouraging effect on pride, and upon create the appearance of an additional storey with a visually discordant flat roof – or a mansard roof form which may be equally inappropriate.
- Construction of roof dormers (where acceptable in principle) which do not reflect the pattern of existing, historic examples and so fail to reinforce local identity.
- The insertion of rooflights (where these may be acceptable on roof slopes that are not prominent) which are not of a conservation type specifically designed to suit historic buildings and areas.
- The proliferation of signs and other commercially motivated fittings (e.g. blinds, lamps, flags, canopies etc), particularly on the elevations of important and/or prominent historic buildings.
- The addition of extensions on visually prominent elevations, including porches and conservatories, which may mask or relate poorly to important architectural features. These may also introduce building forms and materials that are alien to the Conservation Area. Particularly damaging are standard 'catalogue' types which are 'universal', and not locally representative in their appearance.
- The conversion of roof spaces their enlargement through the addition of large-scale roof extensions (rather than small-scale dormer windows). These

others from carrying out of maintenance and improvement schemes nearby.

- Enclosed in Appendix A are examples of traditional joinery details that are appropriate for use with historic buildings, and new development that respects the existing character and appearance of the Conservation Area. These are also available for download via the Teignbridge District Council website homepage, titled Guidance Documents accessed from Popular Areas via the Planning links.

5.9 Shopfronts and Signs

By their very nature, shop fronts are in general prominent features in the streets they occupy, and as these are invariably the most visited, their impact upon the character and identity of a settlement is often considerable – even if, as in Chudleigh, their number is relatively modest. They impact also on the quality of the physical environment and its attraction to potential customers and visitors to the town, so high standards of design and maintenance are often crucial in helping to sustain economic viability.

The majority of historic shopfronts in Chudleigh preserve some, if not all, of their original fabric, and as such possess great potential for strengthening the town's architectural and historic qualities – and therefore its attractiveness as a place to live or to stop and visit. Currently, however, this potential is not being achieved as some of the fronts are suffering the impact of past alterations and additions which mask their original designs (such as fixing of either ill-suited signboards or non-traditional blinds). On the other hand, certain modern shopfronts can be both sympathetic and attractive. A Supplementary Planning Advice Note titled Shopfront Design (updated 2010) has been published by Teignbridge District Council as a guide to the design and conservation of shopfronts. This

is a positive step towards achieving improvements by advice on:

- The traditional elements of shopfront design
- The retention of existing historic shopfronts
- The restoration of historic shopfronts which have lost some of their original details
- The replacement of modern, box fascias, plastic fascias and signs
- The careful design of external lighting avoiding the proliferation of fittings
- The use and appropriateness of traditional hanging signs and blinds
- Signage and sign writing, with the aim of reinforcing traditional appearances and avoiding proliferation
- Enhancements to present lighting with selective additional lighting to better reveal existing heritage assets and historic spaces

6.0 Action Points

6.0.1 Protecting and Promoting Character

Action Points are not commitments to carry out the works as each would need to be taken forward for separate funding bids.

AP 1 Protecting Chudleighs Historic Layout

The historic character of the plan form of the core to Chudleigh, with its distinctive stone walled burgage plots should be recognised and positively reinforced by any new development occurring within these deep plots where they:

- survive as rear gardens marked by historic stone walls, but also;
- as courtyards or other open areas behind the street frontage.

In certain cases however these plots should remain open and undeveloped, particularly where they offer significant

value to the setting of the Conservation Area.

AP 2 Enhancement of Passageways

Passages running generally at right angles to the frontage of particularly Fore Street form a distinctive feature of the Conservation Area, and in many cases serve as important pedestrian routes through the Conservation Area.

Enhancement of these passageways, e.g. introducing co-ordinated surface treatments will be actively encouraged with both new development proposals and enhancement opportunities.

AP 3 Protection of natural kerbs and surfaces

Good examples of natural stone slabs, kerb stones and culverts exist particularly on Fore Street and Clifford Street. Any re-surfacing work within the Conservation Area must be carried out to an overall agreed plan, with a commitment given by stakeholders to ensure historic surfaces are retained. These should be either left in-situ, or if it cannot be avoided they are removed, but securely set aside and stored then reinstated. Such a plan needs to be developed in partnership with Chudleigh Town Council and Devon County Council.

6.0.2 Conduit Square Opportunities

AP 4 Enhancement opportunity at Old and New Exeter Street junction

The presently open but overgrown site at the junction of Old and New Exeter Streets is most prominent within Conduit Square. The truncated treatment to the gable end of no 31 New Exeter Street amplifies the gap in the street frontage of this important public space. A review of this space may present an opportunity to enhance the character and appearance of the Conservation Area.

AP 5 Enhancement and promotion of Conduit Square as Public Space

Conduit Square as the principal public space within the town is the historic meeting point of all the main roads radiating from the centre of Chudleigh. However the present low key space is not conducive to pedestrian movement. A design scheme should be considered as a priority to improve the space.

6.0.3 Market Way/Old Exeter Street Opportunities

AP 6 Enhancement opportunities at Market Way and Old Exeter Street

There are opportunities for a scheme of enhancement to the Conservation Area around Market Way to the side and rear of 28 Old Exeter Street, to improve the junction of these two roads, the public conveniences and the forecourt to the Town Hall. This has the potential for improving not only the setting of adjacent listed buildings, but also views looking into Conduit Square. A review is needed of the present public seating and street furniture in this area.

AP 7 Enhancement of Market Way Car Park

Enhancement of the Market Way car park through landscaping, boundary treatment and a better use of this space would also be beneficial to the setting of the Conservation Area.

AP 8 Creation of Community events space within Market Way car Park

A Feasibility study could be carried out to consider the uses of Market Way car park. Opportunities may exist to set aside a part of the inner car park for an expanded 'Thursday market' or events space.



*Fig.148 Possible future community activities/
market site, Market Way car park*

6.0.4 Tourism Opportunities

AP 9 Promotion of Town Heritage Trail

It is recommended that a heritage trail is pursued and developed, marking key buildings and places within the Town Centre of historic significance to the town, buildings historically associated with eminent people or symbolising important events (such as the geographical extent of the Chudleigh Fire). Interpretation boards and plaques could provide a focus for such a Trail, with maps available from the Town Hall, businesses during normal opening hours or the Heritage Centre.

6.0.5 Removing Street Clutter

AP 10 Improvements to Highway lighting and tree planting opportunities

Highway lighting standards would benefit from visual improvements, and there is the opportunity for enhancement of the Conservation Area, and to reduce street clutter. A feasibility study should be encouraged to investigate the possibility of removing utilitarian lamp units and their support posts.

These could be either replaced in-situ with more historically sympathetic units, or involve relocating lamp standards from street level to wall mounting in key areas such as Fore Street. Here clusters of listed buildings would benefit from improvements to their setting, while providing for

selective tree planting opportunities on wider sections of pavement, particularly around Conduit Square.

AP 11 Reducing effects of utility overhead wires apparatus

The conspicuous nature of overhead lines has already been highlighted within Section 5 above, and examples provided (subject to further discussion and consultation) of the potential for streetscape and skyline enhancement. Utility companies may be prepared to make a contribution towards diverting existing prominent lines underground where practical, to achieve the potential enhancements to the appearance of the Conservation Area as highlighted in section 5 above. However this would need to be match funded from other partnership organizations and sources.

AP 12 Reducing Street clutter and effects of Highway signage

The amount, presence and duplication of particularly highway signage in parts of the Conservation Area is considered harmful to its special character. The visual environment of particularly Conduit Square would be significantly enhanced by carrying out an audit of existing signs with a view to encouraging the removal of unnecessary, duplicate or ineffective directional signs, and replacing existing separate signage with composite, better targeted examples.

7.0 Buildings and Sites Requiring Enhancement

7.1 New Development

Buildings or sites identified within the Architectural Character Survey (Map 13 of the Appraisal) with a negative or perhaps neutral designation may present opportunities to redevelop and reinforce local distinctiveness.

English Heritage has issued guidance on local distinctiveness entitled 'Valuing Places-Good Practice in Conservation Areas' (published January 2011), which encourages protection of historic features that provide value to such historic areas. In accordance with planning legislation, all new development should meet the tests of 'preserving' or 'enhancing' the present character of the area, and reverse harmful changes to historic windows and doors, shop fronts and satellite dishes.

The medieval burgrave plot layout is somewhat eroded by certain development from the 20th century (see Section 4 of the Character Appraisal, and recognised in the Action Point 1 in Section 6). Any future development should respect the historic burgrave plots.

Some buildings within the Conservation Area require refurbishment to reverse the harmful impact of insensitive recent



Fig 149 Alpha House before enhancement



Fig 150 Alpha House after enhancement

changes made (such as the replacement of historic windows and doors; the poor treatment of historic shopfronts and the erection of incongruous signs, satellite dishes etc).

A good example of external improvements achieved can be seen at grade II listed Alpha House, 11 Fore Street, (see Figures 149 and 150).

Generally most public streets could benefit from a range of improvements which would enhance their character. These could include but not exclusively:

- directing overhead wires underground and the removal of their supporting poles (which are particularly obtrusive in parts of Fore Street and both Old and New Exeter Street);
- laying more traditional pavings in place of tarmac (particularly along main pedestrian passageways/routes);
- the replacement of uncharacteristically large lamp standards of a utilitarian design with types that better relate to their historic context (these could be fixed to buildings to reduce the ground clutter);
- the adoption of a co-ordinated approach to the provision of street furniture such as safety railings, litter bins, bollards and seating; and
- seek a commitment to retain historic surfaces in the public realm.

The many passages and alleys leading off the town's principal streets are a very distinguishing feature of the town, and any original surfaces on public or private land that survive should be retained. Unfortunately the appearance of the passages, upways and alleys is either disappointingly neutral or negative, or their significance is not adequately revealed or highlighted.



Fig 151 Passage between 75 and School House 76 Fore Street



Fig 152 Early 20th Century photograph of Conduit Square

7.2 Conduit Square/Fore Street Opportunities

As indicated in the Action Points within Section 6 above, there is considerable scope for enhancement through implementing a high quality re-surfacing scheme for key circulation routes, particularly those between Fore Street and the Market Way car park, that could be a catalyst towards encouraging similar improvements elsewhere.

Other places in the Conservation Area that have potential for improvement, to transform their currently negative/neutral impact include:

- enhancement of walkways with a co-ordinated approach taken to surfacing of courtyard and passage entrances, drives and alleys;
- encouraging an appropriate lighting scheme for these passages by owners would increase their appreciation, while improving their security and surveillance;
- the gated entrance to the Playpark off Fore Street;
- the foreground of the main entrance to the Church of St Martin and St Mary (which is often spoilt by the parking of commercial vehicles)
- the small raised area at Oldway adjacent to its junction with Fore Street/Parade;
- the entrances to the parking areas/ service yards associated with the Old Coaching House and the former Reading Room/Library at No. 11 Fore Street;



Fig 153 Conduit Square from same position today

Perhaps the most significant potential for enhancement, however, lies in the possible regeneration of Conduit Square. Its appearance no longer commands the focal importance – and sense of place – it once had on its north side, between Old and New Exeter Streets when its enclosure was once provided by a pair of imposing 3-storey buildings (including the former Lion Inn, since demolished).

- an informal planted area occupies their place, along with the blank, unfinished gable ends of properties where Old and New Exeter Streets meet. They leave much room for improvement by their present limited contribution towards creating a positive space that reflects its importance as the civic and commercial focus of the town;
- any investigations into the potential for regeneration would need to consider how the space enclosed by the buildings around it might itself be improved to create a more attractive focal point and pedestrian-friendly environment.

Recent initiatives have been taken to hold farmers' markets within Conduit Square, and these have introduced a positive level of activity that aids the character and vitality of the Conservation Area, while reflecting positively on the town centre as a whole. This achieves the important objectives of:

- acting as a 'draw' for people and generating pedestrian activity, encouraging those passing through to stop in the centre and use the facilities, with the prospect of increasing revenue for Chudleigh businesses;
- also focussing greater attention towards this important but overlooked public space;
- raising the status, profile and enjoyment of Conduit Square as a public meeting point;
- re-establishing (albeit in a small way) the traditional market role of the town;
- place seen as increasingly important as a focal point for collective town activities/recreation, that members of the public are likely to value more and take interest in and ownership of its future;
- increasing public support for future physical enhancement opportunities, through potential easing of pedestrian access and encouraging such movement between all sides of Conduit Square;
- promoting lateral pedestrian connection going in an east to west direction through the town, as Conduit Square would seem less of a physical barrier to movement particularly for aiding disability access.

Such measures should be supported and combined with other public/community events and initiatives to encourage further commercial activity within the town centre. These can aid management of the special qualities of the Conservation Area.

7.3 Market Way /Old Exeter Street Opportunities

The general atmosphere of Market Way leaving the centre of the town gives a poor first impression, with hard surfaces being dominant and little notable soft landscaping. Market Way is a relatively new route formed by the demolition of buildings adjoining the east side of and to the rear of 28 Old Exeter Street (now Lloyds Pharmacy) in the 20th century. The Town Hall building formerly had a forecourt extending to the edge of Old Exeter Street, until 20th century demolition and highway re-alignment reduced the forecourt to its present triangular ground plan (see Map 16) . Therefore the entrance to the street has unusual proportions compared to the remaining historic street plan of the town.

The present treatment to the gable end of 28 Old Exeter Street and its attached outbuildings, the arrangement of street furniture such as bike stands, bollards and seating along with the hard surfacing used appearing fragmented and uncoordinated. The forecourt and setting to the grade II listed Town Hall is also understated, being obscured by uncoordinated street furniture, railings and conspicuous signage. The boundary between the Market Way pavement and the public car park beyond also lacks clear definition.

Action Points in Section 6 highlight the opportunities for an enhancement scheme, with recommendations that could improve the setting of the Listed Town Hall and views looking back towards Conduit Square. These could include:-

- re-alignment of Market Way to recreate a forecourt for the Town Hall, that was lost during 20th century highway changes, and
- tree planting within a remodelled forecourt and at the junction with Old Exeter Street.



Fig 154 View from Conduit Square into
Market Way

Fig 156 is an example of how additional hedge or tree planting beyond the Health Centre building on Market Way could enhance the road frontage to the public car park, and also resulting views out of the Conservation Area.

7.4 General Physical Enhancement Opportunities

Overhead wires

As highlighted in Section 5 above there are several situations within the town centre, particularly along Fore Street, where overhead electricity lines are a



Fig 155 View of present Market Way car park
road frontage



Fig 156 Possible view of Market Way car
park road frontage after hedge planting
(subject to further public consultation)

visual intrusion into the skyline when viewed from street level. See Figures 157 and 158 of existing sites and those graphically altered with the power lines omitted. (These show the potential visual improvements that are possible if action



Fig 157 Fore Street frontage currently with visually harmful overhead wires



Fig 159 Montage of Fore Street frontage with satellite dishes



Fig 158 How Fore Street could look without overhead lines and posts (subject to further public consultation)



Fig 160 Montage of Fore Street if satellite dishes were removed (subject to further public consultation)

was taken to locate overhead power lines underground in key places).

Satellite dishes

Satellite receiver dishes have a visually harmful form when they protrude from historic facades and walls, and the presence of these fixtures on prominent elevations adversely affects views and erodes the character and appearance of the Chudleigh Conservation Area. Great care is therefore needed to site such equipment so as to minimise its impact in historic areas. The attached photographs in Figures 159 and 160 demonstrates the visual enhancement possible for example at Fore Street, if the present satellite dishes were absent.

Utilities including lamp standards

The use and type of street furniture, as well as utility equipment such as lamp standards can have a profound effect on the quality of spaces surrounding important groups of buildings, and can impact on the overall visual quality of a Conservation Area as well as views through it. Utility equipment should be carefully designed and sited so as to provide continuity, by responding to the historic proportions of the street, and the buildings and spaces within it.

Figures 161, 162 and 163 show examples of significant visual enhancements possible by the use of traditionally designed replacement lamp standards, combined with other potential actions in Conduit Square.



Fig 161 Conduit Square with present lighting



Fig 162 Conduit Square with sensitive lighting installed subject to further public consultation



Fig 163 Potential enhanced view looking across Conduit Square

8.0 Tourism and Economic Development

The management of the Conservation Area could reinforce opportunities to support tourism and the towns' advantageous location near the Haldon Hills.

By broadening the range of services and



Fig 164 Public houses could provide tourist accommodation (Bishop Lacy, Fore Street)

activities it offers through a more diverse economic base, and raising the profile of its architectural heritage to attract visitors, Chudleigh could generate increased revenue for existing businesses that would assist its regeneration and enhancement. Key aims of the Chudleigh Community Master Plan relating to the economic and physical well-being of the town could also be realised.

The following initiatives could be pursued:

- promote Chudleigh as a tourist base for adventure holidays in the Haldon Hills/ Ridge area and Chudleigh Caves at Coburg Corner, drawing upon parallels with the manner that Ashburton is an established visitor base for touring Dartmoor;
- new signage and marketing could be considered to include a caption 'Chudleigh – Gateway to Haldon Hills' on entry points to the town;
- guest accommodation could be responsibly promoted within the town, with potential for youth hostelling facilities;
- cycling/touring facilities should be promoted/provided at key locations within the town to take advantage of the scenic woodland routes, highlighting opportunities for cyclists out of the town going northwards along Old Exeter Street/Woodway Street, along roads that have generally light traffic levels;
- enhancement opportunities for Conduit Square should be considered with

- potential to create a wider pavement, an attractive pedestrian civic space that could be developed into a 'street café';
- consider a lighting enhancement scheme to introduce traditional lighting types to replace existing standardised lighting units. These could be ground-mounted on Fore Street using the wider pavements, or possibly wall-mounted;
- heritage interpretation boards could be introduced at main arrival points such as Market Way car park, complementing historical information available via the Chudleigh Heritage and Information Centre;
- a collective review of facilities of community buildings including the Town Hall, Church of St Martin and St Mary to determine whether the present facilities are adequate and how each could be improved to meet local and tourism needs;
- a 'Heritage Trail' with a historic plaques scheme could be developed around the town, and both Trail maps and aural historical information made available through retail outlets.

9.0 Use of materials: General Guidance

9.1 Roofs

9.1.1 Slate (and Corrugated Iron)

Natural Slate is the dominant and most characteristic roof cladding in the Conservation Area and is often the first-choice material for both new and replacement roofs. Originally a Devon grey-blue slate followed by a similar coloured Welsh or Cornish slate would have been used for the majority of buildings in Chudleigh from the mid 19th Century onwards. New imported alternatives may be considered for replacement roofs where salvaged or suitable reclaimed/weathered slates cannot be sourced, subject to a close match achieved to the historic colour, riven edge, size and fixing methods of traditional

roofs. The most suitable colour is a mid grey-blue, not darker shades. When laying new slates, these should correspond with the historically correct size, batten intervals and lap for the age of the roof concerned, to ensure that the roof texture and pattern is maintained. Slates should also be fixed using nails not clips.

On outbuildings the use of corrugated iron roof sheeting is traditional, and may be an acceptable alternative if the same, small-scale, wavy profile is repeated (though modern, rectangular profiled sheeting should be avoided).

9.1.2 Tiles

Roof tiles are generally a recent introduction to Chudleigh, and neither preserve nor reinforce the town's historic roof character.

9.1.3 Thatch

Although remaining historic examples are few within the Conservation Area, thatched roofs should always be retained and finished with a plain ridge that is laid flush (not using an ornamental, block cut method) to follow the local tradition.

9.1.4 Chimney Stacks and Flues

Chimney Stacks are a very important feature of the skyline and provide clues to a building's age, development and status. They should always be retained or, if necessary, rebuilt to the same profile. They should also be incorporated in new-build houses, particularly when located on or near the principal streets.

External flues are an incongruous feature and should be avoided (or alternatively encased within a stack), while balanced flues (serving gas fires etc) should be sited inconspicuously on rear or side elevations (not on front elevations facing the street).

9.1.5 Ridges, Hips, Eaves and Verges

The way these roof elements are treated is



Fig 165 Ridge line with serrated tile design

an essential aspect of a building's interest and character, and whenever repairs or other works are carried out they should be re-instated in a like-for-like fashion. Ridges are usually of clay tiles, but also of a dark grey finish. However roof works dating from the later 19th century onwards often included a red serrated ridge line, and examples can be seen in the Conservation Area. Some higher status buildings can possess roll top clay ridge tiles, in either terracotta or a dark grey or even a black glazed finish.

New buildings should follow existing, established patterns, which characteristically have clipped eaves and have narrow fascias fitted flush against the wall. On less modest buildings, eaves often project proud of the adjacent wall sometimes having decorative friezes and brackets beneath. Boxed eaves and verges are alien features to the Conservation Area and should be avoided, and so too are uPVC replacements. Hipped roofs are uncommon in the area, but if their use is acceptable the hip joints should avoid using conspicuous terracotta or cement tiles. Uncapped hip joints are seen, with occasional examples of rolled lead used for these roof joints to higher status buildings at Fore Street, usually those dating from the early 19th century.

9.1.6 Dormers and Rooflights

Neither roof dormers nor rooflights are characteristic features of the area and, in principle, should not be inserted on prominent roof slopes. Where acceptable

on non-prominent roof slopes, dormers should be small in scale and reflect the pattern of (the few) historic examples in order to maintain local identity, while rooflights should be of minimal size and be of a 'conservation type' that is designed to suit an historic setting and fit flush with the line of the roof slope.

9.1.7 Photo-voltaic panels and solar heating units

Photo-voltaic cells and solar heating panels can be highly conspicuous when fixed on roof lines. Care should be taken to avoid fitting them particularly on the front roof slopes of domestic properties in the Conservation Area, or where harm is caused to the setting of adjacent listed buildings.

9.1.8 Rainwater Goods

Cast iron rainwater goods should be repaired whenever possible or else renewed in a like-for-like fashion, usually with guttering that has either a half-round or perhaps ogee profile cross-section. Extruded aluminium is a more expensive alternative which, when painted, has a similar appearance to cast iron. UPVC, on the other hand, is a poor, less sustainable, substitute whose appearance is generally out of keeping in an historic setting. Its use should be avoided if at all possible (especially on street elevations), but if used elsewhere, black or grey (not brown or white) with half-round or ogee profiles (not rectangular) are the more suitable.

9.2 Walls

9.2.1 Render

Rendered finishes to existing buildings should always be renewed if they fail, and be applied with a texture (smooth or roughcast) that is appropriate to the building's design, character and status. Traditionally constructed buildings would have been originally constructed using lime renders and mortars. Where cement

based mixes have been used for either re-rendering or re-pointing of such buildings, these should be considered for removal and replacement in cement-free lime mortars which will allow moisture that naturally enters such walls to escape effectively, as well as to provide a visually softer finish.

Where there is evidence of inscribed ashlar-lining to render, this treatment should always be reinstated, taking great care to repeat, exactly, the existing proportions. Whenever repairs to rendered elevations are carried out, distinctive architectural features (such as door hoods, string bands, drip moulds and quoins) should always be reinstated in a precise, like-for-like fashion.



Fig 166 Traditionally rendered wall

The painting of render should be done with care, not only in the choice of paint (which should not create an impervious membrane that will trap water within the wall structure) but also in the choice of colour (which should normally be a white or pastel to ensure harmony and neighbourliness in the street scene). The use of limewash available from traditional building material suppliers is recognised as being suitable for all types of render, but possesses a texture and appearance that is most suited to historic buildings and settings.

9.2.2 Stone

There are relatively few buildings with exposed stonework to their walls within the Conservation Area (in contrast to their widespread use for boundary walls); their

contribution towards creating Chudleigh's distinctive character is very considerable. It is important, therefore, that their value is not diminished by inappropriate pointing types which either project forward (eg. snail pointing), spreads beyond the joints onto the faces of the stones, or that the stone walls are either rendered or, worse still, the walls are removed.



Fig 167 Traditionally pointed stone wall using lime mortar



Fig 168 Poor traditional stone wall repairs using cement mortar

It is essential that a cement-free lime mortar is used to avoid stone deterioration, and their pointing is of an appropriate colour and texture, to avoid stone deterioration and protect character. It is important that bare stone walls should remain in this form, and the temptation to apply a paint to historic stone walls to smarten them up should be avoided.

9.2.3 Brick

The use of brick as a material for house building in the town was a later occurrence, being characteristic of a period of time around 1900 towards the Second World War rather than being representative of Chudleigh as a whole.

Therefore, while brick might be considered an appropriate material for constructing buildings associated with the brick-built properties in the area (such as extensions or outbuildings), it is not a material that would otherwise be considered to be in keeping with the character of the town's historic core.

9.2.4 Slate Hanging

Slate hanging on elevations is not characteristic of the Conservation Area and so would not normally be introduced as a feature.

9.2.5 Timber Cladding

Like slate hanging, this wall treatment is largely absent from the Conservation Area. As a cladding material used for non-domestic buildings it might therefore be considered acceptable if it has a natural finish.

9.2.6 Paint, Stain and Limewash

Paint is used traditionally as a protective coating for either render or external joinery. Oil-based opaque paints for external joinery help to protect the fibres of the timber, and can reduce the tendency for swelling or shrinking the timber, while the oils within the compound applied helps to nourish the wood. Such paints may also have the benefit of flexibility with any surface movement of the joinery. Some proprietary paints do not respond well to use on timber or other facing materials such as render, and when becoming brittle they effectively trap moisture beneath the surface paint and the substrate, that can increase the rate of decay in the structure. Natural oil for existing or new hardwood with particularly former agricultural buildings is often the best option, as this leaves a pleasing non-reflective finish.

The application of stains to external joinery needs to be very carefully considered, and is unlikely to be suitable with historic

buildings in the Conservation Area. but certain colour shades of opaque stain (generally avoiding transparent brown stains) may be acceptable for outbuildings with courtyard or rear facing elevations.

Limewash is a mineral lime suspended in water, and was traditionally used as a protective coating for lime plaster walls, and can often be found used particularly where lime plaster or render covers cob walls to outbuildings. An example of its use externally can be found to a wall fronting Vicarage Lane, and has a distinctive matt finish and dry surface texture. It should be used in situations where the substrate or composition of the wall is of traditional construction as the material readily allows water entering the wall to evaporate. However its use should generally be avoided with brick work or stone block.

9.3 Windows and Doors

The architectural character and historic interest of modest houses is often determined by its windows and doors. If replacements are inserted that differ in terms of their design, size, method of opening or their materials of construction, the authentic character of a house will at best be eroded or at worst completely destroyed (particularly where plastic strips are inserted in windows to mimic glazing bars). Every historic window and door should therefore be cherished and repaired, and if replacement is thought to be absolutely essential, this should be done exactly like-for-like. Please see the technical guidance documents on windows outlined in Appendix A.

In the case of new buildings, doors and windows should be of a painted timber, or possibly opaque-stained timber used on concealed outbuildings. Windows should maintain traditional methods of opening (being either vertical sliding sashes or side-hung casements; if the latter opening lights should be set flush with their outer



Fig 169 uPVC windows case visual harm to the Conservation Area

frame, whichever is appropriate to the design of the house and its location) and have glass fixed into rebated glazing bars (if the window is to be multi-paned).

UPVC units are particularly harmful in historic buildings and Conservation Areas as not only being a non-traditional material, they have design limitations meaning that both their frames and glazing bars are of crude proportions, and much thicker than those of historic timber windows. Even when the traditional opening methods are followed, if side-hung the opening lights have crude overlapping frames and deep frames that disregard the elegant detailing of older windows and also that of well crafted timber replicas.

To reduce heat loss or assist draught reduction traditional windows can be adapted with brushes, or supplemented with detachable secondary glazing units fitted on the internal reveal of window openings. There are situations where slim framed (11mm or less cross-section depth including the 'air' gap) double glazed windows can be acceptable for use within Conservation Areas, as these can be puttied into the rebate of narrower glazing bars. However when used on multi-paned windows even the slim section sealed unit if repeated on small panes could harm the historic proportioning of the fenestration being used.

Doors should reflect the style and age of the house and be representative of



Fig 170 Shuttered timber sashes with secondary glazing fitted within reveal

the scale and status of the building.

Fanlight panels are a traditional feature set above front entrance doors, but are both visually and historically wrong when semi-circular 'fan lights' are built into the doors themselves. The right design of each door relates to the historic function which it served (or continues to serve). Lugged and braced vertical plank timber doors were commonly used as roadside enclosure for cart entrances to courtyards, and for side passages giving rear access. By contrast, panelled doors were usually found on road frontage elevations, that either served principal entrances to properties or lead to main habitable accommodation.

Such historic distinctions between functions marked by different door types should be maintained where they exist, and opportunities should be taken to reinforce this distinction where it has been lost.

9.4 Boundary Walls, fences and Railings

Natural stone walls and ironwork railings are characteristic of boundary treatment found in Chudleigh, the former often with gatepiers at entrances to higher status properties, and both with ornamental ironwork gates. When works of maintenance is carried out to stone walls, this should always be done in a way that maintains their character as well as their stability. Until the 18th century joints to stone walls were usually flush as the

stones were laid.

However the purpose of pointing used is primarily to keep moisture out of the mortar bonding the stone together, and so giving the wall its strength. Where moisture does enter a traditional stone wall through the pointing this needs to be allowed to evaporate. The mortar which on the other hand is used to bed out the irregularities in the shapes of the stone should be no stronger than the stone which it bonds together, otherwise the stone will erode faster than the mortar itself.

The introduction of alternative materials (such as concrete blocks or bricks) should be avoided, while re-pointing should be carried out using a cement-free lime mortar, and include a well graded aggregate (larger particle sizes down to 'fines'). Re-pointing should not spread beyond the joints onto the face of the stone, or project out from the joints. Historic pointing is often finished almost flush with the stone face, but then set or brushed back slightly so that the stone edges is revealed. A notable exception is the tuck pointing found to the walls of the Town Hall (Market Way elevation).

Solid fences of the lapped and close-



Fig 171 Traditional pointing to wall of Town Hall

boarded kind, as well conifer hedges, create a 'modern' suburban appearance that is most unsuited to an historic town setting, so should be avoided in prominent locations. Rendered blockwork walls are a more suitable solution (particularly when associated with buildings having a similar finish), while the combination of a low stone

wall (or stone-faced bank) with a hedge of indigenous species planted behind is characteristic of 19th century villas.

Wrought iron railings have been used historically to define the curtilage boundaries of many buildings, particularly where these are firmly against the road. Examples of their survival are found for not only domestic properties of varying social status (mainly along Fore Street and Old Exeter Street) but also for non-secular uses. Here robustly designed rail heads define the boundary of the yard to the Church of Martin and St Mary's along Vicarage Lane, as well as the frontage to the United Reformed Church. Where such examples of enclosure have been lost, their reinstatement with historically accurate rail head designs will be encouraged.

10.0 Planning Policies and Guidance

10.1 National Policy Guidance

The way that local planning authorities should discharge their responsibilities towards preserving and enhancing the character and appearance of Conservation Areas is described in the Planning Policy Statement (PPS) 5 - Planning for the Historic Environment published by Central Government. This document published in April 2010 amalgamates and replaces the previous Planning Policy Guidance Notes (PPG s) namely PPG 15 'Planning and the Historic Environment' and PPG 16 'Archaeology and Planning'.

PPS 5 is comprehensive in its content, introducing new terms such as heritage assets being both designated (ie. listed buildings, conservation areas and scheduled monuments) and non-designated (ie. those assets that are positively identified as having a degree of significance meriting consideration in planning decisions, such as locally-listed buildings). It encompasses

the conservation of the historic environment in a wider, broader sense, with archaeological implications being considered at the outset of development proposals. It is divided broadly into a series of national planning policy making and development management subject areas.

Policy HE1 of PPS 5 outlines that in devising policies and making decisions relating to heritage assets local planning authorities should look for opportunities to mitigate and adapt to the effects of climate change by seeking the re-use or where appropriate modify heritage assets to reduce carbon emissions, and to deliver sustainable development.

Such adaption it recognises can include enhancing energy efficiency, improving their ability to deal with climate change and allowing greater use of renewable energy amongst other considerations as well as keeping 'asset' buildings in active use.

Where there is conflict between climate change and conservation objectives, then the public benefit of mitigating climate change effects should be weighed against any harm caused to the significance of heritage assets.

Policy HE2 of PPS 5 advises that local planning authorities should possess evidence about the historic environment and specifically the type, numbers distribution, significance and condition of the heritage assets about their area, and their contribution. This information should be publicly documented and that the detailed evidence available is adequate to inform the plan-making process. Access to an historic environment record should be possible, which in the case of Devon is maintained by the Devon County Council Historic Environment Service.

Policy HE3 of that document also outlines that local development frameworks should

set out a positive and proactive strategy for the conservation and enjoyment of the historic environment, considering its qualities and local distinctiveness promoting and recognising the contribution made, including the following:

- its influence on the character of the (local) environment and an area's sense of place
- Its potential to be a catalyst for regeneration in an area, in particular through leisure, tourism and economic development

Development Plans, PPS 5 advises should consider the contribution that local distinctiveness and qualities that the historic environment can contribute, towards the 'spatial vision' to the core strategy. Such Development Plans are likely to consider more detailed investment towards historic places and the public realm to achieve their enhancement. They should also identify the best ways to achieve conservation of single or groups of heritage assets that through poor condition due to decay, neglect or other threats are most at risk.

For development management purposes, Policy HE6 of PPS 5 outlines the information requirements for applications affecting 'heritage assets', to ensure that the effects upon their significance is outlined and justified by applicants. Policy HE7 also advises that local planning authorities should take account of the desirability of new development to make a positive contribution to the character and local distinctiveness of the historic environment. The Conservation Area Appraisal together with this Management Plan seeks to fulfil these duties.

Policies HE8 to HE13 provide detailing guidance on how to consider applications affecting both designated and non-designated heritage assets, and to consider responding to buildings at risk. A full version of PPS 5 can be downloaded

via the Central Government website: www.communities.gov.uk.

For sourcing historic information needed for applications for listed building and conservation area consent, the Devon County Council Historic Environment Service can be contacted, via the Historic Environment Record on www.devon.gov.uk.

Also the National Monument Record (NMR) www.english-heritage.org.uk/professional/archives-and-collections/nmr/heritage-data/historic-environment-records/ and English Heritage via their 'Heritage Gateway' website www.heritagegateway.org.uk as well as other relevant sources of information on such a 'Heritage Asset'.

10.2 The Adopted Local Plan and Local Development Framework

Local plan policy is contained within the Teignbridge Local Plan (adopted in 1996), and the Devon Structure Plan, (adopted in 2004). These are the statutory development plans for the Teignbridge District (outside the Dartmoor National Park area).

The Government through the Planning and Compulsory Purchase Act 2004 introduced a new planning system aimed at creating a slimmer and flexible system whilst increasing the community engagement in the planning process.

The Act requires the District Council to produce a Local Development Framework (LDF). This comprises a folder of documents to be produced by the Council over a period of time, including:

- Development Plan Documents (DPD) – these are the main documents and establish policy towards the use of land
- Supplementary Planning Documents (SPD) – these provide additional

guidance to policy contained within the DPDs and could include Conservation Area character appraisals

- Statement of Community Involvement (SCI) – this sets out how the Council will consult on planning matters
- Local Development Scheme (LDS) – this is the project plan for the LDF and shows what documents will be produced and when

The Teignbridge Local Development Framework is currently being prepared and as each DPD is adopted it will replace the relevant policies contained within the Teignbridge Local Plan.

10.3 Principle of Sustainability

The policies and proposals included in the Local Plan were formulated on the principle that “development decisions must encompass a full appreciation of the value of the natural and built environments in terms of the direct and indirect contributions that environments make to people’s well-being”. Fundamentally, therefore, any development must be sustainable and not prejudice the quality of the environment for the benefit of future generations.

“The challenge of sustainable development is making growth and development compatible with environmental quality, which is itself a vital feature of economic development”.

10.4 Local Plan Policies

Policies relating specifically to the preservation and enhancement of historic buildings and areas are included in the Conservation and Environmental Management Section of the Local Plan. These are described on the following pages, but potentially of relevance also are policies included elsewhere in the Plan, including:

POLICY HD1: Support for the Tourist Industry and Maintaining the Character of the District as one suitable for Family Holiday enjoyment

POLICY HD2: Encouragement of Measures to lengthen the Tourist Season

POLICY HD6: Creation of New Holiday Accommodation in Large Houses and other Suitable Buildings

POLICY HD7: Protection of Existing Holiday Accommodation

POLICY HD8: Support for the Creation and Up-grading of Tourist Facilities, particularly in the main resorts

Tourism is recognised as a major generator of income and seasonal employment in the District and therefore of considerable importance to its economy. This group of policies confirms the significance the Council places on safeguarding existing levels of holiday accommodation; on improving its quality and enabling its adaptation to meet changing demands, and on creating new holiday accommodation and tourist facilities in new or existing buildings, particularly where these would help extend the tourist season.

Like many other coastal and inland settlements in Teignbridge, the Chudleigh area has increasingly become a centre for day visitors, however serviced accommodation within Chudleigh itself is in short supply. The Council believes, therefore, that an attractive environment for residential, commercial and holiday activities is essential to its future prosperity. At the same time it is now recognised that heritage assets and the character and quality of places are an increasingly important element of the tourism industry in attracting visitors.

POLICY S4: Encouragement for converting non-retail uses to shops within the designated shopping area and the

favourable consideration of proposals for new shopping development close by

As Chudleigh is a Selected Local Centre serving an increasing population, this policy is intended to ensure new shopping uses are focussed on the designated shopping area. Permissions for conversions will only be granted, however, where it can be demonstrated that the special character of the Conservation Area will be maintained and that the character of any Listed Building will not be harmed.

POLICY H10: Redevelopment within Established Residential Areas, together with

POLICY H11: Design in New Housing

Although accepting that the redevelopment of a site (through demolition and rebuilding) can contribute to the housing stock, this policy identifies cases where the presumption would be in favour of safeguarding buildings against such proposals, namely where these are considered to contribute significantly to the character of the area they are in (particularly Conservation Areas). In this regard, buildings identified as 'outstanding' or 'positive' on the Architectural Character Survey Map in the Appraisal section of this document are considered to make a significant contribution towards the Conservation Area's character.

Furthermore, any redevelopment proposals affecting buildings identified as Neutral/Negative on the Survey Map will be required to 'preserve or enhance' the existing characteristics of the Conservation Area in terms of the form, scale and use of the building affected by the proposals and the buildings within its vicinity. This requirement accords with Policy H11 relating to design, which requires that all new housing development will be expected, in particular, to:

- be sympathetic in scale, design and

layout to the character of the site and its surroundings

- incorporate the use of external materials appropriate to the local environment, and
- retain and protect existing features of landscape, historical or nature conservation importance within the site.

POLICY H14: Extensions to Residential Properties

While accepting that extensions are a popular and satisfactory means of improving the quality of the housing stock, and in many cases can be constructed without the need for planning permission, this policy recognizes that their visual impact on the surroundings is a matter of considerable concern. In this particular regard, therefore, the policy requires extensions:

- to be designed to blend satisfactorily with the style and appearance of the existing house
- to have pitched roofs to match the existing property unless a flat or mono-pitched roof would assist in reducing its impact on an adjoining property and would have no impact on the street scene
- to be of a scale appropriate to the property and would not overdevelop the site by resulting in an undue loss of private amenity space
- not to have the effect of creating the appearance of 'terracing' in the street scene or of being unduly dominant (where 2-storeys in height and added to the side)
- not to result in the loss of any trees, hedgerows or other features (eg stone boundary walls) which contribute to the character and amenities of the area or materially affect the wildlife interest of hedgerows
- in the case of buildings of special architectural or historic interest and/or within Conservation Areas, that the extensions also accord with Policies

C27 – C43 (see below).

The Local Plan fully recognises the importance of the District's heritage resource and the need to conserve the best of the area's historic and architectural character as identified through the listed building and conservation area designation processes. Policies relating to Listed Buildings include:

POLICY C27: Proposals affecting Listed Buildings

POLICY C30: Conditions attached to Demolition Approvals (for non-listed buildings in Conservation Areas as well as Listed Buildings)

POLICY C31: Preserving the Setting of Listed Buildings

In summary, this group of policies is intended to ensure the protection of listed or listable buildings and their settings from unsympathetic developments, while at the same time enabling flexibility in applying planning standards if this will help to bring about an acceptable scheme for their conservation. In determining applications for listed building consent the Council will have regard to both the numbered policies and the associated planning practice guide advice set out in the Government's Planning Policy Statement - Planning for the Historic Environment (PPS 5), including the presumption of retaining all such buildings and the features of special interest they, and their settings, possess. Only in exceptional circumstances, therefore, would demolition be permitted (Policy C27), normally in accordance with conditions that would have to be complied with beforehand (Policy C30).

New Uses for old buildings may sometimes hold the key to their successful preservation, and the Council may consider relaxing planning standards over such matters as land use and car parking where this would enable an historic building or group to be given a new lease

of life.

As far as preserving the setting of listed buildings is concerned, measures taken by the Council may include traffic management and tree protection in addition to normal development controls covering the design and use of adjoining land.

The Council will also give advice to owners, not only on appropriate repair techniques, but also on works of restoration and on changes proposed in applications for listed building consent.

POLICY C34: Proposals affecting Conservation Areas

POLICY C35: New Buildings in Conservation Areas

POLICY C37: Developments outside, but close to, Conservation Areas

In summary, this group of policies is intended to ensure that developments affecting Conservation Areas, including those outside the Areas that will have an impact on them, are permitted only if they preserve or enhance the aspects of the environment which contribute towards their character or appearance. In particular, the scale and form of any new development (including extensions to existing buildings), and the materials used in its construction, will need to be appropriate to the particular Conservation Area and be in harmony with surrounding properties.

Applications will need to be sufficiently detailed to show clearly how the development being proposed will preserve or enhance existing characteristics, and as a matter of course, the Council will promote tree planting and other environmental improvements in order to achieve an acceptable scheme.

There are other policies in the Local Plan

which have a district-wide relevance and cover particular types of development, particular localities or particular measures the Council might take in pursuing environmental objectives:

POLICY C38: Preserving the Character of Residential Areas

This policy recognises the special characteristics of older residential areas in the District, particularly those that include larger houses that are well-built and attractive in themselves and sometimes set in substantial grounds. Its purpose, therefore, is to encourage the retention of these buildings and to ensure new development does not damage the essential characteristics of their settings.

POLICY C39: Development of Infill Sites

This policy aims to ensure that in areas of commercial activity, infill sites are developed in a way that respects the overall character of the street scene, particularly in terms of the scale and form the buildings possess.

POLICY C40: Fences and Walls on the Street Frontage

While accepting that fences and walls are mostly erected with security and privacy in mind, this can often be at the expense of visual appearances. This policy sets out to safeguard the character and visual amenities streets and spaces so that normally only walls and fences that will create an attractive feature will be considered acceptable.

POLICY C43: Use of Traditional Materials

This policy relates to new developments and is concerned with the respect that should be afforded to local building traditions, not only in terms of design, massing and scale but also in the use of traditional materials and finishes. Innovative design using the correct

materials is not discouraged providing the new building will integrate into the established scene and not appear alien or visually obtrusive.

POLICY C44: The Treatment of Shop fronts

The materials, form and design of shop fronts is recognised as contributing significantly towards the character and quality of an area. In the centre of Teignmouth the older, traditional, shop fronts help strengthen the classical style of architecture that is dominant, and possess historical interest in themselves. This policy details the criteria the Council will use to consider proposals relating to their treatment, including the retention of traditional (classical) features such as columns, pilasters, cornices and stallrisers.

POLICY C46: Controls within Areas of Special Advertisement Control

POLICY C47: Control of Advertisements in Conservation Areas

POLICY C48: Control of Advertisement Hoardings

POLICY C49: Siting of Advertisements on Buildings

POLICY C50: Action relating to Advertisement Clutter

In recognition of the major impact advertisements can have on the quality of the environment – which, if poorly designed or sited can be adverse indeed – the Council has adopted a range of policies to ensure and enable their strict control. Conservation Areas and Listed Buildings are covered by a particular policy which seeks to ensure their character and appearance is preserved or enhanced (Policy C47).

Consent will not normally be granted for

signs that are distant to the premises they relate to, while hoardings are considered to be a totally inappropriate form of advertising, even in urban areas. Signs above shop fascia level will normally be resisted as well, while the Council will take action to ensure non-essential advertising and sign illumination is kept to a minimum in historic settings.

POLICY C51: Preservation of Archaeological Sites and Monuments

POLICY C52: Development affecting Archaeological Sites

The Council accepts a presumption against development that would adversely affect the site or setting of an Ancient Monument, whether or not it is scheduled as being of national importance. Only if the need for the development outweighs the historic importance of the archaeological remains will planning permission be granted.

Where development will affect a site that possesses archaeological potential (such as at the heart of a settlement where underground remains might evidence its early development) an archaeological evaluation (including trial trenches) may be required before an application is determined. Where the development is considered acceptable in its original or modified form, approval may be the subject of conditions to ensure the recording, preservation and storage of the remains and publication of the investigations carried out.

POLICY C1: Tree Preservation Orders

While trees are afforded a degree of protection under the Conservation Area legislation, in that their felling, topping or lopping cannot be carried out without first notifying the Council of these intentions, this needs to be backed by a commitment of the Council to secure the protection of trees through the service of Tree

Preservation Orders. This policy does that, by confirming it will make such Orders to preserve groups or individual trees where these are under threat and the loss of which would have a significant impact on visual amenities. Further, in the exceptional circumstances of consent being given to fell, the Council will normally require the planting of replacement trees of an appropriate size and species.

11.0 Other Planning Controls and Measures

11.1 Additional Conservation Area Controls

The designation of Conservation Areas introduces a number of additional controls which mean the Council's permission is required for certain works which would normally be 'permitted development' under the Town and Country Planning General (Permitted Development) Order 2010. These include:

- the total or substantial demolition of a building or structure, including a boundary wall, and including also any monument or memorial to a deceased person which was erected before 1925 (such as headstones and tombstones in a churchyard).
- the felling, topping or lopping of trees

and if the building is a single-family house

- extensions which will project beyond a wall forming a principal or side elevation of the original house
- extensions that have more than one storey and project beyond the rear wall of the original house by 4 metres if dwelling is detached, or 3 metres in other cases
- erecting a garden structure, such as a shed between the side elevation of the dwelling and its boundary
- making roof extensions, eg dormers

(but excluding rooflights)

- adding external cladding to the walls of the house
- adding/altering chimneys, flues, soil and vent pipes on a wall or roof slope which fronts a highway and is the principal or side elevation to that dwelling
- fixing a satellite dish to a chimney, to a wall or roof facing a highway
- domestic micro regeneration (solar photovoltaic (PV) or solar thermal) equipment on a wall forming the principal or side elevation of the dwelling, and can be seen from the highway
- solar PV or thermal equipment sited detached from a dwelling and is also visible from a highway

Other building alterations or structures which are controlled in a Conservation Area

- If the building is greater than 15 metres in height, fixing a satellite dish to it requires planning permission
- Installing an ATM machine requires planning permission
- installing radio masts, antennae, or radio equipment housing with a volume of 2 or more cubic metres.
- Alteration to a shop front requires planning permission

11.1.1 Demolition Within Conservation Areas

Conservation Area Consent is required for the demolition or substantial demolition of most buildings in a Conservation Area. The total or substantial demolition of any building with a size exceeding 115m³ (about the size of a double garage) will require the written consent of the Local Planning Authority. Applications are normally decided within eight weeks.

There is a general presumption in favour of retaining buildings that make a positive contribution to the character

or appearance of a Conservation Area.

Conversely, the demolition of a building that makes a negative contribution to the area may be welcomed where it offers the opportunity to enhance the character of the area. The Conservation Area Appraisals have assessed each building to determine whether they make an outstanding, positive or negative contribution to the Conservation Area

Walls and Boundary Features

Conservation Area Consent is also required for the demolition of any gate, wall, fence or railing which exceeds one metre in height adjoining a highway, waterway or public open space, or two metres in height in any other case.

Please consult the Development Management Section before carrying out any demolition works in a Conservation Area.

Development mentioned above that is controlled in Conservation Areas reflects the harm that can be caused by their insensitive siting, position or scale. While the suitability criteria for eg extensions, demolitions and roof dormers have been highlighted elsewhere in Sections 5 to 7 above, the Council further advises that:

- Satellite dishes appear as alien fixtures within an historic setting and should not be attached to prominent elevations or chimney stacks, but be located in concealed positions. Shared arrangements for equipment should be made in the case of properties subdivided into flats to minimise harm;
- Garden sheds rarely contribute positively towards the character of an historic scene and should be hidden from public view so that their visual impact is kept to an absolute minimum;
- the facing materials used to construct a building is an essential aspect of its authentic character. Cladding of elevations with alternative materials is therefore not usually encouraged, particularly if it is not characteristic

of the type and age of the building affected, or that of the buildings found within the vicinity.

11.1.2 Advertisement Control

Advertisement controls are applied by the Town and Country Planning (Control of Advertisements) Regulations 2007, and greater controls apply within Conservation Areas. Within such Areas the following automatically need advertisement consent:-

- illuminated signs;
- flag advertisements on house building sites;
- hoardings around temporary construction sites;
- captive balloon advertisements;
- advertisements on telephone kiosks.

11.2 Article 4 (1) Directions

Other developments that are normally 'permitted development' can also be brought under planning control by the Council by introducing an Article 4 (1) Direction under the provisions of the Town and Country Planning (General Permitted Development) Order 2010 (GDPO). The developments that can be included in such a Direction are those which threaten to harm key features in a Conservation Area that contribute significantly towards its character. These would normally include the removal of historic windows and doors, but as the majority of these have regrettably been lost already on certain central streets, withdrawal of this particular 'permitted development' may not be justified. There are, however, other developments and changes that continue to threaten the character of the Area, and the Council believes it would serve conservation interests to bring these under planning control. The developments could include:

- the alteration of roof slopes, including the insertion of dormers and roof-lights on prominent roof lines;

- changing the existing roofing material, eg. from natural slate
- the erection or alteration of gates, fences, railings, walls or other means of enclosure, or their demolition if not already protected;
- the creation or alteration to a domestic hardstanding (whether constructed of a permeable surface or not).

11.3 Repairs Notices, Urgent Works Notices and Section 215 Notices

If a Listed Building is not being properly maintained and is falling into a state of disrepair such that it is in danger of being lost, the Council has the power to serve an Urgent Works and/or Repairs Notice requiring an owner to carry out works to make the building safe, sound and weather-tight. If not complied with the Council can initiate compulsory purchase, or in the case of an unoccupied building (which, in a Conservation Area need not be listed) can, after due warning, carry out basic repairs itself and recover the costs from the owner.

Buildings within or outside of Conservation Areas can be subject to a notice served under Section 215 of the Town and Country Planning Act 1990 (also known as 'untidy land notice'), whose condition is considered to adversely affect the local amenity of such an area. These require owners to remedy the poor condition of the building, otherwise after due warning the Council can carry out the repairs themselves and again recover the costs from the owner of the building.

These are considered 'last resort' measures, however, so while the Council will indeed consider taking them, its preference is to resolve issues of neglect through persuasion and the offer of practical advice.

11.4 Supplementary Planning and Technical Guidance Documents

Although the Council prepares design and planning briefs to guide the development of significant sites and buildings in the District, and offers advice and guidance on design and conservation matters to those who seek it, such information has not been made generally available through published documents in the form of Supplementary Planning Documents intended to support and explain in more detail the policies included in the Local Plan.

The Council believes that the publication of Supplementary Planning Documents (SPD) and Technical Guidance Documents would be extremely beneficial, not only in helping owners decide how best to conserve their properties but also in increasing the efficiency of Development Management. Such documents are either already produced, or currently being produced on the following subjects:

- New Development in Conservation Areas, covering aspects of design, materials, scale, siting etc
- Listed Buildings
- Shopfront Design
- Householder Development - Extensions, including porches, conservatories etc
- Window joinery details for both sash and casements (see Appendix A)

11.5 Enforcement

The Council has statutory powers to enforce against breaches of planning and advertisement controls. Although in many cases breaches occur through a misunderstanding of the controls themselves, there are nevertheless others that represent deliberate flouting. In the first instance resolution of the breach is normally sought through the submission of a retrospective application – although in the case of Listed Buildings this will

not absolve an owner from the criminal offence committed by altering such a building without prior consent.

It is important that breaches involving works that harm the character of the Conservation Area are enforced to secure their reversal or their suitable modification. As resources permit, the Council will from time to time review Conservation Areas to identify breaches and take whatever action is deemed appropriate. On the other hand, it will welcome the receipt of information from the public on the occurrence of potential breaches which have an adverse impact on the character or appearance of Conservation Areas.

11.6 Trees In Conservation Areas

Trees in Conservation Areas which are already protected by a Tree Preservation Order (TPO) are still subject to the normal TPO controls. However trees not protected by a TPO but within a Conservation Area are subject to additional controls. Anyone intending to cut down, top, lop or uproot any tree in a Conservation Area must give the District Council six weeks notice in writing of their intention to do so.

This gives the District Council the opportunity to consider making a Tree Preservation Order where appropriate. This requirement does not apply to trees that have a trunk diameter of less than 75mm (3") when measured 1.5 metres above ground level.

11.7 Renewable energy

Planning Policy Statement 5 gives renewable energy a higher priority in national Government heritage policy (HE 1). Here renewable energy development is to be supported in principle within the historic environment provided that its effects can be mitigated effectively. Where the effects on the new renewable energy development cannot be effectively

mitigated, then the climate change benefits gained are to be weighed against the harm caused to the character and interest of the historic asset being affected.



Fig 172 Photo-voltaic (PV) cells or solar heating panels should be sited to minimise their impact upon the Conservation Area

There are frequently other, less physically damaging methods of upgrading and adapting the energy efficiency of built heritage assets that can be considered first (such as increased loft insulation and eliminating draughts), especially for listed buildings that are particularly sensitive to the physical effects of introducing renewable energy. Retrofitting methods of increasing energy efficiency can also be applied to older buildings within the Conservation Area.

11.8 Local Listing

Under advice of Central Government, local planning authorities are encouraged to draw up a schedule of buildings and structures that are valued at the local level perhaps for either their physical or architectural qualities, or even historic association to the settlement but which still make a positive contribution.

Locally distinctive examples can fall short of meeting the strict criteria for Statutory Listing due to a variety of factors such as dating from the mid 19th century or later, nevertheless these buildings are particularly important within Conservation Areas as offering visual group value to

historic streets, and featuring in views through such areas. These buildings are often positively identified within conservation area character appraisals, as they form the backbone to the quality of such Areas.

Draft English Heritage advice which is currently undergoing a consultation process will provide additional guidance upon this procedure. However given the relatively few listed buildings within the Conservation Area, it is recommended that a selection criteria is formulated to assist in drawing up a subsequent local list of buildings for the town, in accordance with an agreed selection criteria.

12.0 Chudleigh Community Planning

A wide range of issues have been considered through the recent preparation of the Chudleigh Community Masterplan. This includes the work that had already been carried out to prepare the Parish Plan, the adopted Conservation Area Appraisal, draft Conservation Area Management Plan and what the community have advised upon at the drop-in and workshop events. This has informed the preparation of the following vision for Chudleigh:

Chudleigh is rich in history, natural assets and community spirit. It nestles at the foot of the spectacular Haldon Hills, is at one of the gateways to the picturesque Teign Valley and is only a stone's throw from the Dartmoor National Park. It has easy access to the regional and national road network and is well placed to serve visitors from the surrounding areas and from further afield. Although it has many of the ingredients for success, it has a big challenge to find its unique selling point and to attract the investment needed to enable its economy and community to flourish and become a more sustainable place to live and work. To help achieve this Chudleigh will be a place where current and future generations have access to

the homes, jobs and community facilities that they need in order to thrive. This is supported by a set of detailed actions which are considered necessary to achieve the community's ambitions and deliver the vision. These cover the many and varied aspects of current and future residents' lives, including:

- *Future housing needs*
- *Education*
- *Local economy*
- *Getting around*
- *Community facilities*
- *Local environment and setting*
- *Character of the town*

In addition to a vision the Masterplan contains a set of guiding principles for future development in Chudleigh. These relate to Environment and Community, Character, Moving Around and Design and Construction.

The delivery of Chudleigh's Vision will require the involvement of a range of organisations and groups. Crucially the local community will be at the heart of the delivery process, setting priorities and providing leadership through the Town Council and Parish Plan Implementation Group. For further information please contact the Spatial Planning and Delivery Team on 01626 215741.

13.0 Biodiversity in Chudleigh

Bats

Chudleigh Caves are internationally important for the horseshoe bats that hibernate and breed there, and form part of the Chudleigh Special Area of Conservation (SAC). This lies to the south of the extended Conservation Area.

Bats tend to have a number of different roost sites that they use at different times of the year and it is possible that bats from the Caves also roost in roof spaces, in cellars or behind tile- or wood- cladding in

the middle of Chudleigh. Bats will roost in old buildings, new buildings, outbuildings and in holes or cracks in trees.

All 16 of the UK species of bat are protected by British and European law. In the UK Schedule 5 of the Wildlife & Countryside Act 1981 and Schedule 2 of the Conservation (Natural Habitats etc.) Regulations 1994 apply.

It is illegal not only to intentionally kill, injure or handle any bat but also recklessly or intentionally damage, destroy or obstruct access to any place that a bat uses for shelter or protection, or to disturb a bat while it is occupying such a place. The law has changed such that disturbing bats or damaging or destroying their roosts in dwelling houses is now an offence.

The presence of a protected species, including bats, is a material planning consideration. The Council will need to know whether bats are likely to be affected by a development proposal before granting planning permission, and preferably before granting listed building consent. In Appendix B of this document a map shows the extent of the bat 'flyways' around the south and east sides of Chudleigh, connected to the SAC.

This normally requires a survey to be carried out by a specialist bat surveyor. If bats are present, the works can only take place in such a way that the law is not broken. If a bat roost has to be destroyed, a replacement roost will be required. The bat surveyor will be able to advise what to do, e.g. undertake works at a time of year when the bats are absent.

Even if proposals involve maintenance or repair works that do not need the Council's consent, it is advised to contact a bat surveyor before starting work, to avoid breaking the law. Contact the Council's Biodiversity Officer on 01626 215794 for a list of local bat consultants.

If applying to do works to a tree in a Conservation Area, it is important to first inspect for holes or cracks where bats might squeeze in (pipistrelle bats, the commonest species, only need a 20mm (3/4") gap to gain access). If you see any holes or cracks discuss them with the Council's Arboricultural Officer. They may require a professional bat survey before any works can proceed.

For more information on bats visit: www.bats.org.uk or ring the national Bat Helpline on 0845 1300 228 or the Councils' Biodiversity Officer on 01626 215753.

Birds

Birds' nests, eggs and young are legally protected, this includes swifts, house martins, swallows and even sparrows and starlings (Section 1 of the Wildlife and Countryside Act 1981 as amended). If birds are nesting in a building proposed for work, it is vital to wait until the young have left the nest before starting work. As all of these species have been badly affected in recent years, so buildings owners are urged to keep their current nest site after the works are finished, or provide alternative nesting sites for them nearby. See www.rspb.org.uk/advice/helpingbirds/roofs/index.asp

Reptiles

Reptiles are often found in gardens and on disused land. This includes slow worms, lizards and snakes. It is illegal to intentionally kill or injure any native reptile species under the Wildlife and Countryside Act 1981 (as amended) so special care must be taken during ground works to avoid this. If a large population of reptiles would be affected by a development, they may need to be translocated to another suitable site.

For more info see www.herpconstrust.org.uk

14.0 Building Regulations and Historic Buildings

Part L - Conservation of Fuel and Power of the Building Regulations (2010 edition) seeks to improve the energy efficiency of all buildings, and applies to existing buildings when replacement windows and doors or major alterations are being made. Historic buildings however have a wide variance in their capacity to accommodate such change. Strict and uninformed compliance with the Regulations, therefore, has the potential for causing significant harm to the character of historic buildings, and indeed can increase the risk of damage throughout their traditionally-constructed structure. PPS 5 described in Section 10 of this Management Plan also seeks greater balance between heritage assets and reducing the effects of climate change.

It is clearly stated in Part L that the special characteristics of historic buildings must be recognised when considering their suitability for measures intended to improve their energy efficiency. English Heritage has prepared detailed guidance on how best to balance the need for energy conservation, with the statutory requirement to preserve the special interest and character that most listed buildings and buildings in conservation areas possess.

The guidance is necessarily detailed, and comprises an examination of the individual elements of buildings where energy efficiency issue may arise, including windows, doors, roofs, walls, floors and building services. It is English Heritage's intention to issue additional guidance that will include valuable sections on:

- 1 the use of traditional materials in repairing historic buildings
- 2 best practice examples that achieve upgrading and retro-fitting (thermal upgrading) buildings in a suitably benign manner that recognizes their

- established character, and
- 3 case studies illustrating schemes implemented since Part L came into force in April 2002.

The implementation of Part L regulations in respect of historic buildings that are listed or situated in Conservation Areas within the Teignbridge District will be in accordance with English Heritage guidance. This includes that published in its note entitled "Energy Efficiency and Historic Buildings : Application of Part L of the Building Regulations to historic and traditionally constructed buildings" published November 2010.

A further fully illustrated form of this guidance is intended to be published by English Heritage in 2011. Other useful advice is provided in their following website:
www.climatechangeandyourhome.org.uk

15.0 Enabling Development and Historic buildings

The purpose of 'enabling development' is to produce the income necessary to secure the preservation and maintenance of an important historic building. It is development which is contrary to planning policy but its approval is sought on the basis of the public benefit that would be gained from securing the long term future of the building.

As a result of concerns that enabling developments were being permitted which destroyed more than they saved (in terms of the special interest and character of the buildings concerned, including their settings) English Heritage issued a policy statement in September 2008 *Enabling Development and the Conservation of Historic Places* that provided practical guidance on the assessment of such developments. Its text is being reviewed to take account of PPS 5 : Planning for the Historic Environment.

The Council will use the criteria included in the guide in its determination of applications involving enabling development and will be minded to approve such proposals providing:

- they are the minimum necessary to achieve their intended purpose and represent the least damaging way to achieve their objective in terms of their effect upon the special interest and character of the building in its setting; and
- the relative importance of the building is such that its preservation and future maintenance is, and will remain, a desirable objective in the context of the impact of the proposals and the extent to which they may depart from other local plan policies; and
- no reasonable alternative exists for the provision of income to secure the preservation and future maintenance of the building; and
- the achievement of the preservation and future maintenance of the building is securely and enforceably linked to the implementation of the proposals; and
- the building is repaired to an agreed standard, or funds made available to do so, in accordance with a timetable agreed prior to the commencement of the enabling development.

heritage grants. Enquiries should be made directly to English Heritage for clarification.

16.0 Grant Schemes

The operation of grant schemes is often of fundamental importance to achieving the proper repair, restoration and enhancement of historic buildings, particularly so in the case of works which are non-essential in a practical sense, such as the reinstatement of lost architectural features.

While it may not be considered necessary to establish a separate grant scheme for Chudleigh prominent grade I and II* listed buildings may be eligible for English

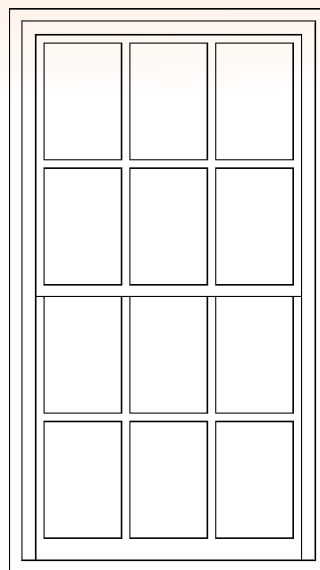
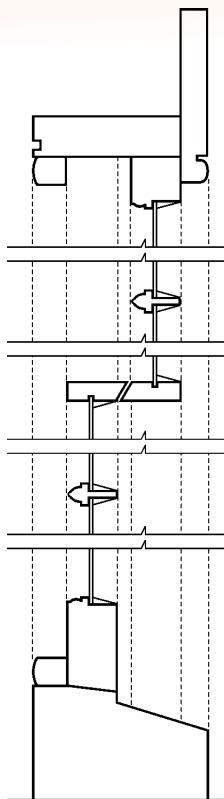
Appendix A



Listed Building Sash windows

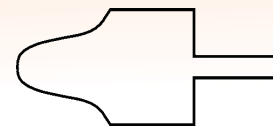
Planning
Advice Note
4.1

Typical Vertical
Section through a
Sash Window
(Scale 1:5)

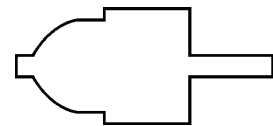


Typical Elevation of a
Late 18th/Early 19th Century
'Six Over Six Sash'
(Scale 1:20)

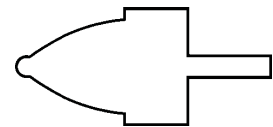
Examples of
Glazing Bars
(Scale 1:1)



'Lamb's Tongue'



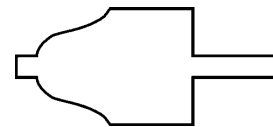
'Ovolo'



'Astragal'

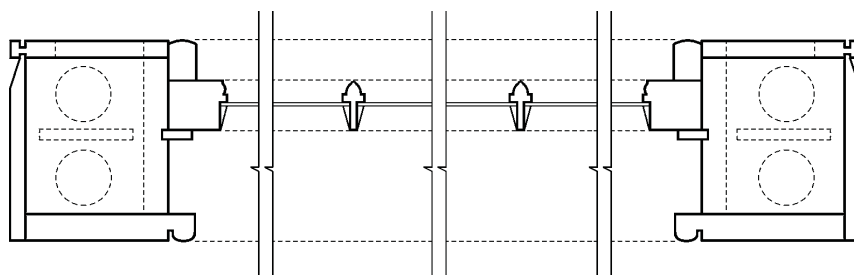


'Gothic'



'Ogee'

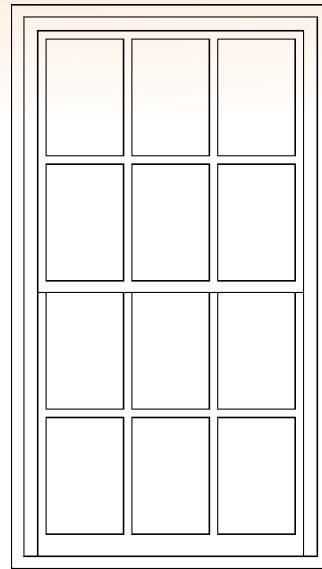
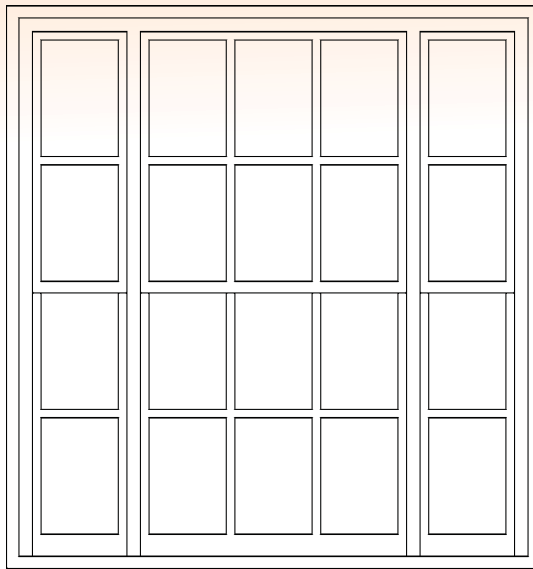
Typical Horizontal Section
through a Sash Window
(Scale 1:5)



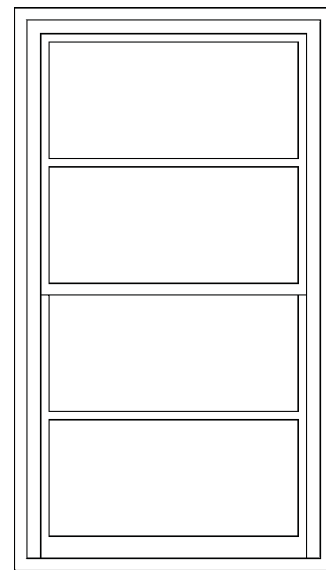
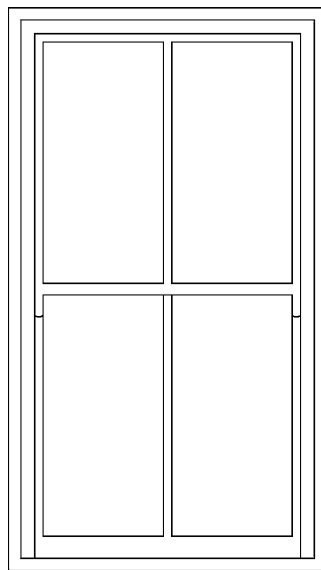
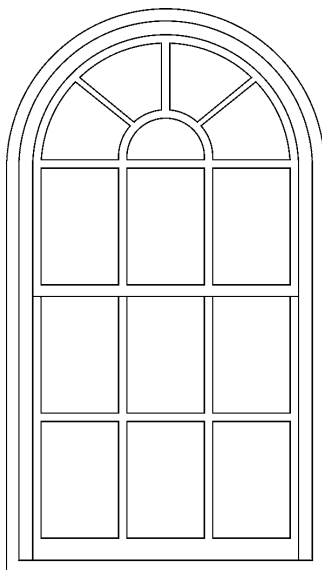


Listed Building Sash windows

Planning
Advice Note
4.1



Example Elevation
(Scale 1:20)

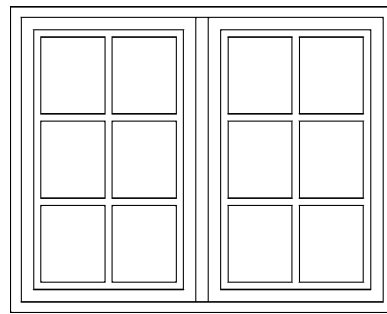
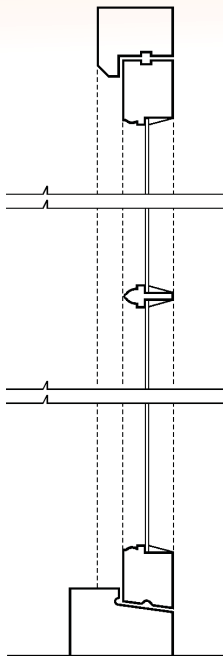




Listed Building Casement windows

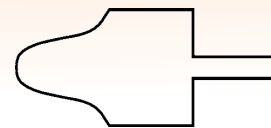
Planning
Advice Note
4.2

Typical Vertical
Section through a
Casement Window
(Scale 1:5)

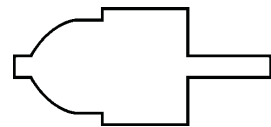


Example Elevation of a
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(Scale 1:20)

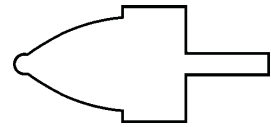
Examples of
Glazing Bars
(Scale 1:1)



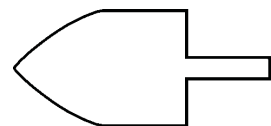
'Lamb's Tongue'



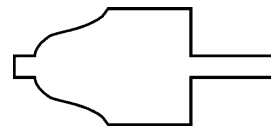
'Olvolo'



'Astragal'

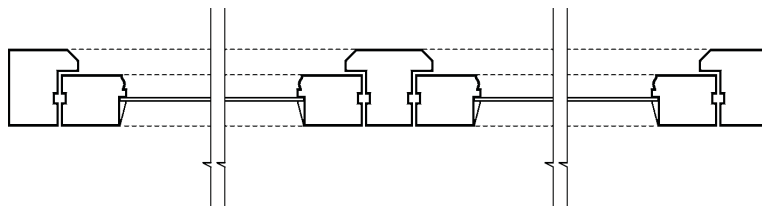


'Gothic'

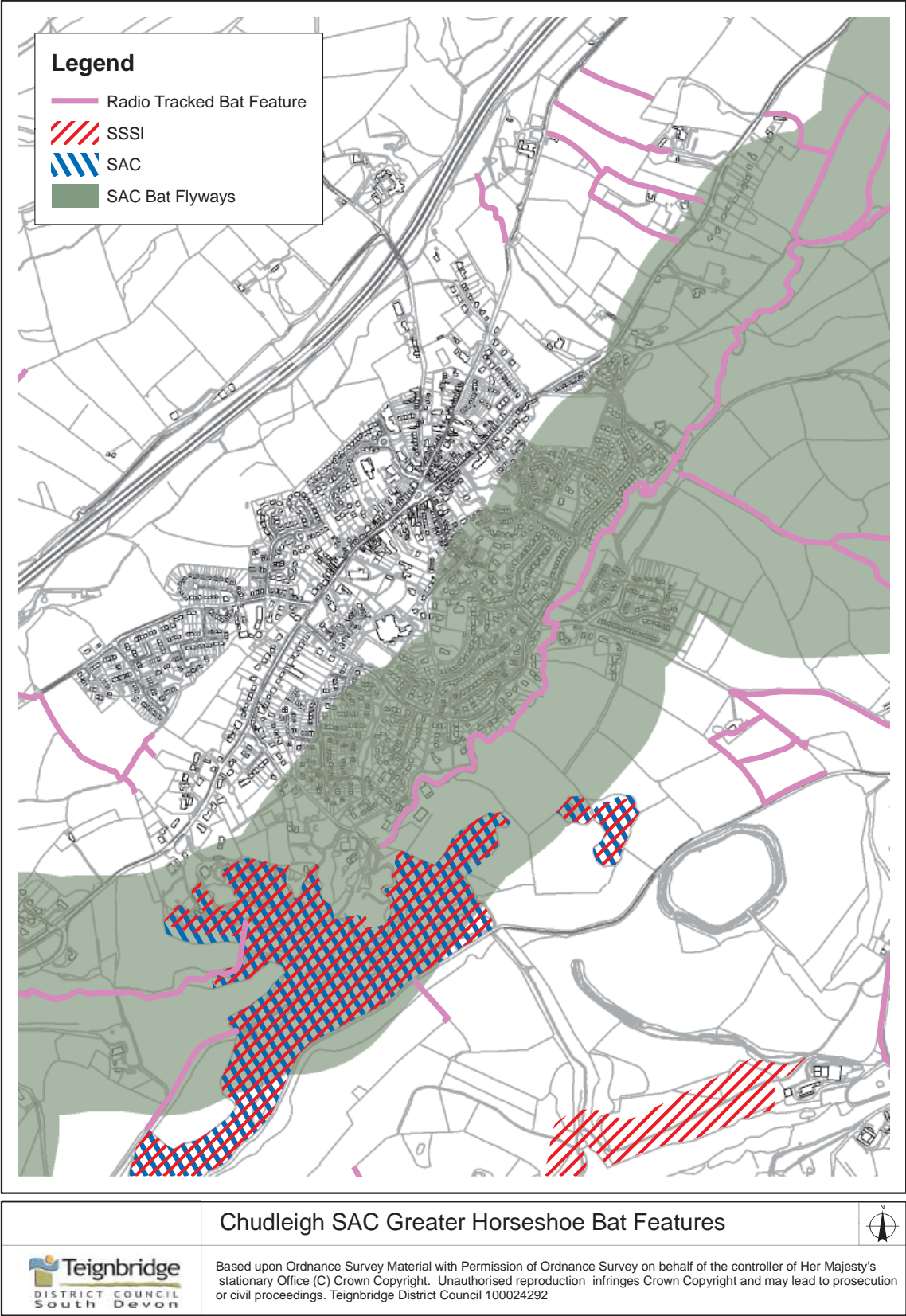


'Ogee'

Typical Horizontal Section
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(Scale 1:5)



Appendix B



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Dept for Communities and Local Government PPS 5 Planning for the Historic Government Environment

PPS Planning for the Historic Environment

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