

Chudleigh Conservation Area



Character Appraisal



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TEIGNBRIDGE DISTRICT COUNCIL

Chudleigh

Conservation Area

Character Appraisal

CONTENTS

1.0	Introduction
1.1	Statement of community involvement
	Map 1 Conservation Area showing listed buildings
2.0	Facts and Figures
3.0	Location and Geology
	Map 2 Geological map of Chudleigh
	Map 3 Location map of Chudleigh
3.1	Location and setting
3.2	Geology
4.0	Historical Background and Development
4.1	Historical Background
5.0	Archaeology
5.1	Prehistoric
5.2	Roman
5.3	Saxon
5.4	Medieval
5.5	Post Modern
5.6	Modern
5.7	Archaeological sites with strategic protection
5.8	Archaeological potential
	Map 4 Tithe Map of Chudleigh 1840
	Map 5 HER Appraisal 1880-90 showing medieval core
	Map 6 HER Appraisal Possible medieval core
	Map 7 HER Appraisal Historic Core with archaeological sites
	Map 8 HER Appraisal Location of Scheduled Ancient Monuments south of Chudleigh
6.0	Activities and Uses
7.0	Landscape and Streetscape
7.1	Landscape
7.2	Open Spaces
7.3	Walls, railings and gates
	Map 9 Important walls
7.4	Paving, surfaces and street furniture
7.5	Trees
8.0	Architecture
	Map 10 Character Zones within Chudleigh Conservation Area
8.1	Zone 1 – Parade and Fore Street
8.2	Zone 2 – Clifford Street (including Parkway Road)
8.3	Zone 3 – Old and New Exeter Street (including Market Way and Woodway Street)

9.0 Building Materials

9.1 Walls

9.2 Roofs

9.3 Rainwater goods

9.4 Windows and doors

Map 12 Floorscape Survey

10.0 Architectural Character Survey

Map 13 Character Survey map

10.1 Outstanding

10.2 Positive

10.3 Neutral and Negative

11.0 Recommendations for Statutory Listing

Appendix A Summary of Buildings Listed as being of Special Architectural or Historic Interest in Chudleigh Existing and Proposed Conservation Area

Appendix B Glossary of Terms

List of Illustrations

References

1.0 Introduction

The purpose of this Character Appraisal is to provide a basic summary of the elements that together contribute to the special character and appearance of the conservation area. It is intended also to be supporting information for conservation area extensions.

The intention is that the completed document will be adopted by Teignbridge District Council as Technical Guidance Document.

It is hoped that local residents, the Town Council, Devon County Council and others (such as utility companies) will also find the document useful.

The Conservation Area Appraisal has been compiled to analyse the Conservation Area. The Management Plan is to be read in conjunction with the Appraisal and puts forward proposals for its future which may be extensions and revisions to the boundaries and how it will be managed.

1.1 Community Involvement

Prior to commencing preparation of the draft document Chudleigh Town Council, Chudleigh History Group and Ward Members were consulted.

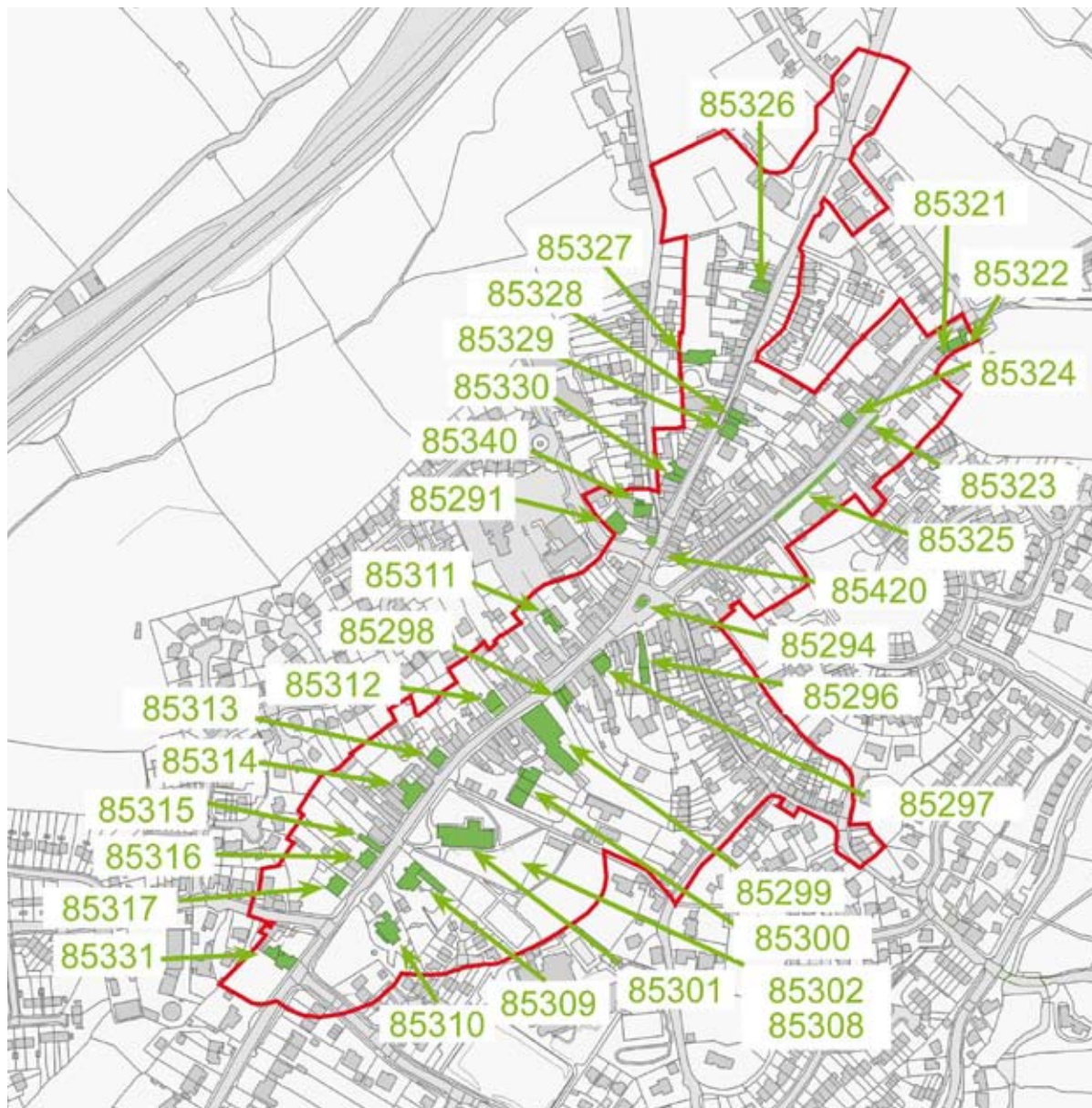
Displays have been made available at the local library, documents are available at the local Council offices and consultation was available online. The consultation was advertised through the local media and Council channels. Views were invited from Chudleigh History Group, Chudleigh Town Council, Ward Members, English Heritage and Devon County Council and site notices were posted locally. A public meeting was held on 7 December 2009.



Fig 1 Obelisk in Conduit Square, looking south into Fore Street

2.0 Facts and figures

Date of designation: 04/07/75
Number of listed buildings: Grade I =1, Grade II* = 1, Grade II =35.
Size of conservation area: 12.5 hectares



Map 1 Listed buildings in Chudleigh Conservation Areas

- Listed buildings*
- Conservation area

*A summary of listed buildings may be found in Appendix A

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3.0 Location and Geology

3.1 Location and setting

Chudleigh is located to the east of the River Teign, sitting on a rounded spur, projecting from the south-west side of the Haldon Hills. A broad valley to its south-east has been formed by a tributary of the Teign, the Kate Brook, whose source is high on the Haldon Hills to the north-east. The town has historically been approached from the south-west by the A38 from Plymouth to Exeter, the latter being about 5 miles to the north-east. Earlier historic routes to the north and south-east have become minor roads. The A38 dual carriageway skirts the north-west of Chudleigh, and freed the town centre of heavy traffic, but has contributed to its commercial decline.

The setting of Chudleigh is essentially rural and has been long admired. Pasture fields border the settlement edges and the extensive woodlands to the south are especially attractive. Traditional agricultural practices are in evident decline and there is an increasing use of land for recreational activity, especially horse riding. Public footpaths offer a number of superb panoramic views of Chudleigh, especially from the south.

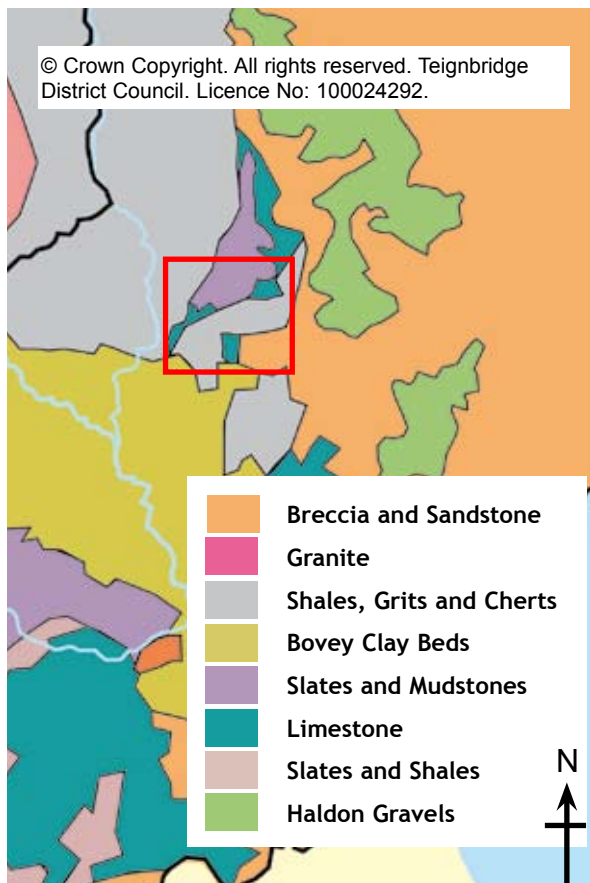


Fig 2 Irregular coursed mainly limestone wall to rear of Clifford Street, formerly limewashed

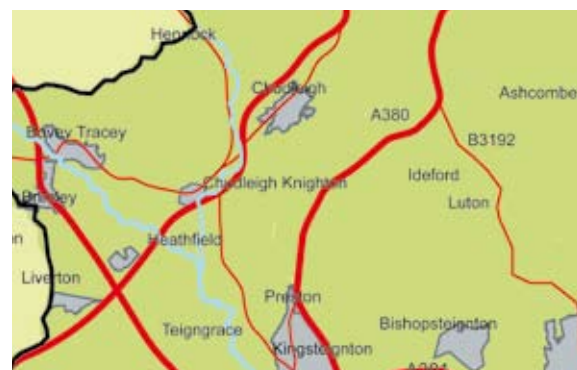
3.2 Geology

The underlying geology of Chudleigh incorporates the shales and gritstones of the Carboniferous Culm Measures. Other localised outcrops of Upper Devonian slates and mudstones occur in the locality, notably to the south of the Kate Brook. Small quantities of Permian breccia, volcanic tuffs from Bishopsteignton and intrusive igneous rocks from Trusham have occasionally been used in construction, but the grey Middle Devonian limestones, outcropping in the hillside south of the Kate Brook are the most common, and used for wall construction are an ever-present feature of the town (Fig 2). Their angularity and tendency to shatter are a strong characteristic, while some variants take a polish and are referred to as 'marble'. This was extensively used in the 19th century for kerbstones, doorsteps and



thresholds (see Fig. 3), and these still survive in several parts of the town. The stone was also widely exported for decorative fireplaces.

Fig 3 Bishop Lacy Inn. Limestone is used for door thresholds throughout Chudleigh Conservation Area



4.0 Historical Background and Development

4.1 Prehistoric

Chudleigh has the distinction of being a place where human occupation has spanned a very considerable period of time. Not only is there a well-defined hill fort south east of the town (which is believed to be early Iron Age, about 500 BC, and used by a 'peasant farming' community as a place of refuge), but also, more remarkably, there are natural caves just to the south of Chudleigh where Stone Age hunter gatherers are known to have taken shelter. At Pixies Hole in particular, their stone tools, cooking hearths and domestic rubbish were discovered by local antiquarians in 1825, while in 1986, using advanced techniques, these were dated to the Upper Palaeolithic period, within the range of 11,510 to 12,160 years before the present.

The Iron Age hill fort (Castle Dyke) has certain property boundaries surviving in the town, chiefly around the Churchyard and Playpark, suggest that early medieval the foundations

of Chudleigh in its present location had been laid.

4.2 Medieval

Prior to the Norman Conquest, in late Saxon times, Chudleigh formed part of the vast episcopal manor of Bishop's Teignton, which stretched from Chudleigh in the west to the estuary-side of Teignmouth in the east. A charter of 1050 issued by Edward the Confessor granted this parcel of land to Leofric, who was the King's chaplain before being made the Bishop of Crediton in 1046 (later of Exeter, following his transferral of the seat to the safety of the city in 1050). Leofric survived the Conquest, and the Bishops of Exeter continued their ownership of Chudleigh for almost 500 years until Henry VIII's Reformation of the Church in the 16th century. It was in the first year (1547) of the reign of Edward VI (Henry's successor-son) that the Duke of Somerset took a 99 Year lease on 'the manor, town of Chudleigh, park, palace and limekiln' to become the first secular Lord of the Manor.



Fig 4 Aerial photograph of Chudleigh

From the 12th and 13th centuries onwards, Chudleigh's rise to importance as a thriving and prosperous market town owed much to three things in particular. The first was its location on the main route to Plymouth from Exeter, which meant all sorts of trades people (including blacksmiths, wheelwrights, saddlers and innkeepers) were in a prime position to benefit from the coaching trade - right up to the advent of the railways. The second was its very considerable involvement in the woollen trade, which continued for centuries up to the time of the Industrial Revolution – which gathered speed in the late 18th century as the steam-driven mills in Yorkshire came into operation.

Farmers and land owners became wealthy through the rearing of sheep, while generations of townsfolk gained employment from the washing, combing, spinning and weaving of wool. Indeed, Chudleigh produced some of the finest fabrics in Devon which, in recognition, were known as 'Chudleighs'. As landowners the Bishops of Exeter were much rewarded through rents, including that for a Fulling Mill which, according to a Register of Bishop Stapledon dated 1308 was 20s per annum. The third was the actual ownership of Chudleigh by the Bishops of Exeter, as they were most influential in encouraging and enabling the town's development from a very early stage – bringing with it a not inconsiderable financial reward!

In his Register of 1308 Bishop Stapledon described the Fulling Mill as being in the 'novo Burgo' (new town) of Chudleigh, suggesting a good deal of development had occurred in previous decades – on the long burgage plots that had been planned along both sides of Fore Street north east of the Church. The distinctive ground plan of these burgage plots coming off Fore Street extending deep behind their narrow road frontages can be clearly seen on the tithe map of 1840, enclosed as Map 4. This sign of the settlement's increasing stature is clearly born out by the fact that, in the following year of 1309, the Bishops successfully applied to King Edward II for him to grant Chudleigh the status of borough – thus allowing markets and livestock fairs to be held and so create another valuable source of income.



Fig 5 Church of St Martin and St Mary

Somewhat before this time, in 1259, the dedication of the Church at Chudleigh, to St Martin, was performed by Bishop Branscombe. Only the tower of the present Church dates from this time as the rest was built or rebuilt in the 14th century or later (Fig 5). It does seem likely that the entirety of the 13th century Church was itself a replacement for an earlier one, which itself may not have been the first, as the site it occupies appears to be very much older (of the early medieval period, as previously mentioned).

It was probably in the 13th century, (or possibly even earlier) that the Bishops decided to build a palace and chapel at Chudleigh, but only fragments survive today in a field that is now adjacent to the southern 'built-up' edge of the town (see Figure 19 in Section 5 - Archaeology for Bishop's Palace remains). Several accounts describe the palace as a favourite residence of the Bishops because of the beauty of the surroundings and the clemency of the climate. From here they doubtless performed and executed 'secular' duties as landowners and lords of the manor as well as those of an 'episcopal' kind, such as ordinations. In 1430 the Bishops decided to lay on a more reliable piped water supply to the Palace which, coming from the north at Haldon, supplied the intermediate parts of the town via a number of 'dipping' places (examples of which are visible along New Exeter Street see Fig 6 below).



Fig 6 Dipping place in road frontage, New Exeter Street

4.3 Development during the 17th – 19th centuries

Additions to the original planned town had been carried out in the later medieval period with New Exeter Street (formerly Culver Street) Old Exeter Street , the western side of Woodway Street and Clifford Street developed along generally shorter length plots than those of Fore Street. In 1601 the water supply was extended to serve the remaining (western) part of the town, while in 1879 it was taken to a conduit in the town square (Conduit Square) from which all households then existing could be served.

Chudleigh continued to grow steadily through to the 17th century, but with the decline in the agricultural and woollen industries it became increasingly dependant on the coaching trade. It had certainly seen more prosperous times at the end of the 18th century, but in the early years of the 19th century it suffered a very major set-back that would have a profound impact upon its character and appearance.

4.3.1. The Chudleigh Fire

In May 22nd 1807 a fire broke out in a bakehouse at the town-square end of Culver Street, possibly a corruption on 'culvert' (now New Exeter Street), and so devastating was its impact that in four short hours, with the 'aid' of a stiff north-easterly breeze and the exploding of a barrel of gunpowder stored by a lime-burner, about two thirds of the town's buildings were transformed into smouldering ruins. Mainly because the outbreak occurred in daylight around noon remarkably the

only fatalities were a horse and a pig but nevertheless more than 1000 people 'of all rank' lost most of their possessions as well as homes (see map 9 for approximate extent of fire spread).

The rallies to help the victims were many and widespread, and through all manner of donations and subscriptions, the town's rebuilding was completed in 1811 – with most 'accommodations' being an improvement on what was lost. Information provided by claimants submitted to the Relief Committee set up to deal with those who had experienced loss and sought assistance following the fire is revealing. While this concentrates upon the fire –damaged part of the town only, it gives a useful snapshot of the spread of diverse occupations as well as the degree of self-sufficiency enjoyed by Chudleigh at the time. These included 32 spinners, 11 weavers and 18 wool combers in spite of the fact that the wool industry had been declining since the 18th century.

In response to the fire, Acts of Parliament were passed in 1808 intended:

'for the better and more easy Rebuilding of the Town of Chudleigh, in the County of Devon, and for determining Differences touching Houses and Buildings burnt down or demolished by the late dreadful Fire there; and for preventing future Danger by Fire'.

Commissioners were appointed to form a Relief Committee with Lord Clifford of Ugbrooke Park, a country house within extensive grounds sited to the south east of the town assisting as chairman to implement the requirements of the Act. It was generally accepted that the prevalence of thatch roofs in the centre of town was a primary factor in the rapid spread of the fire. Objectives outlined in the Act passed included *'preventing future danger by fire which required all Houses, Outbuildings, Walls and other Buildings, now standing and erected since the late Fire, or hereafter to be built or repaired...shall be covered with Lead, Slate or Tile, or any Plaister not being combustible'*. Fines would also be payable to those with an interest in buildings who did not keep their chimneys swept.

This meant that Chudleigh could not reinstate the appearance and character it had beforehand, since these demanded that where rows of houses had to be totally demolished, the highway in front was to be widened to *'16 feet on either side of the Crown or Centre of the said Street, making a clear space of 32 feet'*.



Fig 7 Northernmost spread of 1807 fire, adjacent 48 Old Exeter Street



Fig 8 Old Exeter Street widening from Conduit Square

The widening that occurred with the rebuilding can be witnessed for example on Old Exeter Street (Fig 7) as far as what is now known as number 48 (west side see Fig 8). While the narrow width of streets and the close-knit arrangement of buildings was also an important factor to the rapid spread of the fire, it appears that commercial interests took advantage of the provisions of the Act to not only widen the central streets to aid access through Fore Street and Old Exeter Street which was the main coach road between Plymouth and Exeter, but also to rid the thoroughfare of other obstructions to ease of access.

The Act had also made it clear that it would be an offence leaving wagons or carts on the side of the street for longer than is necessary to load or unload goods, or drop *'....Stone, Timber Dung Rubbish or other Obstructions or Nuisances in the Streets..'* on conviction would be fined, or on default of payment the offender would be committed to the House of Correction for one week. The Commissioners were forced to act upon other nuisances which included displaying notices warning residents not to *'...suffer their pigs to be in the street'*. The implementation of the Act was met in some quarters with indifference, and the Commissioners had to act in several instances on houses rebuilt outside of the newly set parameters on street width.



Fig 9 Intimate proportions of Clifford Street

This explains, of course, why significant lengths of the principal streets in Chudleigh now do not reflect the town's medieval origins – in the way that most of Clifford Street by comparison still does, with its narrow and intimate proportions (Fig 9). It also serves to illustrate the extent to which the fire caused irreparable damage: certainly across the Square where the Market House stood; along significant lengths of New and Old Exeter Streets as they leave the Square, and along Fore Street as far as the Church on one side and The Bishop Lacy opposite although the pub and another house beyond it, on the corner of Oldway, did suffer some damage. In Clifford Street, however, it seems the narrow proportions had to be retained even where the damage was total as far south as the site now occupied by the former Wesleyan Chapel since the plots the houses occupied did not have the depth to allow rebuilding further back.

A sketch produced of the west side of Fore Street, by Thomas Weld of Lulworth Castle dating from 1807 indicates that many limestone walls and chimneys survived the fire, and are likely to have been retained as the core to many of the new buildings being subsequently constructed (see Figs 10 and 11 for comparison). The physical evidence of this can be seen today where unusually large scale chimneys of a 17th century form can be seen for example in New Exeter Street (east side) rising above what are more generally modest status dwellings.



Fig 10 Sketches of Fore Street south east, following 1807 Fire (Thomas Weld)



Fig 11 Modern view of nos. 42-59 Fore Street depicted by Thomas Weld

The replacement houses were built in the fashion of the day and doubtless introduced a more dignified and orderly appearance than the irregular, vernacular buildings that would have existed before. This was later criticised as having not enough 'architectural strength and unity', but at the time, it seems, most were perfectly happy. Whatever the viewpoint, however, it is probably the case that Chudleigh has more of a uniqueness as a consequence of 'the great fire' than it would have had without it, due to the rich physical built evidence remaining from the sudden need to re-build on a large scale, over a relatively short space of time during the early 19th Century (see Fig 12 example at 6 Old Exeter Street). As the new Victorian villas and townhouses built in the town soon afterwards testify, Chudleigh continued to be considered an attractive town in which to reside.



Fig 12 Formal remodelled frontage of 6 Old Exeter Street

4.4 Modern Development

In more recent times, particularly during the latter part of the 20th Century, Chudleigh has grown significantly in size through the addition of suburban-style housing estates which now almost completely surround the lengths of its principal historic streets. Generally, these tend to have little affinity with the town's linear and somewhat spider-like development pattern radiating from the Square, nor the established character of its buildings in terms of their form, siting and arrangement along the street.

However in spite of the modern development

that has occurred around the edge of the historic core, by considering the modern street plan of the town using map succession back to the Tithe map of the early 19th Century (see Map 4), the characteristic growth of Chudleigh has centred around a series of secondary routes converging on the primary thoroughfare of Fore Street which is still clearly distinguishable (see Fig 13 for gated passage off Fore Street leading to the former school). Behind predominantly narrow length plots fronting the roadside, burgage plots extend at right angles in many cases to a considerable depth, where frequently narrow gabled outbuildings (usually stables, workshops or very modest dwellings built along a linear plan) either attached or detached from the main buildings form distinctive courtyards or courts often served by open pathways, or more intimate passages or cart entrances integral to the building frontage.



Fig 13 Gated passage to former School (now Chudleigh Library)



Fig 14 Old Pottery Court, Fore Street

Old Pottery Court is a good example of this (Fig 14), and the remnants of humble one-room depth dwellings were known to exist until recently behind 14 Fore Street (Fig 15). In the latter case the interruption of the street numbering sequence between nos. 14 and 22 positioned to its south are only separated on the road frontage by a narrow width entrance. This still provides lasting evidence of dwellings and outbuildings historically following a linear fashion within narrow width burgage plots running at right angles from the street frontage.



Figure 15 Remnants of modest dwellings rear of 14 Fore Street (since demolished)

Furthermore, the immediacy of the town's relationship with the farming landscape around has been all but lost, while during the expansion process the pattern of burgage plots, which represents one of the most characteristic features of medieval market towns, has been much eroded. Safeguarding what remains of these characteristics of this planned growth pattern to Chudleigh (eg. to the rear of 73 Fore Street Fig 16) is therefore of the utmost importance.



Fig 16 Open walled burgage plots remaining behind 73 Fore Street

Action points:

This historic character should be reflected and positively reinforced by any new development occurring within not only these deep plots where they survive as rear gardens marked by historic stone walls, but also courtyards or other open areas found 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.

Although Chudleigh's location on the Exeter to Plymouth Road had for centuries proved a positive asset, by the 1960's it had become an unbearable hindrance due to the amount of 'non-stopping' traffic it brought through the town. The predictions of ever-increasing volumes meant a radical solution was needed; not simply a short by-pass, but the construction of a completely new highway for the length of inter-city route. The section that mattered most, which took traffic out of the heart of town, was opened in 1973, and since then residents and visitors alike have been more able to enjoy and appreciate the character of their surroundings. However as a consequence of the road engineering works the historic water supply to the town was finally severed.

5.0 Archaeology

The earliest documentary reference to Chudleigh is in c. 1150AD, and at the time of the Domesday Survey, 1086, it is believed to have been included in the manor of Bishopsteignton, belonging to the Bishop of Exeter. In 1308 it was described as 'new borough' which may indicate the date of the establishment of the town as a medieval planned town.

The late 19th century Ordnance Survey Map (Map 5) shows that the narrow strips of land, known as burgage plots and a typical feature of medieval planned towns, are well preserved by the property boundaries established along Fore Street. The town was severely damaged by fire in 1807 which destroyed nearly 200 houses as well as the 16th century market houses, though some remnants of timber frame construction historically used for buildings in the centre of the town still remain (see Fig 17 showing exposed timber frame to the flank walls of 51 Fore Street). The main street was widened in the subsequent redevelopment.

Fig 17 Timber frame exposed in cart entrance at 51 Fore Street



5.1 Prehistoric

There are no known prehistoric sites within the Conservation Area. However, prehistoric activity in a wider area beyond is demonstrated by the presence to the south-east of an Iron Age hillfort, Castle Dyke which is a Scheduled Monument (Scheduled Monument DV 170). Other prehistoric finds spots include that of a flint axe at Chudleigh cricket ground and a bronze axe from the bed of Kate Brook - both to the north-east of the town.

A Bronze Age axe has also been recovered

some 500m to the south-east of the town. Palaeolithic material has been recovered from a cluster of caves south of Chudleigh, Cow Hole, Pixies Hole and Tramp's Cave, and has been dated to the Upper Palaeolithic period, 35,000 - 10,000BC. All of these cave sites are of national importance and are protected Scheduled Monuments (Scheduled Monuments SM10719-21).

5.2 Roman

No Roman sites are recorded in Chudleigh, though to the north of the historic core of the town a possible Roman urn was found at Littlehill. This vessel contained charcoal and bone fragments and was probably a funerary urn containing cremated remains.

5.3 Saxon

While no definite Saxon sites have been identified within the town, the 11th century documentary reference to the town suggests a Saxon origin for the settlement. Most likely centred around the site of the parish church. A possible early boundary ditch associated with the church was recorded during archaeological excavations c. 50m to its north-east.

5.4 Medieval

The narrow plots of land that run at right angles off Fore Street represent the medieval burgage plots established along this street. While some of the property boundaries are 'fossilised' in the existing boundaries most plots lie beneath modern developments. Several medieval buildings survive within the town.

Fig 18 13th Century Tower to Church of St Martin and St Mary



The parish church, St Martin and St Mary, is a Grade I listed building (Fig 18). The tower dates to the mid-13th century, and was dedicated in 1259.

The nave, north transept and chancel are of probable 14th Century date, while the south aisle, funded by a bequest of 1544, was not completed until 1582. Within the graveyard several of the gravestones are Listed Grade II Structures.

The Bishop Lacy Pub, dating from the early 16th century, is a Grade II* listed building, and the Bishop's Palace (Fig 19) a Scheduled Monument DV 297, is a nationally important archaeological site that lies c. 300 metres to the south-east of the historic core. Built in the late 12th or early 13th century it was the seat of the Bishops of Exeter until 1420, when the residence was moved to Bishopsteignton.

5. 5 Post Medieval and Modern.

Within the town are examples of post medieval buildings that survived the 1807 fire and subsequent widening of the main street, such as the Chudleigh Grammar School, now the Old House Fore Street, which was founded in 1668 by John Pynsent (Fig 20).



Fig 19 Remains of Bishop's Palace, Scheduled Ancient Monument outside the Conservation Area

Evidence of clay tobacco pipe manufacture has been found during building works in the vicinity of the rear of 19 Fore Street. The material recovered included waste pipes, kiln trays as well as discarded white and red clays. The industry utilised the ball clays of the Bovey Basin and probably dates to the later 17th or early 18th centuries.

On the eastern edge of the historic core lies Town Mills (Fig 21), fed by a leat that takes water from the Kate Brook almost 1km

to the north-east of the mill. The earliest documentary reference to Town Mill is in the late 18th century. Downstream (and outside of the built-up extent of Chudleigh) two corn mills, Palace and Parkway Mills, are shown on the late 19th century maps of the town, again fed by leats off the Kate Brook - though the leat for the latter now lies under housing. The earliest reference to Parkway Mill is in 1681, then later in 1753 three grist mills and one malt mill were recorded at 'Park Mills'. References to Palace Mill date to 1794 when it was referred to 'Palace' or 'Place' grist mill.

Fig 21 Town Mills, Clifford Street outside of the Conservation Area



In 1859 it consisted of a house, mill, barn, stable, outhouses, garden and four small orchards. In 1989 the converted 'Palace Mill', 'The Granary' and 'Millhouse' were sold as residential units. Within the town

square is an obelisk, erected c. 1770, built of Haytor granite (Fig 22).

Fig 22 Obelisk in Conduit Square made from Haytor granite



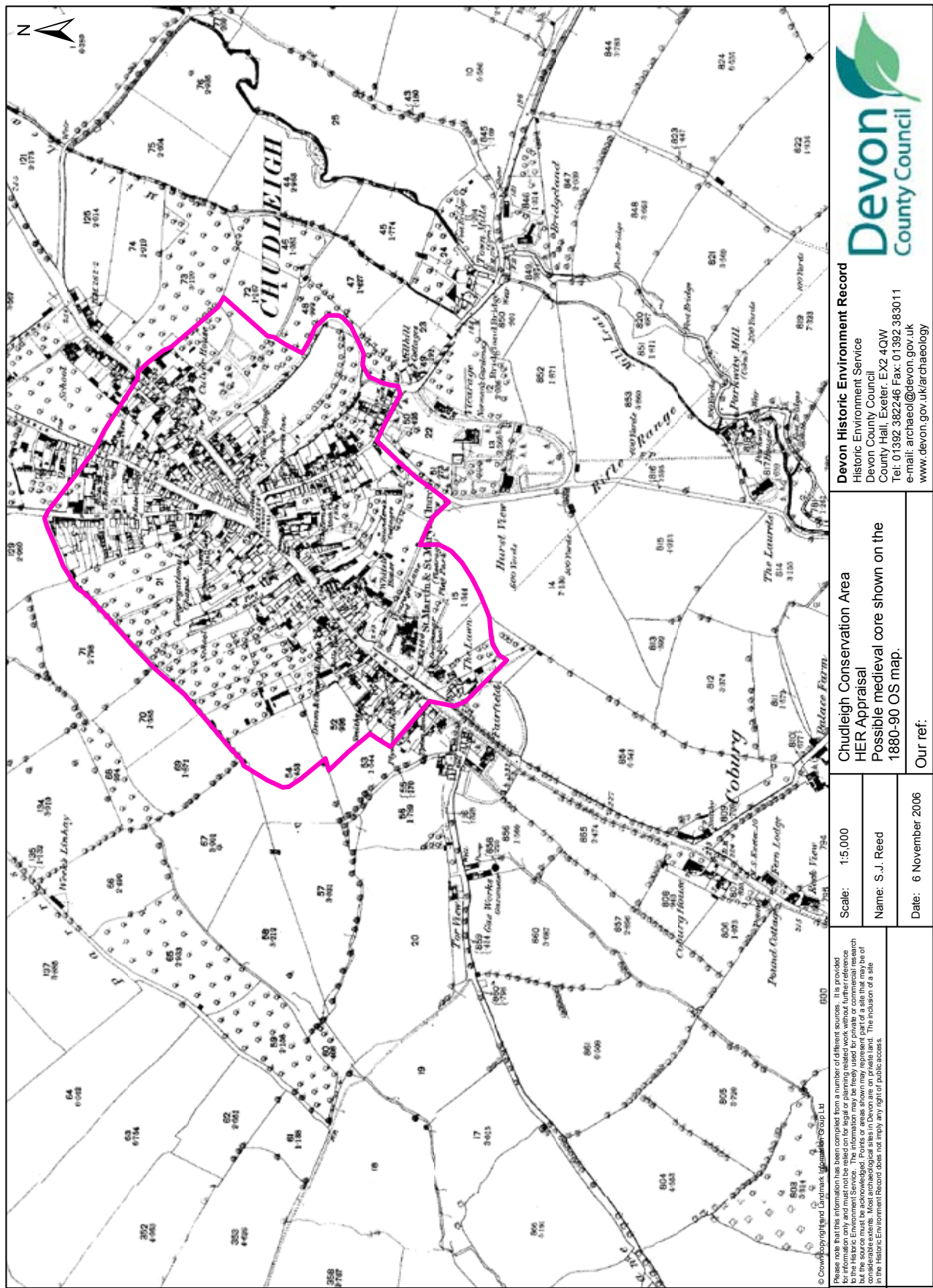
Fig 20 The Old House, Fore Street, formerly Pynsents' School (grammar school)



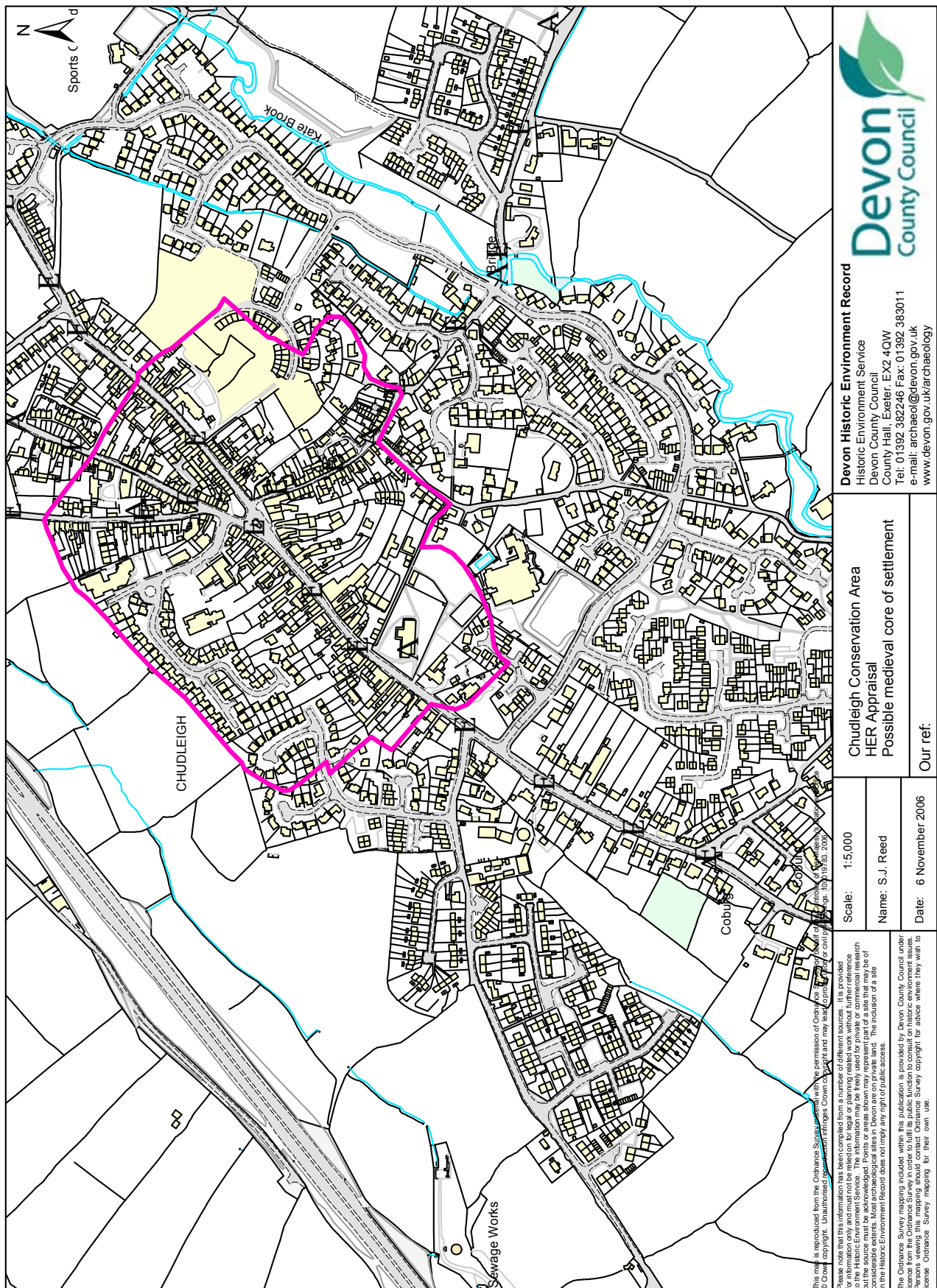
Map 4 1840 Tithe Map of Chudleigh



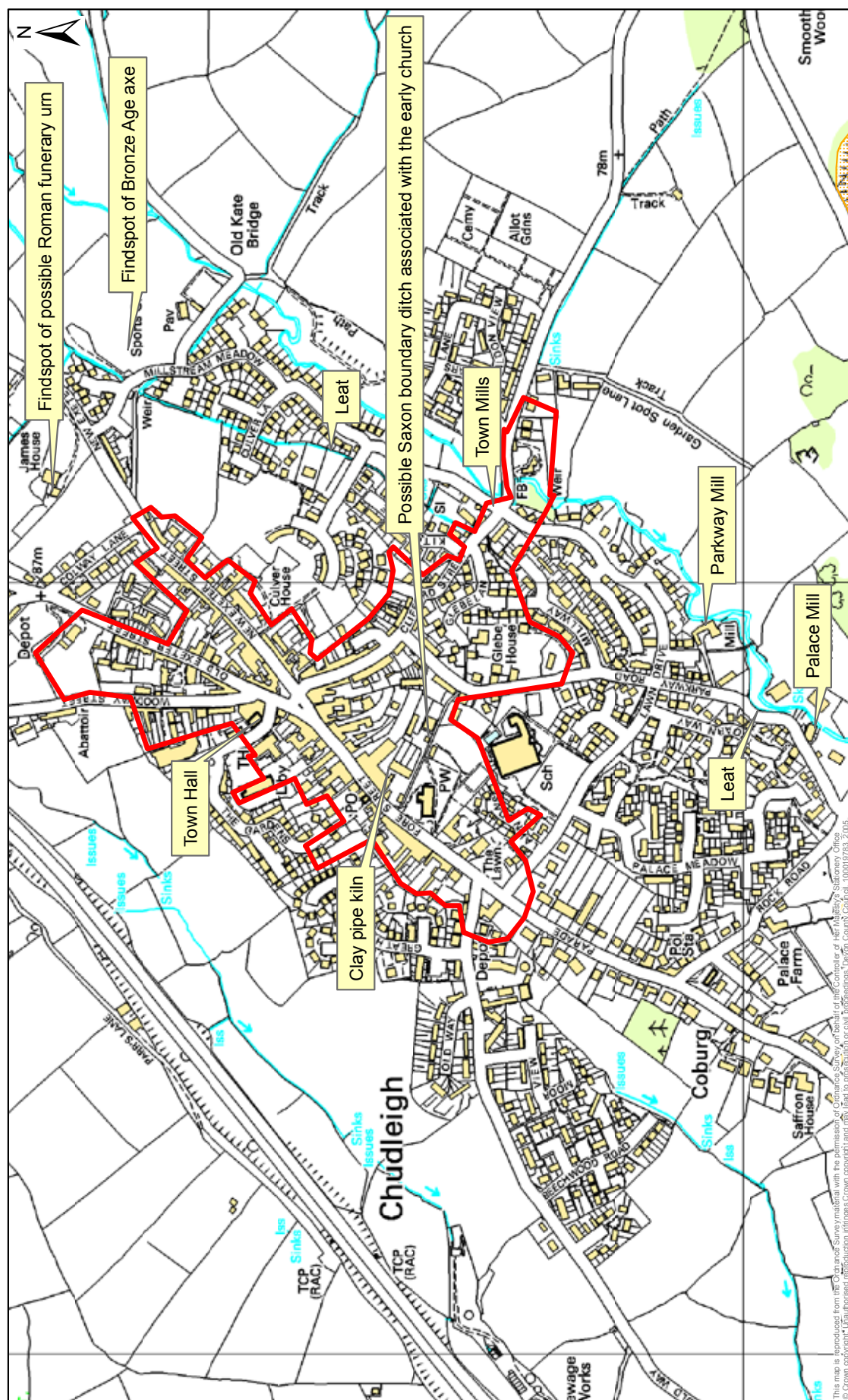
Map 5 Devon CC HER Appraisal - 1880-90 Map showing possible medieval core



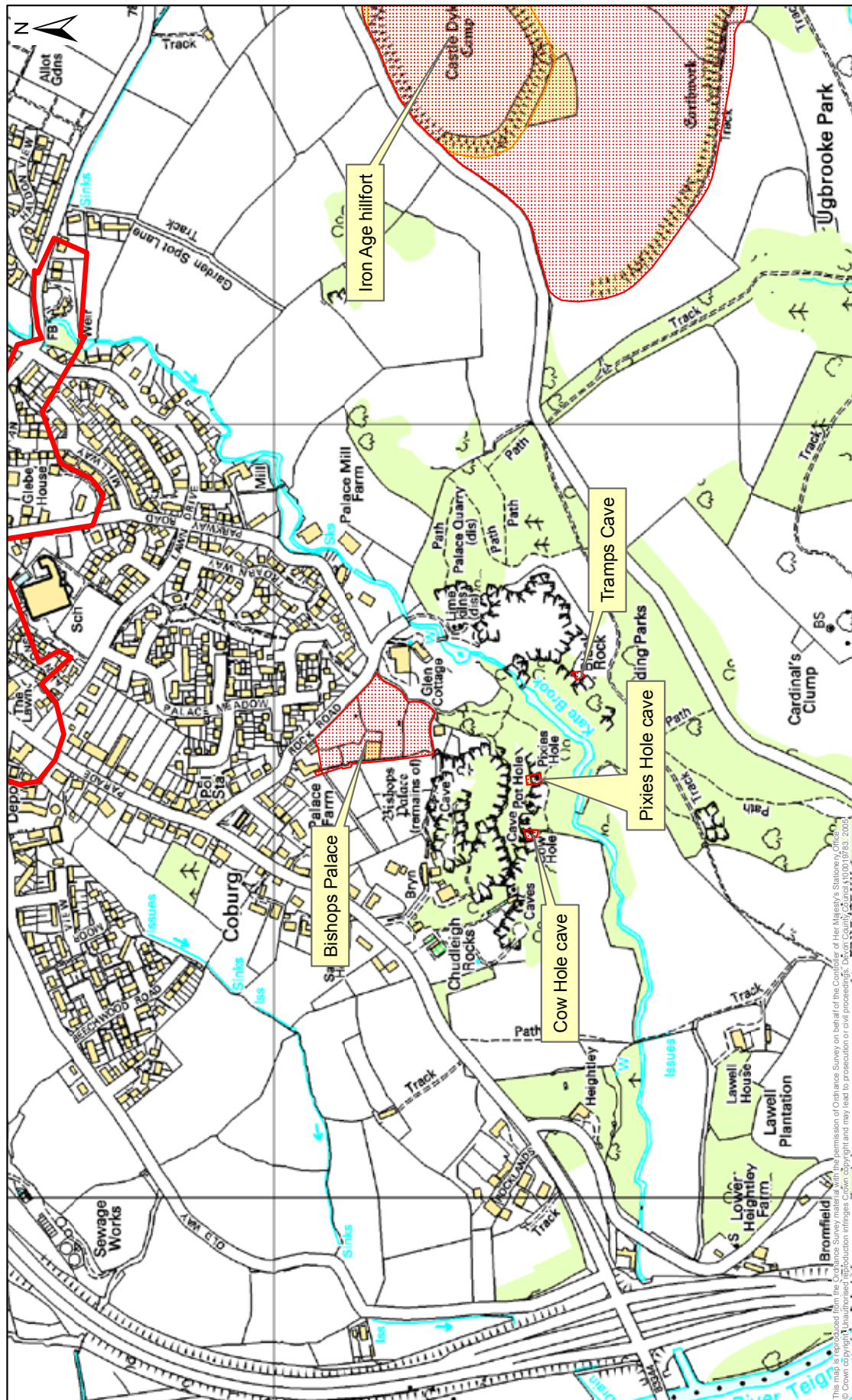
Map 6 Devon CC HER Appraisal - possible medieval core on modern map base



Map 7 Devon CC Appraisal -Archaeological sites marked in historic core set on modern map base



Map 8 Devon CC HER Appraisal -Scheduled Ancient Monuments south of Chudleigh



The Wesleyan Chapel was erected in 1837 on the west side of Clifford Street and the Town Hall dates to c. 1860 and is a Grade II listed building.

To the south of the town a rifle range is marked on late 19th century OS maps, the western part now lies under modern housing developments. Late 19th century mapping shows buildings to the south east of the town and east of the range, probably associated with the rifle range targets still surviving in a ruinous state at the eastern part of the range.

5.6 Archaeological Sites with Statutory Protection

There are no archaeological sites found either inside, or within the vicinity of the Chudleigh Conservation Area. However Castle Dyke is a 'hillfort' sited some distance outside of the town to the south east of Lawn Drive and Clifford Street, and given protection as a Scheduled Ancient Monument. (see Map 8).

5.7 Archaeological Potential and Planning Constraints

The highest areas of archaeological potential are within the historic core of Chudleigh - which has its origins in the early medieval or even Saxon period. Archaeological deposits associated with this early medieval settlement, as well as with later post medieval deposits such as the clay tobacco pipe industry, may survive in this area and have the potential for being exposed and destroyed by development.

"Archaeological remains in Chudleigh are particularly important. An Area of Archaeological Potential has been identified, taking account of its origins and development. Adequate consideration should be made of the potential impact upon the historic environment of any new development proposals within the Area of Archaeological Potential that involve significant ground disturbance, or affect a historic building, to allow the appropriate mitigation to be implemented. This consideration may result in the need for a planning application to be supported by the results of a programme of archaeological investigation, and/or the application of a PPG16 paragraph 30 Condition on any consent granted that had an archaeological

or historic building impact. However, this advice may also include recommendation for refusal if the impact on and loss of these resources was unacceptable."

5.8 Historic Landscape

The landscape around Chudleigh has been categorised as being largely representative of post medieval enclosures, while to the south-west and north-east some parcels of land characteristic of enclosed former medieval strip fields have been identified.

6.0 Activities and Uses

The range of activities and uses in the Conservation Area today reflects the continuing importance of Chudleigh. It is a popular place to retire to and a place to live and work, or commute from on account of the ease of access to other centres like Exeter and Newton Abbot. It is also a tourist destination on the fringe of Dartmoor, with several properties in the main streets offering holiday/overnight accommodation.



Fig 23 Shop fronts on Fore Street

While domestic uses prevail in Old and New Exeter Streets and Clifford Street, commercial uses such as shops (Fig 23), offices and cafes are concentrated mainly in Fore Street between the St Martin and St Mary's Church and Conduit Square and in and close to the entrance to Market Way.

Old Pottery Court (Fig 24) is a Close or Court of considerable depth that opens off the east side of Conduit Square, providing a series of independent traders and businesses within sensitively converted outbuildings. These add both commercial diversity and historic interest to the centre of the Conservation Area.



Fig 24 Old Pottery Court, Conduit Square

A large public car park, that is bound by several limestone walls of former burgage plots running from the west side of Fore Street, is conveniently situated behind Fore Street off Market Way. This not only serves the commercial facilities but also the town's public buildings, including the Library (Fig 25) and other community facilities situated within it and the Town Hall close by.

Fore Street is the focal point for the Chudleigh Carnival as an annual summer event first held in 1907, while the town had been previously granted the right to hold a weekly market and annual fair from the early 14th Century by Royal Charter. Christmas markets complementing late-night shopping are also held informally within Conduit Square, which requires traffic restrictions being put in place. A flower festival is also held in the autumn within the town.



Fig 25 Chudleigh Youth Centre, within converted school, outside Conservation Area

A perhaps unfortunate consequence of the opening of the A38 in the 1970s, which bypassed the town centre is that by solving the congestion problem through the Conservation Area, it has removed the majority of the passing traffic and at the same time has taken away the opportunity of passing trade for the shops and businesses. The historic role of Chudleigh as an important coaching centre for mail passing through south Devon, that was served by a large number of inns concentrated within the centre has changed. Although the town is still well-served by public houses and offers a diverse range of largely family-run retail units, as well as financial other services, there has been a subsequent decline in the amount of business activity taking place in the

town centre, and some shop units lie empty or in marginal uses as a result which affects the outward appearance of the Conservation Area (Fig 26). This has been compounded by Chudleigh increasingly taking on the role of a dormitory town for residents, commuting to larger employment centres in Devon such as Exeter, Newton Abbot or Bovey Tracey and the subsequent less patronisation of local businesses.

Although modern housing estates now envelope much of the town's historic core, two open areas on the south side, at Culver Green and Playpark off Fore Street and New Exeter Street respectfully, act as important visual buffers to the historic centre of the town while at the same time providing space for activities of a recreational kind.



Fig 26 Former shop unit on Clifford Street

7.0 Landscape and Streetscape

The special interest and character of Chudleigh results not only from the historic buildings within it but also from a combination of features that help create their setting. These include both the contribution of open spaces and the nature and impact the space has around buildings, boundaries defining public and private areas and which help to frame views and focal points through the streets, hard surfaces and the way that buildings group together to form distinctive courtyards. Chudleigh also has a valuable rural landscape setting which is a positive asset, that can be appreciated from within the Conservation Area. Even from central positions of the town such as Fore Street (Fig 27) glimpses can be gained of open countryside beyond.



Fig 27 View of rising countryside to west, beyond set back 74 Fore Street

7.1 Landscape Setting

The character of the area is of a deeply dissected and undulating landscape of predominantly pastoral farmland, with Registered estate parkland and woodland to the south east and a number of smaller historic houses with large gardens, both to the north around Farleigh and to the south around Lowell House. The exposed limestone faces at Palace quarry to the south east of the town



are a prominent feature in some views (Fig 28) coming northwards into the Parade, reflecting the underlying geology.



Fig 28 Limestone faces to the former Palace Quarry

The wider backdrop is formed by the Haldon Ridge conifer plantations and the heavily wooded and lush Teign Valley. The sense of enclosure created by the landform is accentuated by woodland, small valleys, tall hedgerows and narrow winding lanes which link farmsteads and settlements.

Chudleigh is situated within a strong rural setting (see Fig 29 looking south east from Colway Lane) on a spur of high ground above and to the east of the River Teign. The spur of high ground projects from the south west side of the Haldon Ridge and is one of a series of spurs running down from the ridge to the Teign Valley.

To the south east lies the valley of the Kate Brook, along which are a series of meadows and public open spaces fringing the town. The tree-lined stream mainly defines the town on this side, with the exception of the cemetery area and is crossed by two stone bridges and marked along its course with several historic mills.

The spur on which Chudleigh sits is relatively broad and gently sloping with spurs to the south-east and north-west rising more steeply and framing the setting of the town. The land to the south-east forms an important backdrop with woodland & trees along the steep scarp. This land forms part of the Registered historic parkland of Ugbrooke House and includes Castle Dyke hill fort (Fig 30). Close to the town lies Chudleigh Rocks, a limestone cave complex and the adjacent Palace Quarry and woodland. The rock features and woodland are important in views of the town from this direction.



Fig 30 View of Conservation Area from Castle Dyke hill fort to its south east

Pasture fields with hedges drops away to a small stream alongside the A38 and then rises to the spur to the north-west. To the south-west the land rises in steep wooded slopes above the River Teign and to the north-east the spur rises gradually through pasture and woodland to the high, forested slopes of Haldon. The town is relatively contained within the landscape by the surrounding high ground, with the main views over the town from public footpaths and lanes to the south east and a bridlepath to the south-west. The town is visible in some views from the north east and is glimpsed from the Teign Valley to the north-west.

7.2 Parks and Open Spaces

Within the Conservation Area are three key open spaces close to the town's principal streets which not only serve as places for recreation and enhance the area's visual amenities and setting, but they also possess historic interest, particularly in their undeveloped state which make positive contributions to the setting of nearby historic buildings.



Fig 31 Play Park looking towards outbuilding to rear of The Old House

The first of these are the Parish churchyard and adjoining Playpark (Fig 31), an historic open space adjoining the churchyard on account of its ancient origins as a space given to the town for recreational purposes enclosed by a stone wall and pathway to its north-east boundary. Secondly the town square, Conduit Square (Fig 32) with its granite conduit and war memorial and small green space to the north.



Fig 32 Open space of Conduit Square with crown of trees at Culver Green as backdrop, looking north

The third is Culver Green (Fig 33), now a small park adjoining the Conservation Area, but which lies on part of the historic gardens formerly connected to the imposing Culver House. Its entrance is within the Conservation Area, and set within the listed frontage wall which dominates New Exeter Street.



Fig 33 Culver Green open space

Long linear garden plots & orchards (former burgage plots) are characteristic of the historic centre and should be retained where they remain. There are glimpses out to the surrounding countryside from the town centre which reinforce the rural setting which should be retained (see Fig 34) .

*Fig 34
View west
along Old
Way from
Fore Street
of open
countryside*



A number of large gardens associated with large 19th Century houses make an important contribution to the Conservation Area, particularly around the parish church, as at the Listed Old Fairfield, Western House, Swanston House, The Lawn and also the unlisted Newinnton Lodge (Fig 35).



*Fig 35 Newinnton Lodge, Old Exeter Street
with attractive grounds*

The latter occupies informally landscaped grounds well secluded from the west side of Old Exeter Street, behind roadside stone walls and dense vegetation. However glimpses into the grounds are possible from a public vantage point looking south-west through the entrance gates to the north from the street. From here the value of these undeveloped grounds to the character and appearance of the Conservation Area can be truly appreciated, and cannot be over-estimated.

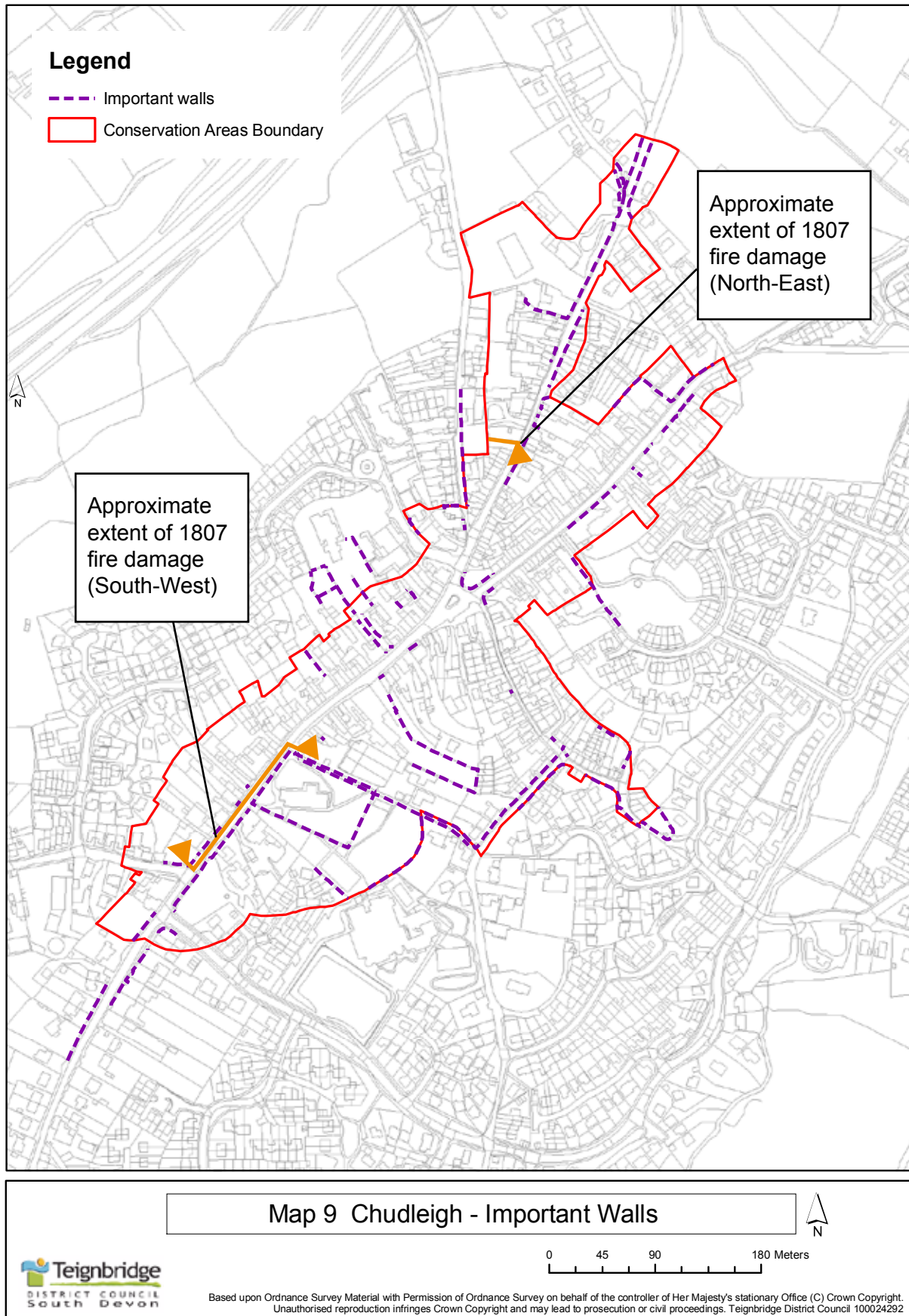
With its frontage set back behind a low limestone wall and granite wall, Western House has an enclosed frontage of shrubs that presents a most attractive, suburban character to Fore Street (Fig 36).



*Fig 36 Western House, Fore Street with
suburban frontage*

Many private open spaces have similar significance, including the gardens and yards to the rear of properties, where they preserve the planned (burgage plot) layout of the early town, and also the gardens and grounds of 19th century villas, which are an integral part of their original design and character.

Map 9 Important Walls



7.3 Walls, railings and gates

Tall stone walls along boundaries that face either public highway or spaces are especially common in Chudleigh and as such encompass a very distinctive element of the historic and visual character of the streetscape. These boundaries are characteristically of limestone walls, complemented by hedges, and typically Laurel fronting large late 19th Century houses. Several lengths of irregular limestone walling define former burgage plot boundaries to the rear of Fore Street (north side). These are especially prominent within the Library car park off Market Way rear of 73 -78 Fore Street (see Fig 37) where they possess an almost rustic quality, a character shared by other walls to the south around the plot occupied by the Old Coach House, again off Fore Street.

*Fig 37
Distinctive
limestone walls
rear of 73 and
74 Fore Street*



Both Old and New Exeter Streets as well as Woodway Street (Fig 38) have significant stretches of limestone walls fronting their roadside edge. For example on New Exeter Street these differ from the substantial regularly coursed squared rubble walls fronting both Culver House (Fig 39) and Herridge Orchard with formal dressed oversailing coping stones, to the more angular cock and hen coping to random coursed walls fronting Culver Cottage at the junction with Clifford Street.

*Fig 38 High
Rubblestone walls,
Woodway Street'*



Fig 39 Massive stone wall fronting Culver House, New Exeter Street

Other examples of formal wall coping stones are found at the wall adjacent to the Churchyard of St Martin and St Mary's Church on Vicarage Lane. This contrasts with other historic random rubble walls with cock and hen coping found on Woodway Street (rear west wall to The Retreat 49 New Exeter Street) and the flat topped, uncapped limestone walls lining the roadside boundary to Newinton Lodge on Old Exeter Street.

A further variation on wall coping is the angled mortar coping to some stone walls, these are found at the higher end of Vicarage Lane (Fig 41), and the uncapped walls bordering the garden to Scotleigh Lodge, no 76 Old Exeter Street (Fig 40).

*Fig 40
Uncapped
wall
adjacent 76
Old Exeter
Street*



*Fig 41 Part
rendered
stone wall
with railings
lining
Vicarage
Lane*

The walls associated with higher status buildings (including the St Martin and St Mary's Church) often incorporate imposing gate piers (eg. those at 49 New Exeter Street (Fig 42) and both Culver House with ramped oversailing coping stones and Culver Cottage) and decorative ironwork gates (eg. 23, 24 and 60 Fore Street the latter shown in Fig 43) that are obviously intended to impress – and in doing so they add a certain dignity to their surroundings.



Fig 43 No. 60 Fore Street with decorative railings



Fig 42 Squared limestone gate piers to The Retreat, 49 Old Exeter Street

Particularly distinctive examples of these are the narrow entrance piers to 49 New Exeter Street and gate piers and flank walls found opposite 34 Clifford Street (Fig 44). With the latter convex limestone entrance walls are set on plinths with ashlar quoins and angled granite coping stones lead to set back ashlar piers with chamfered corners, complete with pyramidal tops also in granite.



Fig 42 Squared limestone gate piers to The Retreat, 49 Old Exeter Street Fig 44 Gate walls and piers opposite 34 Clifford Street.

This effect of dignified forms of enclosure that lift the townscape quality of the street is true also of the original ironwork railings that characterise many 19th century frontages, such as the examples at 4-6 Old Exeter Street, and also the churchyard bordering Vicarage Lane, adding elegance too where well-maintained.

Fig 45 Listed K6 phone boxes outside Town Hall, Market Way



Other ironwork features that add interest and character (and are therefore of value) include the verandah along the exposed frontage of Rosemount in Old Exeter Street, the pair of listed telephone kiosks at the entrance to Market Way (Fig 45), the two wall-mounted GR-embossed letter boxes in both Fore Street and New Exeter Street (Fig 46 example on New Exeter Street), the post-mounted letter box at the east end of Clifford Street and the Victorian-style lamp standard located in The Square.



Fig 46 GR embossed post box by Culver House gates, New Exeter Street

A distinctive example of late 19th Century decorative ironwork also exists across the entrance to a passage running between the roadside frontage of 61 and 67 New Exeter Street (Fig 47), which offers great interest.



Fig 47 Decorative iron gate to passage between 61 to 67 New Exeter Street

7.4 Paving, surfaces and street furniture

Traditional surfacing of limestone kerbs and steps survive in a few small areas, including Clifford Street and on private land along with stone setts and cobbles.



Fig 48 Stone archway between 32 and 33 Fore Street

Also individual structures including the stone archway (Fig 48) in the passage between 32 and 33 Fore Street (that was likely to be associated with Swanston House behind), the 'potwater dipping places' set in the masonry walls on New Exeter Street (Fig 49), and not least the conduit in the traffic island in the Square (with its landmark obelisk) and the war memorial positioned next to it all assist to provide the conservation area with its distinctive character.

*Fig 49 Dipping place
by 7 New Exeter
Street*



While examples of historic surface treatments in the town are now relatively few, there are lengths of limestone kerbing defining the pavements on both sides of Clifford Street (Fig 50) and along a short stretch of pavement in Old Exeter Street.



*Fig 50 Characteristic
wide limestone kerbs
and flags at Clifford
Street*

There also remains a strip of inset cobbled pavement surfaces bounded by limestone kerbs serving an access point just to the north of 34 Clifford Street (Fig 51) which enrich the Conservation Area, and are a local feature. This historic surfacing method can also be found used to characteristic effect at the cart entrance to 43 Fore Street (Fig 52).



*Fig 51
Cobbles
by 34
Clifford
Street*



*Fig 52 Cobbled
cart entrance at 43
Fore Street*

Other historic surfaces that are visible are those associated with the several cart entrances that survive in and between properties in each of the streets, where limestone rubbing stones are often set into cobbles so that the wheels of carts had a smoother, less damaging, entry. The limestone wheel treads to the cart entrance between 49 and 51 Fore Street (Figure 53) has distinctive channels worn within them that offers particular interest.

*Fig 53
Cart
entrance
at 49 &
51 Fore
Street,
with worn
wheel
treads*



Surviving in much greater numbers, however, are doorstep thresholds; typically a single limestone slab (a raised granite slab is also found to 31 New Exeter Street) but sometimes comprising more than one piece or else a course or more of plain or patterned yellow Candy bricks.



*Fig 54
Sandstone
and limestone
kerbstones,
Clifford Street
(north end)*

Particularly noteworthy are the substantial threshold slabs in Clifford Street which double as bridges across the gutter that formerly ran immediately beside the houses on its south side (Fig 55 below). Outside 55 Clifford Street there are surviving grey limestone and also (unusually for Chudleigh) red sandstone kerbstones (Fig 54 above), the latter which meets a limestone slab door threshold projecting from its front door.

Fig 55 Stone slab thresholds, Clifford Street

Several shops and commercial premises within mainly Fore Street are also notable for the historic surfaces used for door thresholds. Numbers 80, and 87 to 90 Fore Street have distinctive red quarry tiles inset with a black diamond design both level with the pavement and raised up on limestone slabs (see Fig 56).



Fig 56 Geometric tile step treads, granite and limestone risers, 87-90 Fore Street

With the front entrance to the White Hart public house on Fore Street, its large door threshold slab of granite is distinctly different from the many remaining limestone slab door thresholds found elsewhere within the Conservation Area.

Conduit Square as you would expect is dominated by the granite conduit within the small public space enclosed by railings. Consisting of a cenotaph-like granite obelisk supported by a local limestone block base, it still incorporates two intact but inoperative fountain heads (Fig 57) marked 'hard' and 'soft' to define alternative types of water formerly drawn from here.



Fig 57 Granite conduit, Conduit Square

7.5 Trees



Fig 58 Yew tree and stone walls by Old House add a significant contribution

Significant specimen trees are associated with the public buildings and larger 19th century houses and include a Yew fronting The Old House (a former free Grammar School, see Fig 58), a Horse Chestnut and Evergreen Oaks at the gateway and frontage to Culver House and the churchyard Yews.



Fig 59 Prominent tree group at Fore Street (east side)

An impressive group of trees also exist set behind the road frontage at the lower end of Fore Street above its junction with Lawn Drive (Fig 59). These consist of Monterey Pine, Sycamore, Oak and Ash that together form an important and pleasing backdrop as a contrast to the hard-surface dominated character of Fore Street, particularly when looking south-west leading into Parade. Many are a remnant from a broadly semi-circular section of open ground that once formed part of a more extensive curtilage to The Lawn, until Lawn Drive was formed truncating the land at its south end.

Other soft landscaping of note is that found within the grounds of Newington Lodge,

Old Exeter Street which forms an imposing and mature roadside boundary hedge to complement the limestone wall which runs much of the length of its front curtilage wall. These are distinctive features in the Conservation Area, and enrich views looking both up Old Exeter Street from Conduit Square and also in the opposite direction towards Conduit Square.

Looking south along New Exeter Street, other mainly deciduous trees such as a Horse Chestnut by the entrance gates to Culver House provide a positive focal point in the street, and add significantly to the character of the Conservation Area.



Fig 60 View out of the Conservation Area to rear of Old Coaching House, 25 Fore Street

7.6 Views

Key views are important, particularly those of the undeveloped hillsides around the town that can be glimpsed between buildings in Fore Street and Parade, and along the lengths of Clifford Street, Oldway and Market Way. Regular gaps found within the frontage of Fore Street allow views out towards the open countryside beyond.

Good examples are between the Globe Inn (west side of Fore Street) the deeply projecting plot of the Old Coaching House (no. 25, see Fig 60) and particularly from Vicarage Lane looking across the churchyard of St Martin and St Mary's (Fig 61).



Fig 61 Open countryside views rear of yard to St Martin and St Mary's Church

8.0 Architecture

The widespread rebuilding in Chudleigh that followed on from the fire has, in an architectural sense, produced a very cohesive appearance, with the polite, classical styling of the late Georgian and early Victorian periods dominating the scene with tall, vertical-sliding sash windows and rendered finishes especially prevalent. Vernacular buildings that do exist having survived the fire are few and very far between, including the former farmhouse at the very north end of New Exeter Street (Nos 2-4, with its irregular window arrangement and thatched roof, see Fig 62).



Fig 62 Thatched roofs and irregular elevation of 2-4 New Exeter Street

Examples of the local vernacular may be found towards the south end of Fore Street including a group including the triple-gabled former almshouses and The Bishop Lacy Inn opposite the Church, and to its south-west The Old House (the last two having long, low forms and dating from the 15th or 16th centuries).

The primary routes through Chudleigh are Fore Street, Old and New Exeter Streets. Small connecting passages set at right angles from these primary routes are a locally distinctive feature. They lead off into secondary routes such as Market Way (from the side of The Globe Inn 75 Fore Street), into important open areas such as Culver Green (from New Exeter Street). Alternatively these routes lead into smaller more intimate courtyards still with public access such as Old Pottery Court (see Map 10).

Other circulation routes lead into private, linear courtyards with outbuildings such as that at both the rear of 75 Fore Street or 46-51 New Exeter Street. The latter has a gated passage entrance set into the road frontage with a decorative timber surround, having an elliptic-arched head beneath a lead canopy which spans both the passage and the front doors to nos. 46 and 51 on either side (Fig 63). It also has a limestone flagged floor surface which adds significant interest to the Conservation Area.



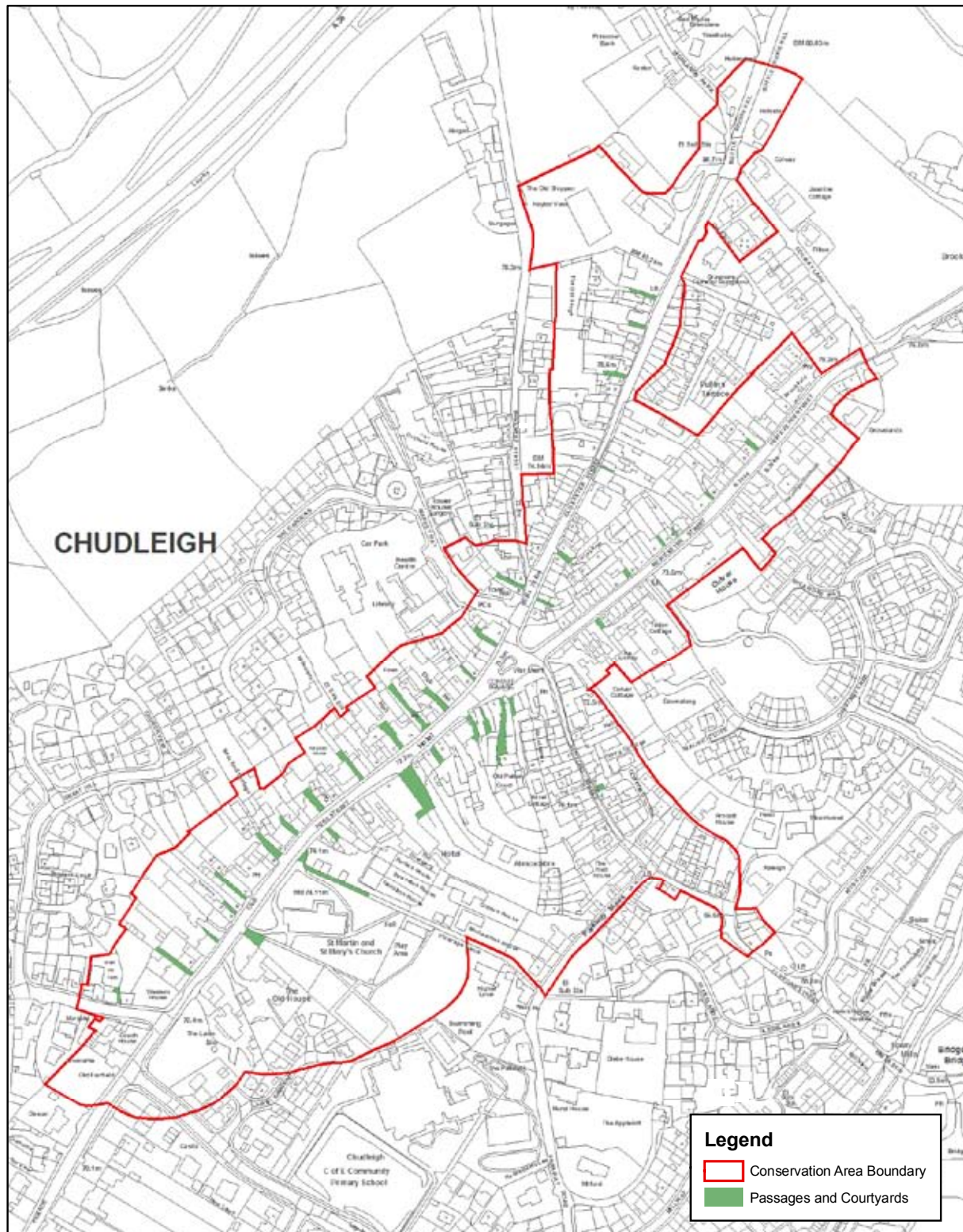
Fig 63 Passage entrance surround at 46 – 51 New Exeter Street

Action Point:

Passages running generally at right angles to the frontage of particularly Fore Street form a distinctive, positive aspect of the Conservation Area, and in many cases serve as important pedestrian circulation routes through the Conservation Area. Enhancement of these passageways, eg introducing coordinated surface treatments will be actively encouraged with both new development proposals and environmental improvement opportunities, where they come forward. Conservation should be given to street enhancements in central areas and focal points around the Town Council Offices.

Although this, like many of the courtyards and passages leading off the central streets (as featured in Section 4 - Historic Background and Development) is typically a private, mostly residential space within the Conservation Area that does not invite entry, nevertheless the layout and sudden sense of enclosure contrasting with the openness of the street creates anticipation and arouses curiosity for the observer of what may be found beyond. Although not forming such a courtyard in itself,

Map 10 Passages and courtyard entrances off main routes within Conservation Area



Map 10: Passages and Courtyard Entrances off main routes in the Conservation Area

the imposing gateway set into the wall fronting Culver House (Fig 64) in New Exeter Street with both the dense tree canopy and the high stone wall flanking the route into Culver Green combine to form a similar sense of anticipation into this public space, which is a significantly positive feature of the Conservation Area.



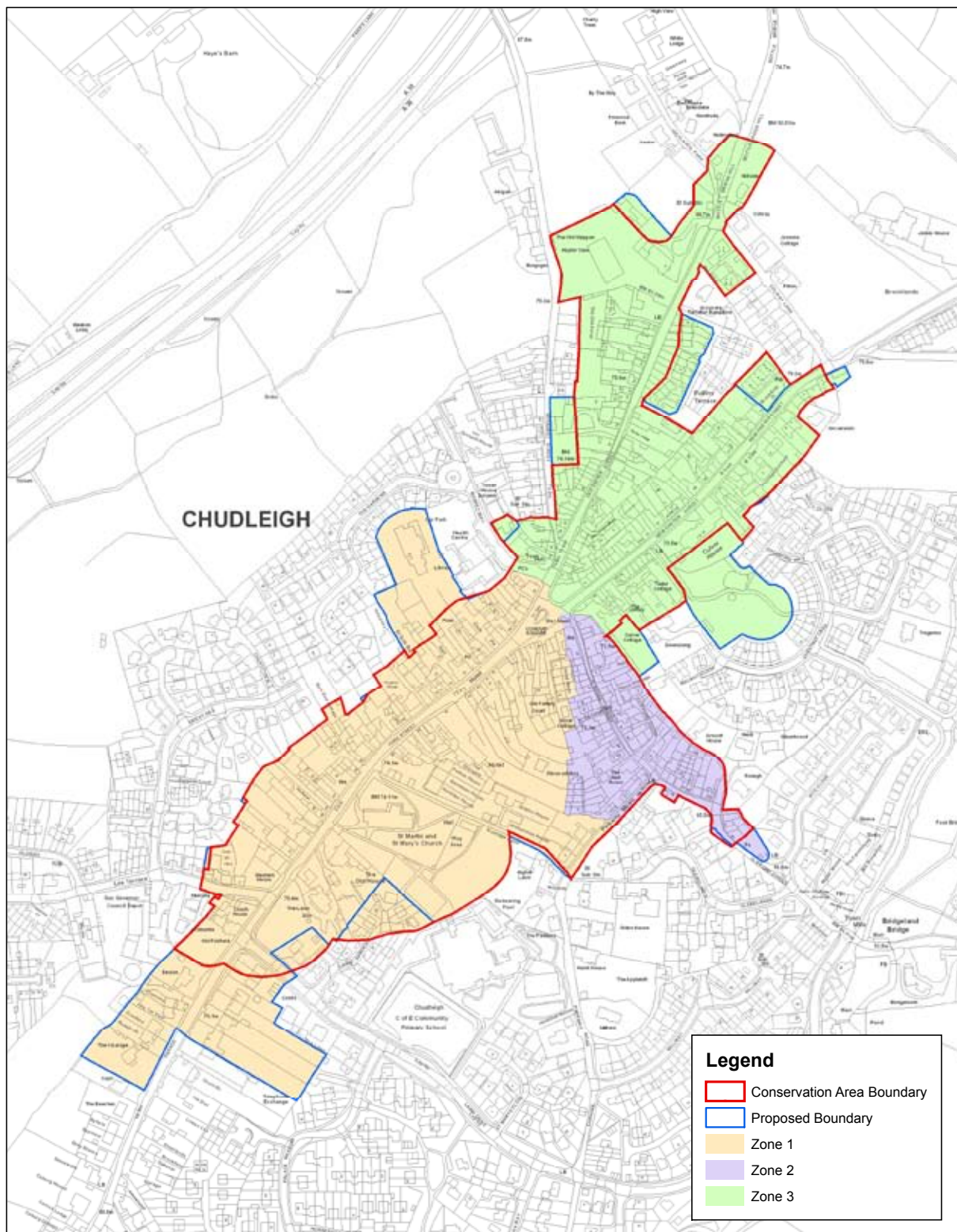
Fig 64 Gate piers and ramped flank walls to former entrance of Culver House, New Exeter Street

Character Zones within the Chudleigh Conservation Area

Although in an architectural sense they are broadly similar in many respects, the principal streets within the Conservation Area have distinctive yet different characteristics that tend to set them apart from each other. For example the scale and building heights are predominantly two storeys along the road frontages. Yet there are exceptions to this at, for example Conduit Square, and leading north along the terraced 31-45 New Exeter Street as well as more suburban character houses at the lower (south) end of Fore Street which largely rise to three storeys.

To assist in the identification of the diverse character that makes up the existing Conservation Area, the designated area has been divided up into three separate 'Character Areas' or 'Zones' for analysis. The three defined Zones can be found on Map 11.

Map 11 Character Zones within the Chudleigh Conservation Area



Map 11 - Chudleigh Existing Conservation Area with Sub Character Zones

8.1 Character Zone 1 Fore Street and Parade

Fore Street is undoubtedly Chudleigh's 'main street', where its commercial activities are focussed and where most of the town's more prestigious buildings are to be found; the former towards Conduit Square at its northern end and the latter mainly along the southern half of Fore Street and extending a little way into the Parade. Foremost amongst the buildings that have an architectural presence is the St Martin and St Mary's Church, whose late medieval tower, Gothic windows and un-rendered masonry walls impart a tremendous sense of history and continuity upon the scene – raised up, as it is, on its churchyard platform. Several other early buildings help reinforce this sense of history, particularly:

- the grade II* listed Bishop Lacy Inn (Fig 65), a likely 15th Century house with its visually distinctive sweep of (formerly thatched) roof slope and extensive kitchen and lodgings wings to the rear and a well-preserved carved oak roof structure containing wind braces over its formerly open hall;
- the 17th Century former almshouses to its north (nos. 53-55 Fore Street see Fig 66) with their three gabled roofs fronting the road and their prominent set back chimney stacks; and
- the Old House (formerly Pynsents School of 1668) noticeably set back on the opposite side of Fore Street dating from the 17th Century, with its exposed stone relieving arches over four bays on its front elevation (Fig 67); and
- the odd form of the late medieval 43 Fore Street, with its single room width road frontage and mansard slate roof.

*Fig 65 The Bishop
Lacy Inn, Fore
Street*



Fig 66 Almshouses at 53-55 Fore Street



Fig 67 The Old House, Fore Street

Nevertheless it is the substantial houses built later that are most influential in creating the town's architectural character. These mostly date from the early to mid 19th century following the 1807 fire and, characteristically, are designed in a polite, Classical style following more ordered architectural proportions of this period.

Some buildings on Fore Street are quite refined in their appearance, having rendered elevations, well proportioned sash windows but a few other features of a decorative kind are found, such as Swanston House with just a Tuscan porch, no.42 with a doorcase, pilasters and eight-over-eight paned bow windows. No.s 23/24 also possess shallow bay windows framed with a cornice and architraves and Old Fairfield with rusticated quoins at each corner. Others tend to be a little more elaborate, particularly

where later changes have been made, such as at nos. 60 and 67 Fore Street (the latter at Fig 68) where hood moulds have been added above sash windows, two large decorated bay windows added to No. 60 and a large porch added to No. 67.



Fig 68 Window hood moulds, cornice and frieze detail to 67 Fore Street

This listed building is unusual in that it has a second floor inset bow sash window on its rear elevation, a detail normally reserved for an elevation where it would be on general view. A particularly attractive, original feature of its street elevation (and unusual for Chudleigh) is its projecting moulded eaves cornice. This is visually supported beneath by brackets – the latter a feature that is also found on several other smaller and later houses as well as on the gable of the most elaborately designed building in the town, namely the former Reading Room and Library at No. 11 (Fig 69). This was built in the latter part of the 19th century in an eclectic, mainly Venetian, classical style. This is reminiscent of the street elevation to the Italianate United Reformed Church at the lower end of Woodway Street. No.11, that also has a very broad gable that tends to proclaim its presence and the ‘public’ nature of its original use.

Fig 69 Alpha House, 11 Fore Street with distinctive frontage railings



Fig 70 Eaves brackets detail to 70 Fore Street



At the domestic scale eaves bracket details are a notable, positive feature both at the centrally positioned 70 (Fig 70), 71 and 72 Fore Street forming an attached group of varied character, as well as in a more suburban setting to the south end of the street within the deeply overhanging eaves line to the detached no.40 Western House, the latter being listed. Although overhanging eaves and decorative brackets have been used particularly for commercial properties on Fore Street, they are not prevalent throughout the Conservation



Fig 71 Good example of dentil eaves, 43 Fore Street

Area. New development however should employ this local feature where this is appropriate to its position within the Conservation Area.

Examples of a dentil eaves cornice not only remains at no. 68 Fore Street but a more elaborate design adorns

the front of the listed 43 Fore Street (Fig 71), beneath a quite unusual mansard roof and also occupying a prominent position it provides great interest to the character of the street. The Lawn, early 19th century and grade II listed is distinctive within the Conservation Area as having particularly wide overhanging eaves to its hipped roof, however enjoying a secluded position well set back from the roadside edge, it does not have a significant presence from the street.

The many other, more modest, buildings in the street are generally of a similar style and to varying degrees repeat the features found in the higher status buildings. Traditional, multi-paned sash windows are numerous

(some in tripartite form eg, The Old Coaching House), while original or added bow and bay windows are common at either ground or first floor levels (or both). For the most part, eaves are parallel with the street, helping the visual flow of the frontage, although some gables face to the front to punctuate the roof line. This is particularly the case both at no. 75 The Globe (Fig 72), and nos. 71 and 72 (Fig 73) where substantial attic rooms provide a decorated gabled front with projecting moulded barge boards, supported on carved wooden consoles and extend beyond the frontage wall above ground floor all below a concave eaves cornice. These are similar to a number of historic examples in Ashburton and possibly, therefore, repeat a pattern that existed before the fire.



Fig 72 Gabled front with dormer, 75 Fore Street (The Globe Inn) railings



Fig 73 Jettied attic rooms with decorative timber and eaves brackets, 71-72 Fore Street

Also to the south at no.51 (adjoining the Bishop Lacy public house) this projecting bay detail re-occurs but with a combined porch, oriel and balcony as a 19th Century front addition to a building with an earlier core as evidenced by a section of exposed timber frame visible within the flank wall to the cart entrance.

As befits its main street significance, buildings of 3-storeys are common along most of Fore Street's length, while properties with ground floor shops dominate the section between the Church and the Square. Although several of the shopfronts are nondescript and have a neutral impact upon the street's architectural and historic character, some employ materials (such as plastic and aluminium) and 'non-traditional' designs that are positively harmful. On the other hand, there are a good number of historic shopfronts which preserve much of their original character (eg between Nos. 31 and 34 and 88 and the curved frontage to no. 90 to its north), although even these have features that erode, rather than reinforce, their authentic character.

Roof dormers are more common here than in the other principal streets, but very few are original or were inserted earlier than the 20th century. In an historical sense they cannot be considered characteristic of the street (or the Conservation Area as a whole), while the larger of the 20th century examples illustrate how incongruous their insertion can be and how damaging their impact upon a traditional, uncluttered roofscape. Chimney stacks, however, are a positive asset, contributing much towards Fore Street's historic character (Fig 74) and providing clues towards tracing the origins, history and development of the buildings along its length.

Towards the southern end of Fore Street and on into the Parade, the townscape becomes



Fig 74 Distinctive chimney pots add interest to the roofscape, Fore Street

distinctly suburban in nature and the appearance of the highway is characterised less by buildings and more by stone walls, hedges and trees that tend to mask the houses behind them. This contrast is most attractive and typical of Victorian and Edwardian villa development where the houses were set in substantial gardens and grounds.

8.2 Character Zone 2

Clifford Street (including Parkway Road)

Clifford Street (or Mill Street as it was known in the late 19th Century) was not widened after the fire. Therefore it is the only street in the town that preserves its narrow close-knit plan, and somewhat meandering alignment along its entire length (Fig 75), a street that narrows considerably on entering the Conservation Area at its south east end. These townscape characteristics of Clifford Street generate significant anticipation and curiosity, encouraging a closer exploration of what may be found beyond. (Fig 76).

Fig 75 Intimate and close-knit, the meandering character of Clifford Street



Fig 77 Chimney to gable end, 34 Clifford Street



A good example is the considerable chimney stack clearly seen on the gable end to no. 34 Clifford Street (Fig 77), which closes the vista looking south-east in a positive way towards the dogs-leg in the alignment of the street at this point.



Fig 76 Narrowness of Clifford Street at its south east end, looking north west



Fig 78 Eaves parallel to road and uncluttered roofscape, Clifford Street

As such it is especially significant in revealing Chudleigh's medieval origins, and for that it has great charm. With all but the flank elevation of the Ship Inn (whose Clifford Street elevation corresponds with its taller main elevation facing Fore Street) the scale of Clifford Street is predominantly two storeys in height, and an impression is created that the form of buildings here has changed little over the centuries so that the street retains the authentic appearance of a small but ancient Market town; an atmosphere that is much enhanced by the survival of several, solidly built 16th and 17th century chimney stacks and by the almost total absence of roof dormers.

The roofscape is, therefore, largely uncluttered and contributes greatly the street's historic character (Fig 78). For the most part, also, roofs run parallel with the street and help to draw the eye along the sequence of roof slopes without interruption. The main exception being the former Methodist Church whose buff brick gable end is aligned towards the roadside edge but set back behind wrought iron railings, which adds punctuation and interest to the street frontage (Fig 79).



Fig 79 Former Methodist Church, set back roadside gable end, Clifford Street

introduction of incongruous-looking boxed eaves on modern infill housing at its south-eastern end strikes a discordant note and is regrettable.

Fig 80 Mixed casements with sliding sashes, 44 & 46 Clifford Street

Window types found here are more mixed, with both side-hinged casements and vertically sliding sashes being found on Clifford Street (Fig 80), a characteristic of its more varied townscape appeal. House elevations are largely 'uncluttered' too, with little in the way of addition or ornamentation, and roughcast render finish is also found in some instances. This not only reflects the modest nature and 'status' of the houses themselves, but also the street's narrow width which tends to preclude the addition of projecting porches and bay windows. As a result just a single, shallow example of the latter can be found, but otherwise neither are characteristic.



Fig 81 40-41 Clifford Street with characteristic corner quoins

Eaves are nearly always treated simply with a narrow board fitted close to the wall, although one (no.17), unusually, is parapetted and another (nos.13B and 13C, one of the larger double-fronted houses on the street) is slightly overhung with attractive paired brackets in support. The

Nos. 40-41 Clifford Street are a pair of modest houses in a semi-detached layout which possess quoins in rendered relief on the front elevation, which is an unusual detail for the street as well as their modest scale (Fig 81). Complete with their traditional four-panelled doors and timber windows this detail nevertheless forms a pleasing part of the streetscene turning north into Clifford Street at its junction with Parkway Road.

Following Parkway Road south-west from its junction with Clifford Street the atmosphere of the street becomes distinctly suburban, and this is epitomised by the Parkway Villas numbered 1-3 dating from the early 20th Century (Fig 82). These depart significantly but in a positive way from the prevailing character of much of the Conservation Area not only by their use of materials (buff yellow bricks with red brick dressings to window openings and quoin detailing, and their architectural form (with both full height canted bay windows and dormer windows). Set back behind low stone walls supporting fine railings they are unlisted, but nevertheless complete with intact timber sashes contribute significant interest to the character and appearance of the Conservation Area.



Fig 82 Suburban character of 1-3 Parkway Road

Decorative treatments to windows and doors are few indeed, with only a minimal number of door hoods evident as a sign of the more vernacular atmosphere of this street. Unfortunately, however, satellite dishes are more common and appear wholly incongruous in their historic setting.

At the southern end of Clifford Street, a pair of elegant entrance gates with pyramidal piers and topped with carved granite coping flanked by splayed limestone walls are found set into the road frontage. They mark the historic entrance drive to the former Vicarage of St Martin & St Mary's Church (now known as Glebe House) itself found outside of the Conservation Area (Fig 83).



Fig 83 Limestone gateway formerly to the vicarage (now Glebe House), Clifford Street

A Gothic-arched doorway still remains within the massive stone wall fronting Parkway Road opposite where Vicarage Lane emerges from the west, which marks the route between the old Vicarage towards the Church. However the historical relationship between the two has been all but severed by modern infill development immediately to its west. The Glebelands development to its east on the other hand has been built behind the Clifford Street curtilage wall to the former Vicarage, and at the same time has insensitively relegated this fine stone gateway to the status of a mere pathway entrance into the new estate.

8.3 Character Zone 3

New and Old Exeter Streets (includes Market Way and part of Woodway Street)

As their names proclaim, both these streets were formerly the principal routes into the town from Exeter, and to an extent this importance is reflected in the buildings alongside them – in terms of their scale (several being 3 storeys), their status (a number being built for the more wealthy) and their usage (a number being commercial or industrial in nature). New Exeter Street was probably always wider than Old Exeter Street and may not have needed widening along the length affected by the fire. In Old Exeter Street, however, an increase in

width is clearly evident; south of the 'pinch-point' adjacent to Rosemount (no.48), which is known to have survived. This widening had a significant impact on the quality of the street's later development since it effectively enhanced the attractiveness of the street as a place to live. As a consequence several of the houses re-built were of a double-fronted form, with formal and regular elevations of sash windows which possess a touch of architectural refinement. This contrasts with the mainly single-roomed houses north of this 'pinch-point' which are relatively plain with casement windows).

However there is greater architectural variety displayed in particularly the west side of Old Exeter Street north of Rosemount, where a more irregular street frontage is found.



Fig 84 Nos. 52 and 53 Old Exeter Street, narrow fronted irregular elevations and fenestration

What largely gives this part of the Conservation Area special interest is that many of the properties between nos. 50 to 59 Old Exeter Street are either single-room width, or have a widened frontage often marked by a replacement window set within a former doorway opening (such as at no.53), but they include varied side-hinged casement windows within deep reveals, rough rendered walls and date from the 18th century or earlier. Nos. 52 to 53 are particularly interesting examples (Fig 84) having a variety of multi-paned windows, with irregular sill levels including triple side-hinged casement lights each of six or even fifteen panes at first floor level, and triple lights each of ten panes at ground floor that suggest a possible late -medieval origin. There is also the use of textured roughcast render in this buildings group, such as that found to nos. 58

and 59 (Fig 85) that contrasts with the smooth render used for buildings re-fronted in the early 19th Century found to the south end of this street.



Fig 85 Nos. 58 Old Exeter Street, irregular roughcast rendered gable end

Such relative plainness characterises the elevations of most of the houses on New Exeter Street too, although here is sited what is perhaps the most eye-catching terrace in the town nos. 31 to 45 (Fig 86) ; not on account of its architectural treatment, since this is somewhat lacking, but because it is 3-storeys high and extends impressively for almost the complete length of the post-fire rebuilding (amounting to about a dozen, mostly single-room width houses).



Fig 86 Three storey terrace of 31 to 45 New Exeter Street

Whether the terrace was 3-storeys high before the fire isn't clear, but it may be the case that it replaced a terrace of modest 2-storey houses akin to those on the opposite side of the road which, although also rebuilt, preserve a number of pre-fire features including, significantly, a range of very substantial chimney stacks with stone cores that dominate the roofscape (Fig 87). Indeed, so numerous are the surviving

chimney stacks along each of Chudleigh's principal streets (of both pre- and post-fire date) both these, and the pots that surmount them are a particularly distinctive feature that helps define the skyline of the historic core.



Fig 87 Example of considerable scale chimney stacks, 13-19 New Exeter Street

Paired doorways on street elevations, often sharing a decorative timber doorcase surround is a strong characteristic of this Character Zone (see Fig 88).



Fig 88 Shared doorcase and canopy to paired 44 and 45 Old Exeter Street

On Old Exeter Street nos. 37-38 are a decorative

example of doors to adjoining properties sharing later 19th Century elaborately detailed semi-Classical porticos. Other examples sharing simpler timber doorcases with canopies are found not only at 44-45 Old Exeter Street but also at 13-16 New Exeter Street. The imitation stone render with large aggregate facing to nos. 37 – 38 has a striking appearance (Fig 89), and is reminiscent of the similar external render finish used at Ugbrooke House, to the south-east of the town.

At the southern junction of New Exeter Street with Old Exeter Street in Conduit Square, the terrace of New Exeter Street starting with no.



Fig 89 Decorative paired door canopies to 37 and 38 Old Exeter Street, with imitation stone render

31 extends along the north side of the road. Its blank gable end has an abrupt uneven edge, with scars of a former building attached at its southern end. According to an OS map of the late 19th Century a series of buildings once followed a sweep around the corner of these two streets.



Fig 90 Former Lion Inn at junction of Old and New Exeter Streets, Conduit Square end 19th Century

A bank and the former Lion Inn occupied this point (Fig 90) and still appeared on a comparable map pre-dating the Second World War, some time after which they became reputedly unsafe leading to their demolition. Although the junction here is defined with metal railings the landscaped space thus enclosed here and the vista looking north-eastwards through Conduit Square today (Fig 91) lacks both a focus and enclosure, mainly due the loss of buildings here which are conspicuous by their absence.



Fig 91 Junction of Old and New Exeter Streets, present view looking north

Action Point:

The presently open yet 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 also 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.

Action Point:

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 and a review of the space, vehicular and pedestrian movement and materials would be beneficial.

Projecting bay windows and porches are equally uncommon in New Exeter Street as they were in Clifford Street with only one example of the former being added at the southern end. Regrettably, though, the architectural and historic character it once possessed has been eroded through the replacement of its original timber frames with aluminium sections. In New Exeter Street, however, there are more; the most pleasing being those that adorn the listed façade of No.6 Alma House, where a central portico (flat-roofed porch on pillars) and bay windows on either side create a most attractive, if not perfectly symmetrical, composition (and which is also the only property with parapet eaves to be found in both the Exeter Streets, employed to accentuate the height of its street frontage). No.6, in fact, is one of a handful of houses

built along the street frontage in the 19th century that combine to uplift of Old Exeter Street's architectural interest and quality. This refined formal elevation treatment on the east side of the street contrasts markedly with the vernacular character of the façade to 50 – 59 on the opposite (west) side of the street (Fig 92).



Fig 92 No. 6 Alma House and Glencoe House, Old Exeter Street (to left) significantly contrast with the irregularity of nos. 50-59 (right side)

The others being No.5 Glencoe House, No.39 and 40 (with its finely detailed 'Lombardic' friezes at the eaves, and on the doorcase), and Nos. 37 and 38 (with their decorative window and door surrounds, the latter being quite unusual). The United Reform Church visible in Woodway Street and the Town Hall set back behind its forecourt, with its handsome Italianate styling also enhances the street scene.



Fig 93 Limestone ashlar façade and historic pointing to Town Hall, Market Way

The Town Hall itself displays a formal elevation towards Conduit Square of cut squared stone quoins, with more regularly coursed infill and narrow width pointing to convey the

impression of stone ashlar wall construction. Interestingly this contrasts with its south facing flank elevation (towards Market Way) which consists of un-coursed limestone rubble of wide mortared joints containing distinctive, large aggregate particles (Fig 93). The latter elevation was clearly never intended to be on public display and was, until well into the 20th Century concealed from general view, until demolition took place in the 20th Century to create Market Way and the car parks behind the Fore Street frontage. Another consequence of the demolition to form Market Way next to 28 Old Exeter Street has left a blank elevation to its gable end. Complete with a rear gabled extension to no.28, also unnaturally now on general view combined with the modern public conveniences block, the view from what is a main arrival point at the Market Way car park looking towards Conduit Square gives a poor first impression of the Conservation Area.

Action Point:

There are opportunities for a scheme of enhancement to the Conservation Area particularly around Market Way to the side and rear of 28 Old Exeter Street at the junction of these two roads, also the public conveniences as well as 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

Action Point:

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.



Fig 94 Culver House makes an impact, while set back from New Exeter Street

By contrast, the only house with any significant, high status architectural quality in New Exeter Street is the unlisted but nevertheless imposing Culver House (Fig 94) with its broad gable width and ground plan, and three storey elongated street elevation form. However it turns its back to the street to face its gardens (mainly now Culver Green) and is screened on the New Exeter Street frontage by very high stone walls with limestone coping.

69 New Exeter Street also unlisted (Fig 95) presents an imposing two and three storey hipped roof form following the rising street level. With its diminishing scale of sashes starting from 10-over-10 panes at ground floor level, progressing to 8-over-12 panes at first floor finishing with 8-over-8 paned sashes at the top floor, all windows on the street elevation possess decorative stucco-rendered window heads in raised relief from the façade which sets this property apart from much of the rest of this street.



Fig 95 No. 69 New Exeter Street with distinctive window hoods in the render

While only a very few buildings along the lengths of Old and New Exeter Streets now have commercial uses (beyond what is essentially Conduit Square), the implications are their numbers were greater in the past. A good example of this can be seen with nos. 19 and 20 New Exeter Street originally built as a pair and possessing buff brick stall-risers to their shopfronts. Here no. 19 remains in commercial use, but no. 20 had its shopfront removed and replaced with a 19th century sash window over the retained brick plinth. On the one hand, several redundant shopfronts survive (no. 34 retains the dimensions and canopy of its shopfront opening, now sensitively altered for domestic use), while in other cases several properties incorporate cart entrances and passages in their ground

floor facades which provide access and glimpses of an enclosed courtyard formed by buildings behind. Both these features are important characteristics of both Exeter Streets, shedding light on former times when the mixing of domestic and commercial uses was clearly much more prevalent (see Figures 14 in section 4 and 53 in Section 7).



Fig 96 Cart linhay to east of 1 New Exeter Street

Indeed, it is still apparent that a number of 19th century buildings behind 13 Old Exeter Street were formerly in agricultural use, while at the north end of New Exeter Street two farm buildings are prominent in the street scene and are a tangible reminder of Chudleigh's origins as, essentially, a rural, agricultural community. These consist of a former cart linhay (Fig 96) orientated gable on to the road side between 4 and 5, and the other a former storage barn (Fig 97) immediately east of no. 1 the latter falling outside of the current Conservation Area boundary. Other stone barns lie just to the north of the no.1 New Exeter Street near the corner with Colway Lane, and collectively form a distinctive frame to the backdrop of undeveloped land beyond.



Fig 97 Agricultural storage barn, New Exeter Street outside Conservation Area

Also the outbuildings adjacent to Newinnton Lodge set behind significant limestone walls and mature hedge at the north end of Old Exeter Street are similarly significant, and in every case, their non-domestic character and appearance is something to be conserved.

Within New Exeter Street several of the properties are single fronted and modest in form, possessing one room along their street frontage. No 59 is one of these properties built with a mid 19th Century front (Fig 98). Unusually for its modest status however, it has a carved limestone external window sill at ground floor level, with a considerably deeper vertical section than even the corresponding sills to no. 58 adjoining to its south, and to which it forms a pleasing symmetrical elevation arrangement.



Fig 98 Carved limestone sill, 59 New Exeter Street

9.0 Building Materials

9.1 Walls

Rendered elevations are prevalent throughout most of the Conservation Area, bringing visual unity to most street scenes and normally protecting rubble-stone walls beneath – although occasionally these may be timber-framed or cob (for example, at The Lawn at the south end of Fore Street). The majority are smooth in texture (particularly in Fore Street) and tend to elevate Chudleigh's appearance to that of a sizeable and significant town. Many, indeed, have lines incised to further enhance their status, by creating the appearance of finely-jointed stonework – an architectural device that is an essential part of their authentic character. The semi-detached pair at 40-41 Clifford Street consists of modest scale buildings typical of this street, but unusually for their size and position in the town have a road frontage with rendered rusticated quoins formed in deep relief (Fig 99).



Fig 99 Close up of wall quoin detail, 40-41 Clifford Street

By contrast, however, a good many of the town's smaller houses (particularly in Clifford Street and the northern end of Old Exeter Street) have a roughcast finish. To an extent this characterises their more humble status, but the rustic appearance created seems entirely in keeping with the rural nature of Chudleigh's setting. This distinctive aspect of their character defines these properties from the more polite buildings found in the town, and this type of historic render finish should be maintained where encountered (Fig 100).

Fig 100 Nos. 52 to 54 Old Exeter Street with roughcast render



Invariably the render is painted, most commonly in white or pastel shades that help preserve the dignified character most buildings possess and bring visual harmony to the street scene. Strident colours are not absent, however, and where these are applied to buildings that form part of a terrace or occupy a very prominent location, they tend to have an adverse impact – especially so where the building 'highlighted' is one whose character has been harmed through unsympathetic alterations.



Fig 101 Buff brick pair at nos. 9 & 10 Fore Street



Fig 102 'Candy' buff bricks as hardstanding, to rear of 14 Fore Street

Although, for some considerable time, brick had been used in Chudleigh for the construction of chimney stacks, it was not until late in Victorian times, around 1900, that it was favoured as a material for constructing whole buildings (eg at 9 & 10 Fore Street see Fig 101) particularly those using the yellow Bovey Basin clay varieties (manufactured by Candy, and also laid as hardstanding see Fig 102) with the red Exeter variety used for dressings (or vice versa). Examples, however, are few, and as if to assimilate the material

into the 'rendered and painted' scene, the front façade at the Globe Inn in Fore Street has been painted. The detached examples of the material's use as a facing material, in somewhat isolated, suburban locations in Parkway Road (eg. three Edwardian villas at nos. 3, 4 and 5 next to the end of Vicarage Lane) and the Parade (in particular nos. 1 and 2 Fig 103), appear much less incongruous and make a positive contribution towards the



Fig 103 Nos. 1-2 The Parade

area's architectural and historic character.

A centrally positioned and visually distinctive example of brick used as a facing material is found at no. 15 Old Exeter Street (Fig 104) dating from the late 19th Century, where both red and buff bricks are used decoratively for both door and window heads and in panels on the façade divided horizontally by a string course in the same.



Fig 104 No. 15 Old Exeter Street, using mixed red and buff facing bricks

Another later development using buff bricks, but falling outside of, but adjoining the Conservation Area is Pullins Terrace (Fig 105). Built in 1926 this represented the first municipal housing constructed in Chudleigh. Taking a crescent shaped layout away from the road frontage, it occupying a prominent position on land rising away from Conduit Square.



Fig 105 Pullins Terrace, Old Exeter Street

Buildings that have their natural stone walls exposed are likewise few in number, but even so they add greatly to the individual and distinctive qualities of the town. The oldest and most spectacular is the Church of Martin and St Mary's which is constructed of a most attractive and distinctive mix of grey limestone and red sandstone. However the re-pointing has been carried out using a very hard cement mortar (e.g. to the tower, where the mortar is spread beyond the stone work joints) does rather more harm than good to its appearance, and may well assist the erosion of its ancient fabric (Fig 106).



Fig 106 Cement-pointed walls to St Martin and St Mary's Church tower

Three of the town's most handsome stone buildings are close neighbours at the north-west of Fore Street, namely the Town Hall (Fig 107), the former School and the Schoolmaster's House (Fig 108); all displaying typical detail of their age (c1860) and type, having rubble limestone walls with dressed limestone or freestone quoins and dressings, with the former School also retaining distinctive stone-mullioned windows.

Of particular interest is the raised lime pointing to the main south east façade of the Town Hall has been added over the earlier pointing beneath (which has distinctive charcoal particles visible on its surface arising from the lime burning process). This has been carried out



Fig 107 Squared ashlar block frontage with varied lime pointing, Town Hall Market Way

with the objective of visually emphasising the square cut edges to the limestone ashlar blocks.

Much more utilitarian in appearance but no less significant in an historical sense, are the several stone outbuildings and

rather than presence contributes towards Chudleigh's individual character. Slate hanging, for example, does not figure at all in the street scene, although on roofs within the Conservation Area this material is the dominant cladding and has been for the last 200 years (since the fire).

9.2 Roofs

Previously, of course, thatched roofs were ubiquitous in the historic core, but the only immediately visible survivor today is situated on the very edge of the town at the north end of New Exeter Street (listed as Mistletoe Cottage along with its neighbour adjoining to the south, now nos. 2 and 4). Significantly, its ridge is both plain and laid flush (not ornamental and block-cut), and so entirely accords with local traditions. A less prominent example also exists at 73 to 75 Old Exeter Street (Fig 110) a much altered pair likely to date back to at least the 16th Century. These are well set-back from the street frontage, and can only be partly glimpsed from the roadside down a narrow track north of no.71.



Fig 108 Former Schoolmasters House, 76 Fore Street behind street frontage

former farm buildings that survive, particularly those that are prominent in the street scene e.g. at the north end of New Exeter Street, and near the Church in the grounds of The Lawn.

At the more domestic scale no.12 Old Exeter Street (Fig 109, at the corner of Old Tannery Mews, has a rusticated stone façade added as a re-fronting to a building that clearly has a core of un-coursed limestone rubble and buff bricks. To the rear wall of an outbuilding behind the street frontage of 13 Clifford Street is found a very distinctive wall of quite diverse stone types (and seen from Clifford Close). This consists of not only the locally distinctive limestone laid in rough courses but also inset with both red sandstone and shale.



Fig 109 Rusticated limestone front -12 Old Exeter Street

Other traditional materials and claddings are relatively scarce, so their general absence



Fig 110 Thatched roofs to unlisted 73-75 Old Exeter Street, well set back position

Slate was in use before the fire, but probably only on the higher status houses that had lately been extended or built some distance from the centre. Old Fairfield was one of these houses (Fig 111), built at the south end of Fore Street now at the junction of Parade with Lawn Drive, to grand proportions.

Fig 111 Slate roof to Old Fairfield, The Parade



On slated roofs, cast iron rainwater goods were historically used with either ogee-profiled guttering (such as that found at 13B and 13C Clifford Street) or half-round profiled guttering were normal for historic buildings. Square, box or angular section guttering and down pipes are a modern profile design and are particularly harmful and like replacement windows with incorrect detailing diminish the visual character and quality of the historic streetscape.

9.3 Windows and doors

Windows, doors and other external joinery, such as bargeboards at the gables and fascias at the eaves, would historically have always been made of timber and given a painted finish, not stained in some cases complemented by decorative moulded window surrounds (Fig 112 38 Old Exeter Street). Modern replacements, such as concrete tiles and substitute slates on roofs, plastic for rainwater goods and aluminium, uPVC or stained wood for windows and doors (whatever their design) are wholly incongruous in an historic setting. Even in small numbers these are conspicuous features and their use significantly harms the authenticity of the architectural and historic qualities of the area.



Fig 112 Moulded window surround, unlisted 38 Old Exeter Street

The dominant window type throughout the town centre is the multi-paned, vertically-sliding sash, with side-hung casements sometimes used to light less important rooms or of those of houses of lesser status (at 47 Clifford Street for example (Fig 113). Modern windows with top-hinged or fanlight opening methods contrast sharply with the traditional window opening methods, and are therefore significantly harmful to the character and

appearance of the Conservation Area, and should be discouraged particularly on principle and prominent elevations where they diminish the special interest of the area.



Fig 113 Multi-paned casement window, no. 47 Clifford Street

Within the Conservation Area there are also a wide variety of traditional timber doors displaying a broad range of historic styles and detailing. Predominantly these are painted and of frame and panelled construction (except for doors serving passages set within terraced frontages which tend to be of vertical timber plank construction). A particularly fine example is the street frontage door of listed 60 Fore Street, which has six raised and fielded panels being a typical design of the early 19th Century period (Fig 114).



Fig 114 Six panelled front door to 60 Fore Street

Other doors make a valuable contribution to the character of the Conservation Area

include those found fronting both the unlisted nos. 42 and 54 New Exeter Street (Brimley House Fig 115) with their fine shelter canopies, doorcases and panelled porch reveals also dating from the early 19th Century. The latter also has an elaborately detailed octagonal paned fanlight. However doors from the mid to later 19th Century period still offer historical interest with retained four panelled doors at 40 to 41 Clifford Street, and doors found within the locally distinctive shared entrance canopies being features to houses on both Old and New Exeter Streets.



Fig 115 No. 54 New Exeter Street with fine door and porch decoration

However there are other properties of architectural significance found on Old Exeter Street. These include the unlisted double-fronted no. 54 (Brimley House) (Fig 115) with its elaborately decorated panelled doorcase shelter porch, and octagonal paned fanlight as well as no. 42 with its coved early 19th Century doorcase with raised and fielded panels and quoins detailing, which add considerable visual interest to the Conservation Area.

Many of the hard landscape and streetscape features that are found within the Chudleigh Conservation Area, and positively contribute towards the special interest of the area are highlighted on the attached survey (Map 12). These demonstrate the wealth of often locally sourced natural materials and locally distinctive features which have been historically used in the town, and are still known to exist. However it is important to note that any omissions from this map are not intended to imply that such features not highlighted here are not also of historic value and interest.



Fig 116 Granite door threshold slab, White Hart Inn, Fore Street

For example a variety of different historic door thresholds, in-steps to porches of properties and kerbstones can still be seen within the Conservation Area. They vary considerably by their position and material used eg. in both limestone or granite level with the pavement level (eg at The White Hart on Fore Street Fig 116) extending into the pavement as veined limestone slabs (Fig 117 outside 32 to 33 Clifford Street) and acting as bridges to street culverts (eg. on Clifford Street) or use



granite for raised steps eg. 31 New Exeter Street or for the shopfronts at 87 -90 Fore

Fig 117 Projecting veined limestone slabs from thresholds, 32- 33 Clifford Street



Fig 118 Geometric tile step treads, granite and limestone risers, 87-90 Fore Street

Street (Fig 118).

The steps leading up to the entrances of nos. 87 to 90 Fore Street retain lively decoration with diamond-set geometric quarry tiled step treads, that are bound by both limestone and granite risers. A more unusual example door thresholds also exists of buff-yellow Candy bricks used for the passage entrance between 9 and 10 Fore Street.

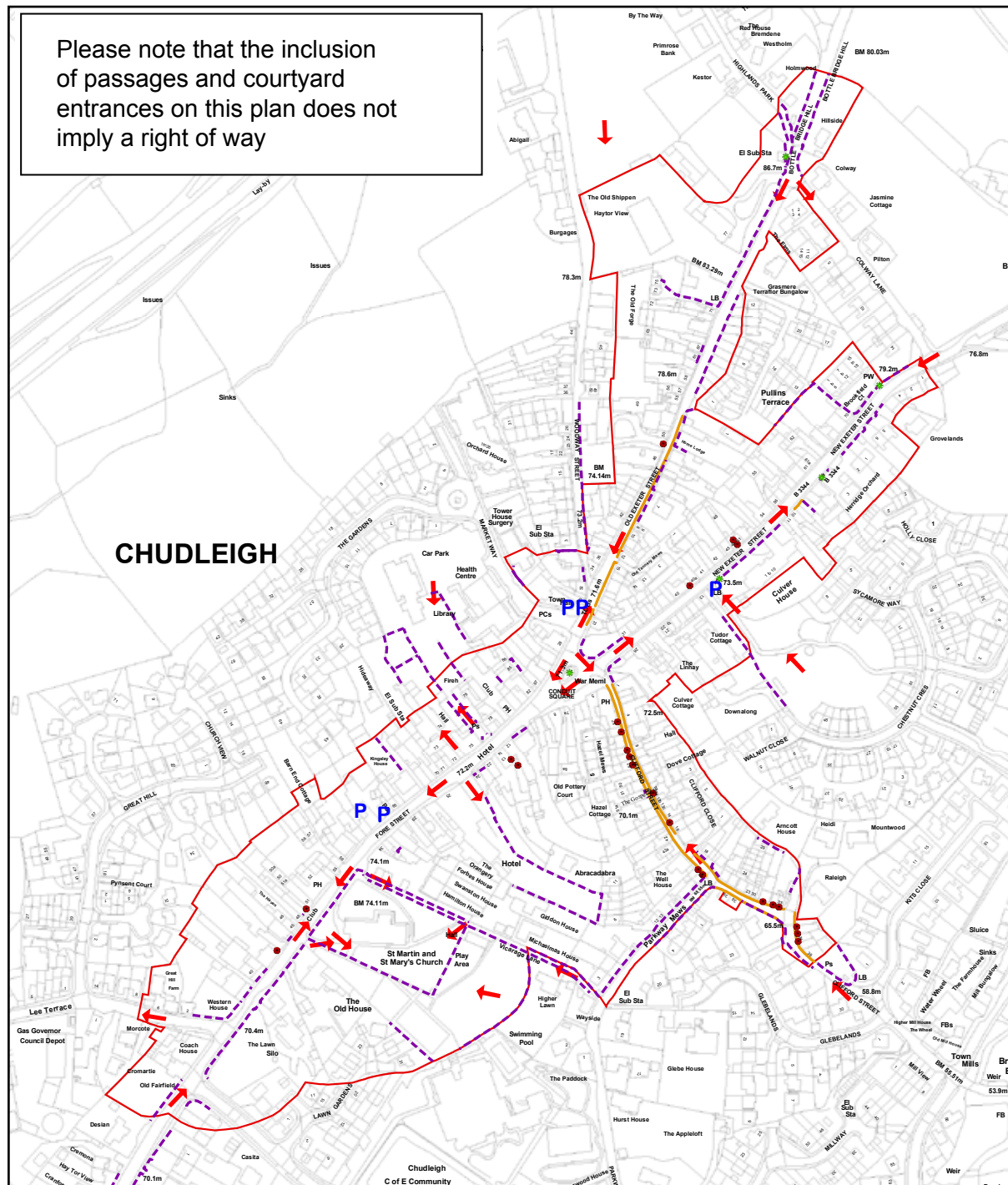


Fig 119 Limestone kerbs surviving at Old Exeter Street. (east side)

Map 12 Floorscape Survey Map

Legend

- Cobbles, Projecting Stone Door Thresholds, Flagstones & Other Historic Surfaces
- Conducts & Dipping Places
- Stone Kerbs, Culvert & Conduits
- - - Important walls
- ➔ Important views
- P Historic Phone Kiosks and Postboxes



Other historic surfaces and features that contribute historic interest to the Conservation Area include limestone kerbs which still survive in several places for example at Clifford Street (particularly at its lower end), and along the east side of Old Exeter Street (Fig 119). Metal inspection covers embossed with the name of former foundries having a local connection also remain, such as the 'A Butress' cover set into the access entrance to The Old Coach House public house, 25 Fore Street (Fig 120).



Fig 120 Inspection cover from local foundry, rear of 25 Fore Street

10.0 Architectural Character Survey

The purpose of this survey is to identify the contributions buildings make to the character of the Chudleigh Conservation Area. Three categories are used on the attached Character Survey map (Map 12) and the criteria for each are summarised below. Also identified on this map are 'Key' or 'Landmark' buildings which, as the name suggests, occupy significant sites and are therefore especially important in a visual sense. However it is important to emphasise that any omissions from this map are not intended to imply that such buildings or structures not highlighted here are not also of historic value and interest.

In assessing individual buildings, it is the combination of their form, design and architectural potential which is most important. Ephemeral considerations like plastic windows or slight disrepair will not usually result in buildings being categorised lower. This does not imply, however, that plastic windows in a building which makes a positive contribution to the area are in themselves a positive feature. They may, however, have prevented it from being classed as 'outstanding'. Where extensions to existing buildings are large in scale, they have been considered separately and may be in a different category to that of the original building.



Fig 121 Outstanding - Old Coaching House, 25 Fore Street

10.1 Category 1 : Outstanding

These buildings may be of any age, but are most likely

to be either ancient and unspoiled vernacular buildings or distinctive examples of a particular architectural style (see Fig 121).

Buildings identified as outstanding are the highlights of any conservation area. Planning applications and other proposals which may affect their character, or that of their setting, should only be considered if they offer an enhancement. Harmful proposals must be rejected and demolition is very unlikely to be accepted under any circumstances.

Fig 122 Positive - 53 Old Exeter Street



10.2 Category 2 : Positive

Buildings in this category are the backbone of every conservation area (Fig 122). They will usually be unpretentious but attractive buildings of their type that do not necessarily demand individual attention, but possess considerable group value. Some may have been altered or extended in uncomplimentary ways, but the true character of these buildings could be restored.

The majority of structures in most conservation areas are likely to fall into this category. Alterations should only be made to positive items if they result in an enhancement of the building and the contribution it makes to the character and appearance of the conservation area. Demolition must only be considered in exceptional circumstances where significant aesthetic enhancement and/or community benefits would be realised.

- Proposals which would detract from the special character of these buildings will be resisted.

10.3 Category 3 : Neutral or Negative

Most conservation areas have buildings that are neither positive nor negative in their contribution to overall character. These will often be 20th century buildings which may be inoffensive in scale and location, but which lack quality in terms of detailing, materials and design. It must also be accepted that there are usually some buildings in conservation areas which cause actual harm to the appearance and character of that area. These will most commonly be 20th century buildings which, by a combination of scale, form, location, materials or design, are harmful to the character of the area.

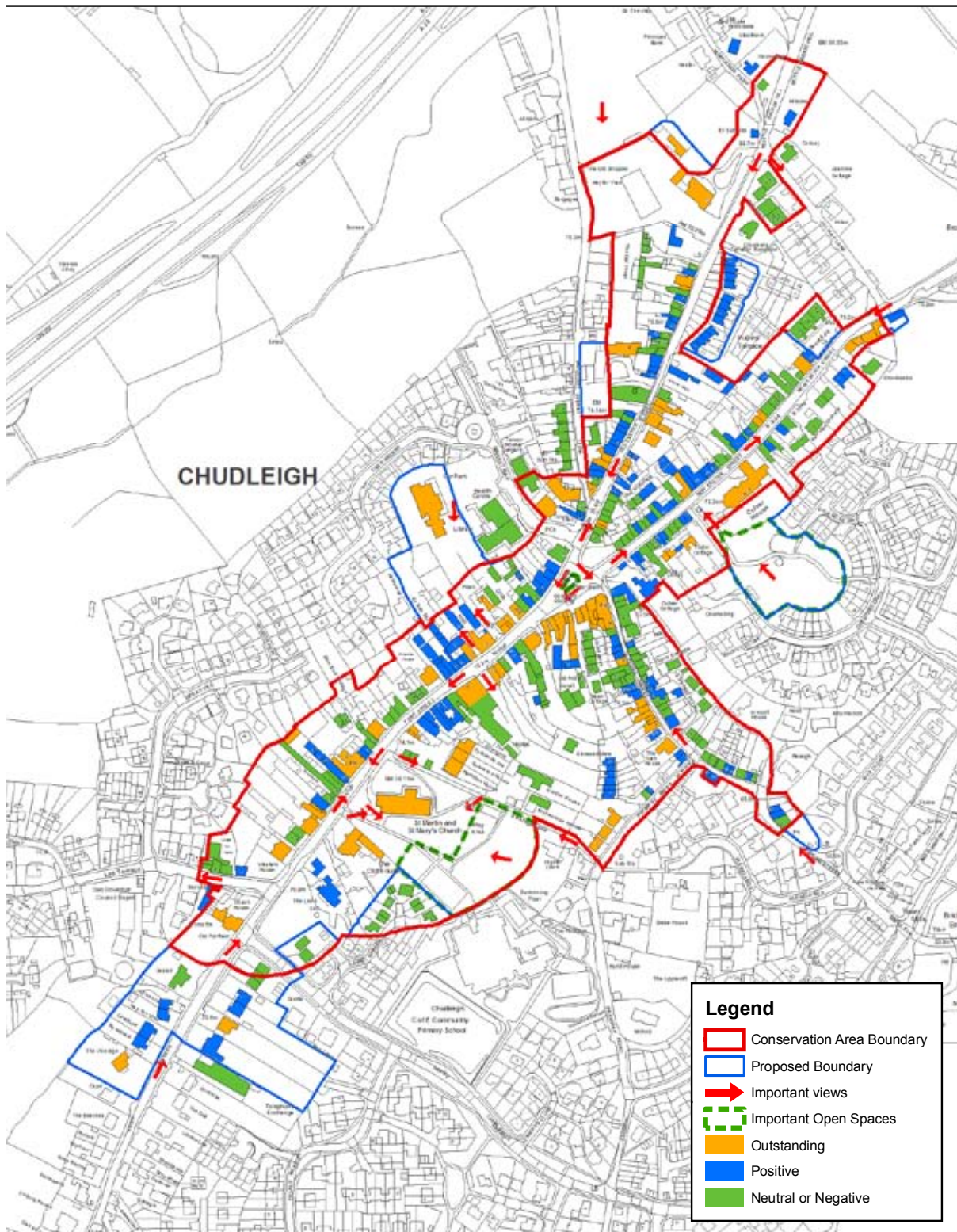
Judgements on these matters will always be open to criticism that they are subjective so the 'neutral' and 'negative' categories have been combined.

Planning applications for the alteration, extension or replacement of buildings in this combined category will be expected to offer a significant enhancement of the conservation area. Where a building is clearly detrimental due to design, scale or location,

its replacement will be encouraged. The use of planting, or other landscaping, to reduce the visual impact of less attractive buildings, may achieve considerable aesthetic benefits at relatively low cost.

- Proposals to enhance the conservation area by either re-modelling buildings, or re-developing sites in this category will be welcomed. Re-development will be expected to demonstrate a very high standard of contextual design and a thorough understanding of prevailing character.

Map 13 Architectural Character Survey map



Map 13 Chudleigh Architectural Character Survey

Section 11 Recommendations for Statutory Listing

Dating from possibly the early 19th Century or earlier, No.52 Clifford Street (Fig 123) presents a most attractive elevation to the street frontage, with intact 20 pane sliding sashes at first floor level. Its south facing gable end visible in views through the street is equally attractive with a mix of traditional timber multi-paned sashes and side-hinged casements. This building is considered to be worthy of statutory listing, as its original character is largely well preserved.

Fig 123 52 Clifford Street



Appendix A

Summary List of Buildings of Special architectural or Historical Interest within Chudleigh Conservation Area

Ref no.	LBS no.	Grade	Date of Listing	Item
SP1112	85420	II	1987	K6 telephone kiosks outside Town Hall
4/54a	85322	II	1987	No.1 New Exeter Street
6/35	85291	II	1987	The Town Hall
6/38	85294	II	1987	The Obelisk, Conduit Square
6/40	85296	II	1952	No.7 Fore Street
6/41	85297	II	1987	No.11 including iron railings to the front, Fore St
6/42	85298	II	1987	No.s 23/24, Including iron railings to front, Fore St
6/43	85299	II	1952	The Old Coaching House Pub, Fore St
6/44	85300	II	1952	Swanston House, Fore St
6/45	85301	I	1955	Church of St Mary and Martin
6/46	85302	II	1987	Wilkins Chest tomb fixed to easternmost bay of the south aisle to the Church
6/47	85303	II	1987	Wright headstone 7m south of stair turret buttress on the Church
6/48	85304	II	1987	Pair of Tothill headstones 8m south east of the south door way of the Church
6/49	85305	II	1987	Headstone 10m south east of the Church vestry
6/50	85306	II	1987	Tothill chest tomb 10m south east of the south doorway of the Church
6/51	85307	II	1987	Garrett headstone 22m south east of the Church vestry
6/52	85308	II	1987	Newcombe & Day chest tombs 22m south east of the Church vestry
6/53	85309	II	1952	The Old House, Fore St
6/54	85310	II	1987	The Lawn, Fore St
6/55	85311	II	1987	School House, Fore St
6/56	85312	II	1987	No.67 (Kingsley House), Fore St
6/57	85313	II	1987	No.60 including iron railings and gates to the front, Fore St
6/58	85314	II*	1952	The Bishop Lacey Pub, Fore St
6/59	85315	II	1952	No.43 Fore St
6/60	85316	II	1952	No.42 Fore St
6/61	85317	II	1952	Western House, Fore St
6/65	85321	II	1987	Mistletoe Cottage & adjoining cottage to South, New Exeter St
6/66	85323	II	1987	Wall section opposite Nos 61 & 61a, New Exeter St
6/67	85324	II	1987	No.60, New Exeter St
6/68	85325	II	1987	Culver House garden walls and gate piers, New Exeter St
6/69	85326	II	1952	The Running Pheasant House Restaurant, Old Exeter St
6/70	85327	II	1987	The Retreat, Old Exeter St
6/71	85328	II	1987	Glencoe House, Old Exeter St
6/72	85329	II	1952	No.6 (Alma House) & railings in front, Old Exeter St
6/73	85330	II	1987	Nos. 39 & 40 , Old Exeter St
6/74	85331	II	1978	Old Fairfield, The Parade
6/83	85340	II	1987	United Reform Church, including gate piers and railings

List of illustrations

1.0 Introduction

Fig 1 Obelisk in Conduit Square, looking south into Fore Street

2.0 Facts and Figures

Map 1 Chudleigh Conservation Area (showing listed buildings and Key)

3.0 Geology

Map 2 Geological Map of Chudleigh

Fig 2 Irregularly coursed mainly limestone wall to rear of Clifford Street, formerly limewashed

Fig 3 Limestone is used for door thresholds throughout Chudleigh Conservation Area - Bishop Lacey Inn, Fore Street

Map 3 Location Map of Chudleigh

4.0 Historical Background and Development

Fig 4 Aerial photograph of Chudleigh (Cons Area Boundary outlined in red)

Fig 5 Church of St Martin and St Mary

Fig 6 Dipping place, New Exeter Street

Fig 7 Northernmost spread of the 1807 fire, adjacent to 48 Old Exeter Street

Fig 8 Old Exeter Street widening from Conduit Square

Fig 9 Intimate proportions of Clifford Street

Fig 10 Sketch of Fore Street south east following 1807 Fire (Thomas Weld)

Fig 11 Modern view of nos. 42-59 Fore Street depicted by Thomas Weld

Fig 12 Formal rebuilt frontage of 6 Old Exeter Street contrasts with irregular frontage to 53 & 54

Fig 13 Gated pathway to former school (now library)

Fig 14 Old Pottery Court, Fore Street

Fig 15 Remnants of modest dwellings rear of 14 Fore Street (since demolished)

Fig 16 Open walled burgage plots remaining behind 73 Fore Street, outside Conservation Area

5.0 Archaeology

Fig 17 Timber frame exposed in cart entrance at 51 Fore Street

Fig 18 13th Century Tower to Church of St Martin and St Mary

Fig 19 Remains of Bishop's Palace, Scheduled Ancient Monument outside Conservation Area

Fig 20 The Old House, Fore Street formerly Pynsents' School (grammar school)

Fig 21 Town Mills, Clifford Street outside of the Conservation Area

Fig 22 Obelisk in Conduit Square made from Dartmoor granite

Map 4 Tithe Map of Chudleigh 1840

Map 5 Devon CC HER Appraisal Possible medieval core shown on 1880-90 OS Map

Map 6 Devon CC HER Appraisal Possible medieval core of settlement on modern map base

Map 7 Devon CC HER Appraisal Historic Core with archaeological sites

Map 8 Devon CC HER Appraisal Scheduled Ancient Monuments south of Conservation Area

6.0 Activities and Uses

Fig 23 Shop fronts on Fore Street

Fig 24 Old Pottery Court, Conduit Square

Fig 25 Chudleigh Library, within converted school, outside the Conservation Area

Fig 26 Former shop unit on Clifford Street

7.0 Landscape and Streetscape

Fig 27 View of rising countryside to west, beyond set back 74 Fore Street

Fig 28 Limestone faces to former Palace Quarry

Fig 29 View from Colway Lane showing wider landscape setting of the town

Fig 30 View of Conservation Area from Ugbrooke direction to its South East

Fig 31 Play Park looking towards rear outbuilding to The Old House

Fig 32 Crown of trees at Culver Green from Conduit Square

Fig 33 Culver Green open space

Fig 34 View west along Old Way from Fore Street of open countryside

Fig 35 Newinnton Lodge, Old Exeter Street

Fig 36 Western House, Fore Street with suburban frontage

Map 9 Important Walls

Fig 37 Distinctive limestone walls rear of 73-74 Fore Street

Fig 38 High rubble stone wall, Woodway Street

Fig 39 Massive stone wall fronting Culver House, New Exeter Street

Fig 40 Uncapped wall adjacent 76 Old Exeter Street

Fig 41 Part rendered stone wall and railings lining Vicarage Lane

Fig 42 Squared limestone gate piers to The Retreat, 49 Old Exeter Street

Fig 43 No. 60 Fore Street with decorative railings

Fig 44 Gate walls and piers opposite 34 Clifford Street

Fig 45 Listed K6 boxes outside Town Hall, Market Way

Fig 46 GR embossed post box, Culver house gates, New Exeter Street

Fig 47 Decorated iron gate to passage between 61 and 67 New Exeter Street

Fig 48 Stone archway between 32 & 33 Fore Street

Fig 49 Dipping place by 7 New Exeter Street

Fig 50 Characteristic wide limestone kerbs and flags at Clifford Street

Fig 51 Cobbles by 34 Clifford Street

Fig 52 Cobbled cart entrance at 43 Fore Street

Fig 53 Cart entrance at 49 & 51 Fore Street, worn wheel treads and former smithy beyond

Fig 54 Sandstone and limestone kerbstones, Clifford Street (north end)

Fig 55 Stone slab thresholds, Clifford Street

Fig 56 Geometric tile treads, granite and limestone risers, 87-90 Fore Street

Fig 57 Granite conduit, Conduit Square

Fig 58 Yew Tree and stone walls by the Old House add a significant contribution

Fig 59 Prominent tree group at Fore Street (east side)

Fig 60 View out of the Conservation Area to rear of The Old Coaching House, Fore Street

Fig 61 Open countryside views to rear of yard to St Martin and St Mary's Church

8.0 Architecture

Fig 62 Thatched roofs and irregular elevation of 2-4 New Exeter Street

Fig 63 Passage entrance surround at 46-51 New Exeter Street

Map 10 Passages and courtyard entrances off main routes within Conservation Area

Fig 64 Gate piers and ramped flank walls to Culver House, New Exeter Street

Map 11 Character Zones within Chudleigh Conservation Area

Character Zone 1 - Fore Street and Parade

Fig 65 Bishop Lacy Inn, Fore Street

Fig 66 Almshouses at 53-55 Fore Street

Fig 67 The Old House, Fore Street

Fig 68 Window hoods, cornice and frieze detail to 67 Fore Street

- Fig 69 Alpha House, 11 Fore Street with distinctive frontage railings
- Fig 70 Eaves brackets to 70 Fore Street
- Fig 71 Good example of dentil eaves to 43 Fore Street
- Fig 72 Gabled front with dormer, 75 Fore Street (The Globe Inn)
- Fig 73 Jettied attic rooms with decorative timber and eaves brackets, 71-72 Fore Street
- Fig 74 Distinctive chimney pots add interest to the roofscape, Fore Street

Character Zone 2 - Clifford Street (including Parkway Road)

- Fig 75 Intimate and close-knit, meandering character of Clifford Street
- Fig 76 Narrowness of Clifford Street at its south east end, looking north east
- Fig 77 Chimney to gable end, 34 Clifford Street
- Fig 78 Eaves parallel to road, uncluttered roofscape, Clifford Street
- Fig 79 Former Methodist Church, set back gable end towards roadside, Clifford Street
- Fig 80 Mixed casements and sliding sashes at 44 & 46 Clifford Street
- Fig 81 40-41 Clifford Street with characteristic corner quoins
- Fig 82 Suburban character of 1-3 Parkway Road
- Fig 83 Limestone gateway formerly to vicarage (now Glebe House) Clifford Street

Character Zone 3 - Old and New Exeter Street (includes Market Way and part Woodway Street)

- Fig 84 52 to 53 Old Exeter Street, narrow fronted irregular elevations and fenestration
- Fig 85 58 Old Exeter Street, irregular roughcast rendered gable end
- Fig 86 Three storey terrace of 31 to 45 New Exeter Street
- Fig 87 Example of considerable scale chimney stacks to 13-19 New Exeter Street
- Fig 88 Shared doorcase and canopy to paired 44 and 45 Old Exeter Street
- Fig 89 Decorative paired door canopies to 37 and 38 Old Exeter Street
- Fig 90 Former Lion Inn at junction of Old and New Exeter Streets, end 19th Century
- Fig 91 Junction of Old and New Exeter Streets present view looking north
- Fig 92 No.6 Alma House and Glencoe, Old Exeter Street
- Fig 93 Limestone ashlar façade, Town Hall, Market Way
- Fig 94 Culver House makes an impact, while set back from New Exeter Street
- Fig 95 69 New Exeter Street with window hoods
- Fig 96 Cart linhay to east of 1 New Exeter Street
- Fig 97 Agricultural storage barn at New Exeter Street, outside Conservation Area
- Fig 98 Carved limestone sill, 59 New Exeter Street

9.0 Building Materials

- Fig 99 Close up of quoins detail, 40-41 Clifford Street
- Fig 100 Nos. 52 to 54 Old Exeter Street with roughcast render walls
- Fig 101 Buff brick properties, 9 & 10 Fore Street
- Fig 102 Candy bricks hardsurfacing to rear 14 Fore Street
- Fig 103 1-2 The Parade
- Fig 104 15 Old Exeter Street, using mixed red and buff facing bricks
- Fig 105 Pullins Terrace, New Exeter Street
- Fig 106 Cement-pointed walls to St Martin and St Mary's Church tower
- Fig 107 Squared ashlar block frontage, varied lime pointing to Town Hall, Market Way
- Fig 108 Former Schoolmasters House, 76 Fore Street behind street frontage
- Fig 109 Rusticated limestone front – 12 Old Exeter Street
- Fig 110 Thatched roof to unlisted 73 to 75 Old Exeter Street, well set back position
- Fig 111 Slate roof to Old Fairfield, The Parade
- Fig 112 Moulded window surround and large aggregate rusticated render, 38 Old Exeter Street
- Fig 113 Multi-paned casement window, 47 Clifford Street
- Fig 114 Six panelled front door, 60 Fore Street
- Fig 115 No. 54 New Exeter Street with fine door and porch decoration

Map 12 Floorscape Survey Map

Fig 116 Granite door threshold slab, White Hart Inn, Fore Street

Fig 117 Projecting veined limestone slabs from thresholds 32 to 33 Clifford Street

Fig 118 Geometric tiled step treads with limestone and granite risers, 87-90 Fore Street

Fig 119 Limestone kerbs surviving at Old Exeter Street (east side)

Fig 120 Inspection cover from local foundry, rear 25 Fore Street

10.0 Architectural Character Survey

Fig 121 Outstanding Old Coaching House, 25 Fore Street

Fig 122 Positive 53 Old Exeter Street

Map 13 Architectural Character Survey

Section 11 Recommendations for Statutory Listing

Fig 123 52 Clifford Street

Appendix B Glossary of Terms**Cob:** Walls built of mud, straw and sometimes dung and horse hair.**Crinoid:** Marine fossil indicative of warm shallow seas.**Cruck:** Early (medieval) roof structure which rises from a basal point within the wall. May be a single piece of timber or two or more jointed together.**Devonian:** Geological period around 400 million years before present.**Hoggin:** Compressed aggregate of varied size and composition used as a surfacing material.**Lime:** Binding agent in traditional mortars.**Limewash:** Protective/decorative surface coating made using lime putty.**Mitred hips:** Traditional roofing detail. Slate is cut so that two roof slopes meet almost seamlessly.**Ogee:** Traditional decorative moulding profile, commonly used for guttering.**Plank and muntin:** Timber partition screen made of posts with thinner planks set into grooves.**Spilitic lavas:** Extrusive igneous rock similar to basalt.**Vernacular:** The traditional architecture of a locality which is functional and uses locally available.**Bibliography and References**

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