

Colyton Interim Conservation Area Review

Purpose of the Review

There is a requirement under Section 71 of the Planning (Listed Building and Conservation Areas) Act 1990 of all local authorities to review their conservation areas and publish proposals for their preservation and enhancement. Reviews must be carried out every five years as the character and appearance of a conservation area can change over even small periods of time. The purpose of this interim review is to identify the principal changes since the publication of the Conservation Area Appraisal and to outline potential changes to the conservation area boundary which will form part of a full consultation exercise when the draft Management Plan is produced.

Key recent changes in Colyton Conservation Area.

- New houses are being built in many places in the conservation area. Since the 1999 review there has been considerable loss of both commercial and manufacturing buildings to housing. The lessons of the past, when the inappropriate wide open bungalow developments were built, seem to have been learnt and new developments within the conservation area and immediately on its edge are more tightly planned to better suit the character of the village. However there are one or two exceptions where new detached houses have been built occupying larger sites.



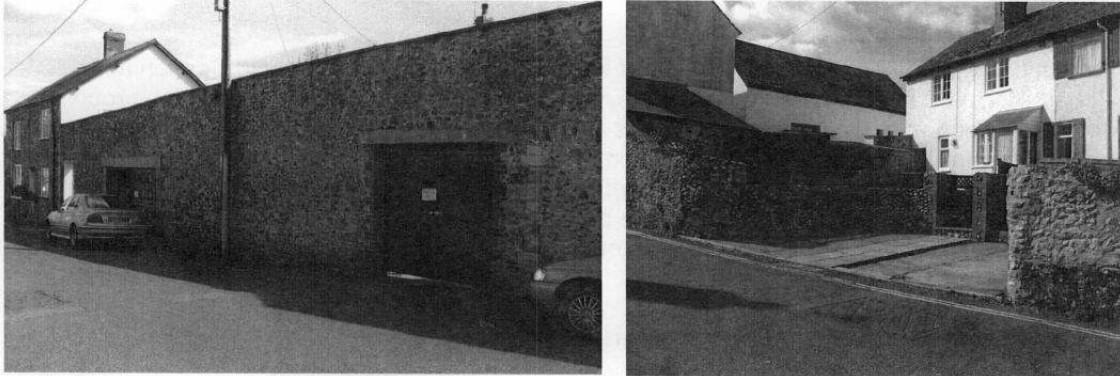
Recent housing development in King Street. Tile hanging is not a traditional building treatment in Colyton and is inconsistent with the character of the conservation area.



New housing near Umborne Bridge. Unfortunately there is a conflict between the iron railings and the suburban timber fences behind. This development is situated just outside the conservation area boundary.

- The majority of the older buildings in the conservation area are in good condition and are being well maintained with the exception of the very poor condition of the modern library building in centre of town and of some of the listed buildings in King Street.
- PVCu windows and doors have been installed on some of the important key buildings and many of the attractive Victorian buildings have been defaced by modern conversions involving such additions as soil pipe work on front elevations.
- Porches in variety are plentiful in this conservation area but several are at risk from neglect, for example those on the listed buildings in King Street.
- Most of the very good tall stone walls that are such a feature of the village are still in good condition. They are in most cases being correctly pointed and maintained, but some

stonework repair is very poor, particularly on the prominent stone wall surrounding The Town Mill. A small number of important walls have been demolished to make way for front garden car parking and a splendid stone boundary wall in King Street has been defaced with two sets of garage doors. Any new stone walls are generally low in height.



Many of the prominent stone boundary walls in the conservation area have been breached to make way for off-road parking. While this removes a small number of cars from the highway the loss of historic fabric and enclosure to the tight street spaces can only be harmful to the character of the conservation area.

- In general street surfaces are poor and being made worse by the use of a mix of modern standard paving finishes in some areas. However yellow lines have in most cases been resisted except for the unnecessary ones in the very narrow part of Queen Street. The traffic calming scheme that has been installed in South Street has resulted in a profusion of signs, road markings and the modern trend for several types of concrete paving finish in a small area. This has spoilt the approach to the conservation area from the south and has impinged on the listed gate and wall of Great House.
- Because this is a large village commercial activity is a feature of the central Market Square. There is a pleasant jumble of shopping activity but it is marred by an increasing number of parked cars. Pedestrians have to get by where they can and some pedestrian facilities have evidently been hastily constructed and have then become permanent eyesores.

Potential review of conservation area boundary.

The existing conservation area boundary covers the majority of the historic core of the settlement. The conservation area has been quite extensively extended in the past with a significant area to the north of the river added to help preserve the open character of the setting of the village. There may be scope to re-visit the area around Umborne Bridge, Umborne Mills and the station as these are an intrinsic part of Colyton's identity, history and industrial archaeology. These aspects of conservation area review will be fully considered during the consultation process.

Principle reasons for erosion or changes to conservation area character.

- Loss of commercial and manufacturing uses to housing use.
- Poor maintenance of a prominent central public building (the library).
- Removal of stucco exposing random rubble on historic buildings.
- Loss of stone walls to car parking.

- Traffic calming measures using inappropriate modern paving surfaces.
- Large areas of tarmac and loss of all traditional road and pavement surfacing materials.
- While there is no statutory control over replacement windows in many unlisted buildings the pressure to replace traditional timber windows with PVCu alternatives remains. There is greater awareness of the environmental impact of PVCu production and waste and while it is hoped that timber replacement windows are seen as the more sustainable option the marketing drives of the major PVCu window companies continue. In the light of this it is anticipated that a proposal to serve an Article 4 Direction to control replacement windows would form part of a future public consultation exercise.

COLYTON

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with contributions from Town and Parish Councils and Amenity Societies in East Devon

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COLYTON



Market Place, view down Dolphin Street, with trees and car parking on the right.

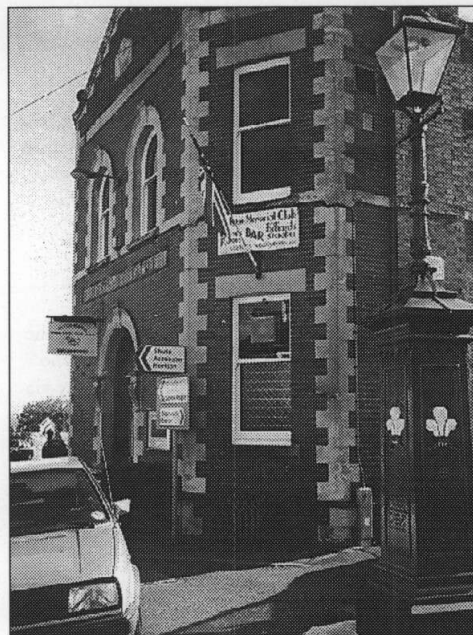
1 HISTORIC AND TOPOGRAPHIC BACKGROUND

1.1 Colyton is a town on a small scale, rather than a village, full of narrow streets and with a history dating back to the 8th century. There are several good Georgian houses, and the handsome church, largely rebuilt during the 15th century on a Saxon site, was partly destroyed by fire in 1933. The tower is crowned by an octagonal lantern, and inside are several fine monuments to the Beauforts and Courtenays; former Earls of Devon. In the medieval period the lordship of the manor was held by the Courtenays who resided at Colcombe Castle, about half a mile to the north, and passed through several ownerships of the Poles of Shute. In the Civil War the town held a local Royalist garrison and was the subject of raids and counter-raids.

1.2 The town is situated in a rich agricultural area on the south bank of the River Coly near its confluence with the River Axe and at the mouth of a combe which runs back into the Greensand outliers of the Blackdown Hills. It is set in a landscape of rolling green hills and deep coombes dotted with ancient farmsteads.

1.3 The Saxon settlement was a compact village of the Teutonic type surrounded by open fields. In the year 827 the Saxon Parliament was held here. It was a royal estate and important enough to give its name to a 10th century hundred.

Colyton prospered in the 15th to 17th centuries due to the expansion of the cloth trade, but was somewhat in decline in the 18th century. This explains the number of good 16th and 17th century houses in the town.



Market place, Colyton Institute, red brick of 1904; Prince of Wales monument of 1863, and clutter of confusing signs.



Hill Head, thatched porch at April Cottage

2 SETTING OF THE CONSERVATION AREA

2.1 Much of the centre of Colyton was designated a Conservation Area in 1969. The present conservation area, as an extension of this, was designated by the District Council in January 1979, and includes much of the historic urban core as defined by an archeological appraisal prepared by Exeter Museums Archeological Field Unit in 1994.

2.2 Within the existing Conservation Area are a little over sixty Listed Buildings and structures, some in groups, giving 63 separate list entries. The list includes buildings of group value, and there appears to be no additional non-statutory local list. The boundary of the Conservation Area and the location of the Listed Buildings are shown on Map One.

Basic Form and Layout

2.3 St Andrew's Parish Church approximately marks the site of the original Saxon church and ecclesiastical centre. The medieval deer park occupied the north bank of the river. A "Borough" was created by Thomas Bassett in the 13th century who obtained from King John a seven day fair, and a further market and fair. The Shambles area of the Market Place is assumed to date from the grant of the market in this period. The Chantry Bridge also dates from the later Middle Ages. The distribution of pre-17th century buildings now remaining, some of which are cruck or timber-framed, gives an indication of the spread of the settlement in that period.

2.4 With the expansion of the cloth industry the town prospered, and from the scant evidence of the Monmouth Rebellion, the better buildings would then seem to be along the southern edge; i.e. King Street and South Street (then Cuckoo Street). In 1641 the town was provided with a water supply via the springs at the Ridgeway. There are a number of pleasant classical or semi-classical 18th century houses, or refronts of earlier ones. In the 18th and 19th century a number of mills and industrial uses developed mainly along the south bank of the Coly. These included a flour mill; later Hamlyn's Tannery; Beed's tanyard; Snook's tanyard, and an iron and brass foundry on the south side of Rosemary Lane.

2.5 As a principal crossing point of the River Axe, the town was early bypassed by Colyford, and in the 19th century urban growth again shifted to the coastal seaside resorts. Further expansion only really recommenced in the present half-century with the addition of residential suburbs. The relative decline however, has had the advantage that the appearance of the centre is still largely that of a 17th or 18th century small town, albeit with later modifications.

3 THE BUILT ENVIRONMENT

3.1 Colyton undoubtedly has a remarkably cohesive character, as a miniature market town with park, river, mills, church, market place, houses and surrounding hills. Because of this cohesive nature it is correspondingly difficult to separate into neatly separate geographical units each with distinct characteristics and the boundaries of any zones so selected are, at best, arbitrary.

3.2 (1) The Riverside

This was the principal industrial and mill zone along the south bank of the river. There is a bark tannery and a furniture factory still operating, but most of the remainder is in residential use, with the 16th century Chantry Cottage and rubble wall, and many other cottages of the 18th and 19th centuries, together with some Victorian villas.

(2) King Street

A pleasant narrow winding street, giving serial vision, with two fine groups, forming continuous frontages of the 17th century (The Old Court, etc.) and 18th century fronted properties, a nonconformist chapel, high rubble walls and a gap.

(3) The Butts/Sidmouth Road

These are mainly ribbon properties grouped around The Ridgeway, the ancient route into town from the south-west. They include some of the poorer cottages and rural/informal yards and plots, and also the former leather working area and ropewalk, in addition to the present primary school.



South Square, looking down the Market Place with vista of the Prince of Wales monument, the Colcombe Castle Hotel and the church tower



Market Place, with vista of the Colcombe Castle and Church Tower



Market Place, looking northwest past the Colcombe Castle to the Old Court House

(4) Queen's Square, Church Street and Queen's Street

This is one of the really attractive areas of the town, with several listed buildings, from the 17th to early 19th century, about the small informal square. There is a straight vista down Church Street to the church tower, and another along narrow Queen's Street to the east, which is unfortunately a fast traffic run.

(5) Hillhead and South Street

Hillhead is a steep downhill approach to the town with some pleasant thatched, and also rubble and rendered, cottages. South Street is altogether wider and more formal, with two attractive listed terraces near its junction with Hillhead, and Great House; a stone Elizabethan house set back behind its high boundary wall with Tudor arched gateway and knapped flint walling.

(6) South Square and Market Place

South Square is a small and attractive plaza at the higher and south end of the market Place. This contains the Prince of Wales monument, car parking and much road signage. The Market Place which includes the main shopping centre, flows to the north and west of this and is broken up by the Colcombe Castle Hotel, which acts as a visual stop. The western section of the Market place contains a number of listed buildings, ranged to all four sides, and has some attractive traditional shopfronts.

(7) Vicarage Street, St Andrew's Church and Lower Church Street

This contains the old ecclesiastical core of the settlement and on the west side includes the 18th century Colyton House and walled garden, the 16th century Brerewood House and Vicarage, and other listed buildings in Vicarage Street. The central section consists of the churchyard and its adjacent buildings, and the historic church of St Andrew. The eastern part is largely composed of terraced properties, mainly on the east side of Lower Church Street, and the adjoining post-war development.

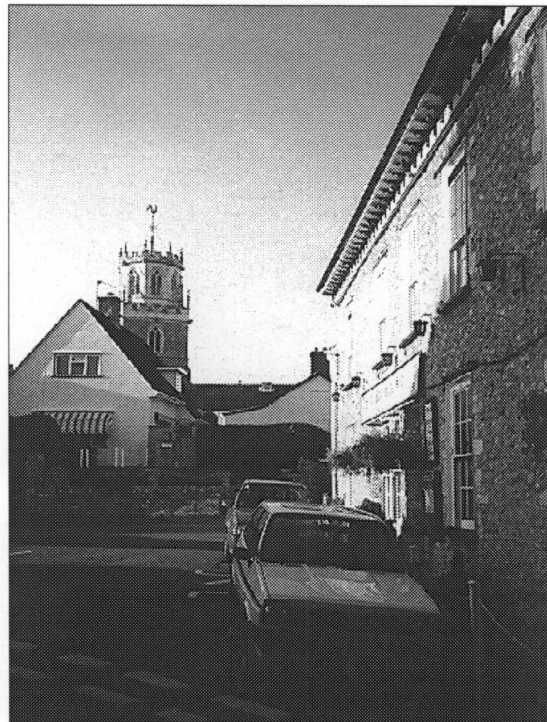
(8) Dolphin Street

Here is a narrow and winding route from the Market Place to the Umborne Bridge approach. It is fronted by a mixture of predominantly residential buildings, including two or three which are listed. However, much of its charm has been spoiled by sections of its frontage having been opened up to include inappropriately spacious development.

(9) Chantry Field and Football Field

These are areas of open field on the north bank of the River Coly which were formerly the Deer Park.

These areas are also shown on Map One.



Dolphin Street/Lower Church Street corner, vista of the church with stripped rubble frontages and post-war redevelopment in the middle distance



Dolphin Street, pleasing example of use of corrugated iron at high level

4 LANDSCAPE AND TREES

4.1 Victorian Colyton was surrounded by fields and orchards and, additionally, had a number of garths, plots and orchards within the town itself. Unfortunately, in the present century the vast majority of these spaces have been lost to infill development. The one large area of green space is the Chantry Field and former deer park on the north bank of the River Coly. Essentially, the character of Colyton is one of narrow streets and tight urban spaces. Only the churchyard provides a green space in the very centre of town.

4.2 In recent years two small “pocket” public gardens have been created; in Dolphin Street, and off St Andrew’s Square/Lower Church Street. Planting in some private gardens show intriguingly over the tops of high walls (e.g. Great House and the Chantry). A row evergreens, which appear to have been topped, adjoin the public car park.

There are some small areas of attractive planting to walls and boundaries (e.g. Dolphin Street and the public car park), and also some attractive front gardens (e.g. Queen’s Square). Recent planting in the public car park is commendable but unfortunately this, and the adjoining site to the southwest, have been excluded from the Conservation Area. A few informal spaces still survive, for example, a frontage gap on the west side of King Street, and walls and open plots in The Butts area.

4.3 There remain further opportunities for the “greening” of the public domain, but this should be done selectively, and without sacrificing the desirable elements of the existing hard and close-knit urban character. If the opportunity should arise in the future to acquire public access to, or public usage of, any of the existing enclosed and secluded private gardens of the greater houses within the Conservation Area, these should certainly be taken.



Dolphin Street, pleasant use of planting to rubble flank wall, with brick Victorian terrace to right



Umbourne Bridge, ugly concrete details, signs and overhead wires



Umbourne Bridge, peaceful panorama to the north over the former deer park



Dolphin Street public car park, with vista of the church tower

5 HARD SURFACES

5.1 With regard to hard surfaces, most of the traditional and historic paved surfaces have been lost beneath the ubiquitous black tarmac. Additionally many of the public footways are disjointed or piecemeal. A programme of highway priority grading, differentiation and coding by materials and colour, and the restoration of local and traditional paving materials for pedestrian ways and lightly trafficked carriageways would be recommended. The restored Prince of Wales monument has quite recently been provided with a small paved surround inlaid with local lias and limestone.

6 BUILDING MATERIALS AND ORNAMENT

6.1 Colyton has a pleasing mix of traditional building materials throughout, with no particular areas of concentration of different types. There is a random distribution of thatched buildings, almost all of which are several centuries old, and listed. However some of these are noticeably in decay, and the Building Regulations now very largely prevent the erection of any new thatched buildings in the urban area.

6.2 For the earlier, and more vernacular buildings, the walling materials include cob or rubblestone, with render and limewash finish, and roofing in thatch. Earlier buildings of more substance may be up to three storeys, with gabled ends and in chert, squared stone or rubblestone. Window openings may be mullioned and transomed and with drip moulds and string courses. Roofs are of slate or stone. High boundary walls are mainly of rubblestone, but include knapped flint.

6.3 In the Georgian and regency periods, smoother, more urbane and classical facades were added, including ashlar walling, moulded eaves and vertical sliding sash windows. Roofs again were predominantly in slate. There is also the occasional Regency "cottage orne" style.

6.4 Colyton also has a number of good Victorian villas with rendered walls, slate roofs and attractive ironwork and other commendable details. Similarly, there are some good traditional shopfronts of this period. With the arrival of the railway age, there are some terraces in red brick with quoins and jambs in contrasting coloured brickwork, also with slate roofs. In addition to slate roofing, there are also pleasant red clay pantile roofs; the tiles probably from the Bridgwater tileries which particularly flourished from the mid 19th to early 20th century. Unfortunately there is also considerable slate substitute material, including asbestos or fibre cement, and the occasional use of corrugated iron. Overall the town has a good level of attractive detailing to a wide variety of properties, both vernacular and classical, in stonework, woodwork or ironwork.

6.5 Lastly, the present century has introduced some "poor neighbour" infill of detached villas with steeper pitched tiled roofs. Some of the newer estates have made an effort to echo traditional materials but are at variance with traditional townscape form. Pevsner ¹ has commented on the unfortunate 1980's fashion for stripped rubble stonework.

6.6 Whilst there is no widespread appearance of neglect or dereliction in the town, it is particularly worrying to see decay in thatch roofing, and also some properties with "Turnerised" treatment over old slate roofs. There are also instances of defective gutters, down pipes, window sashes or ironwork. Also making considerable inroads are inappropriately designed shopfronts with modern acrylic materials etc. and inadequately modernised cottages in the contemporary DIY mode.

¹ *Devon - The Buildings of England Series (Second Edition) by Bridget Cherry and Nikolaus Pevsner*



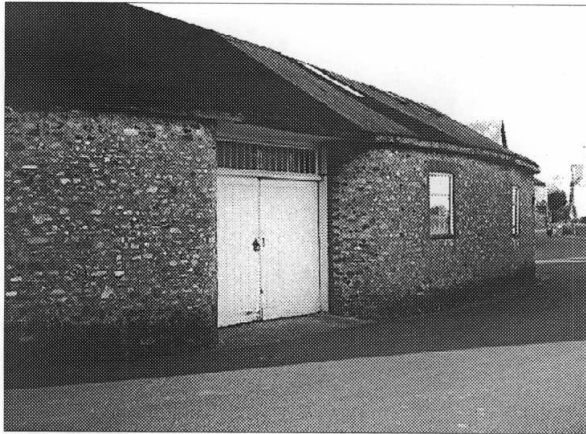
King Street, Chantry Orchard, fine carved detail



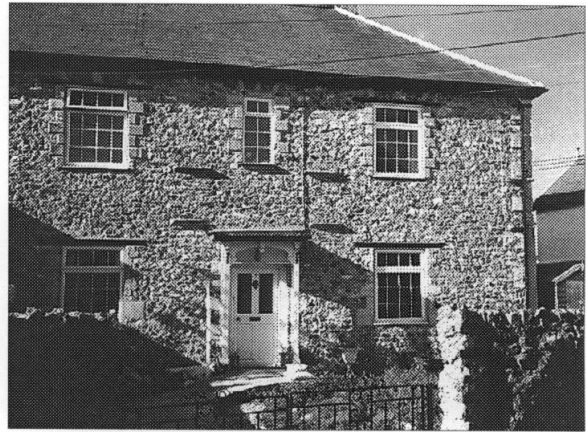
Hill Head/South Street junction, overhead wire clutter, inappropriate roof dormer addition, and unfortunate horizontal emphasis on 1960's corner library



Chantry Bridge, the forge



Dolphin Street, west side, interesting curved warehouse building



Example of the 1980's fashion for stripped rubble stonework



Dolphin Street, White Cottage, good ironwork and woodwork detail to cottage orne, but poorly sited signage and fencing, and decayed thatch



Dolphin Street, open-fronted redevelopment, but using traditional materials. Overhead wires tend to dominate out-of-town vista

7 STREET FURNITURE AND SPECIAL FEATURES

7.1 As earlier mentioned the Prince of Wales former drinking fountain has recently been given a new inlaid plinth in local stone. There are several of the old cast-iron lamp posts (or facsimile replacements) in the churchyard, and in Queen's Square.

7.2 There are some stove-enamelled wall-attached street nameplates still remaining, but the majority of name plates appear undistinguished and of more recent origin.

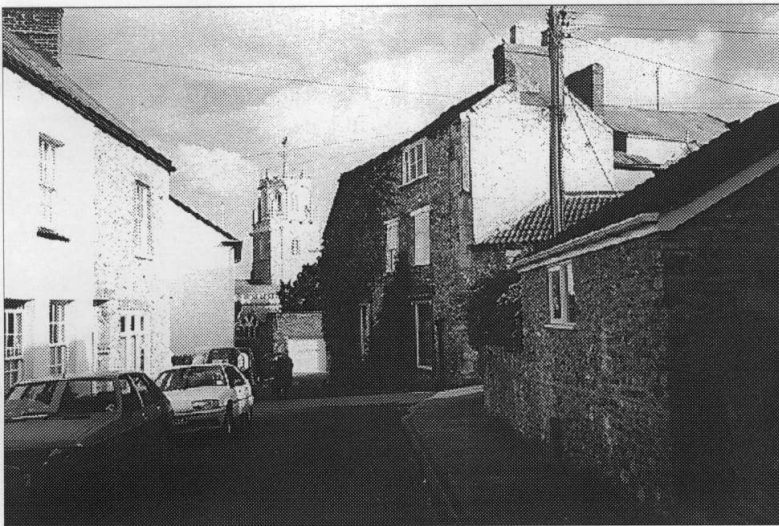
7.3 The churchyard has Victorian ornamental metal gates to Vicarage Street of the 1840's. However, the gates to Colyton House (also in Vicarage Street) are a replacement, and the quadrant walls and gate piers are in a neglected condition.

7.4 The public car park could be more fully integrated into the Conservation Area by the judicious use of traditional paving materials, particularly in view of the excellent vista it affords of the church. The ditch adjoining the footpath by Rose Cottage and Rosemary Lane could become an attractive feature.

7.5 The removal and placing underground of unsightly overhead lines and wires in the Conservation Area would greatly improve the street scene.

7.6 Investigation from early pictures and engravings, or Victorian photographs, and by judicious excavation, would enable details of earlier paving materials to be identified. This would be a pre-requisite to a programme of restoration for footways and lightly-trafficked surfaces.

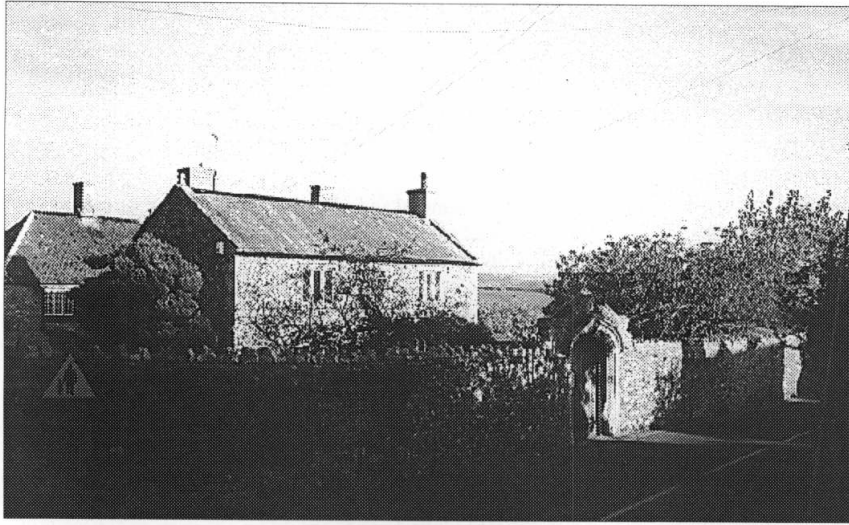
7.7 There is a clutter of signs on the South Square/Memorial Hall corner, and at other points. Whilst the co-operation of building owners would be necessary, the integration of modified signage into a more conservation conscious environment would be advantageous to all.



Church Street, vista of church and gate



Queen's Square, central lamp post and vista along Church Street



South Street, Great House, early 17c manor house with garden, gateway and wall

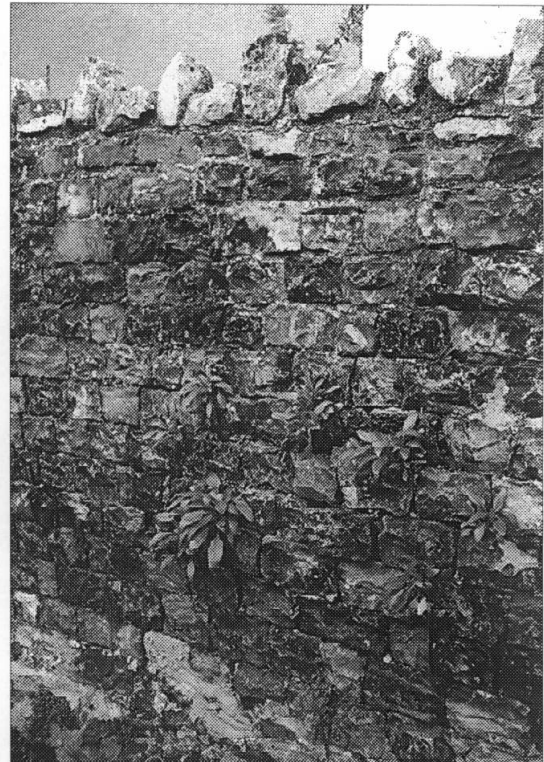
8 SYNOPSIS OF LISTED BUILDINGS

8.1 Colyton and its surroundings have a number of important buildings that are part of the towns history and development. The Parish Church of St Andrew is mostly 15th to early 16th century, although there is 13th century work in the chancel and tower. The octagonal lantern is late 15th century work. The Pole Chapel is full of monuments to the Pole family of Shute Barton (2 miles north) . There are also several monuments to the Courtenay and Yonge families. The former Unitarian Chapel in Church Street was built c.1746. Coombe House in Queen Street is the former 18th century Manse. The Methodist Church in King Street dates from 1814 and is the former Congregational Chapel. It is small, stuccoed and the gable end has a ball finial. The former Methodist Chapel in Rosemary Lane dates from 1838.

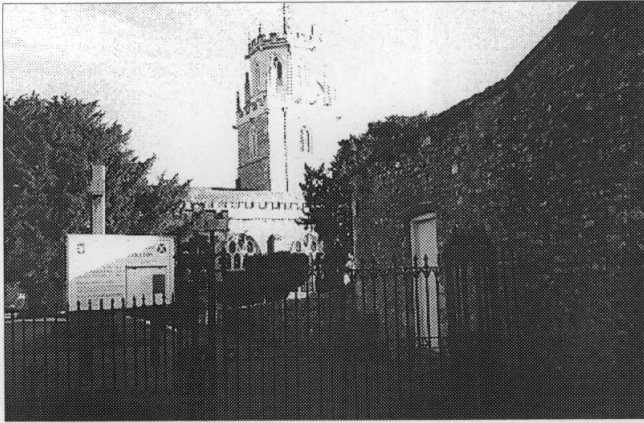
8.2 In the town centre the ornate Prince of Wales Monument has an intriguing inscription and was formerly a drinking fountain. It dates from 1863 and has more recently carried a lamp.

8.3 Another main focus is the Colcombe Castle Inn with an attractive doorcase of Doric fluted half columns. Further south is the diminutive Town Hall built in 1927 in Tudor Revival style for the feoffees whose earlier meeting place was Old Church House, stone-built and dating from 1612. There are impressive five-light mullioned windows to the two upper floors. On the opposite side of Market Place the Law Chambers and an adjacent shop form the substantial remains of an interesting town house of the 16th century with moulded beam and rib plaster ceilings.

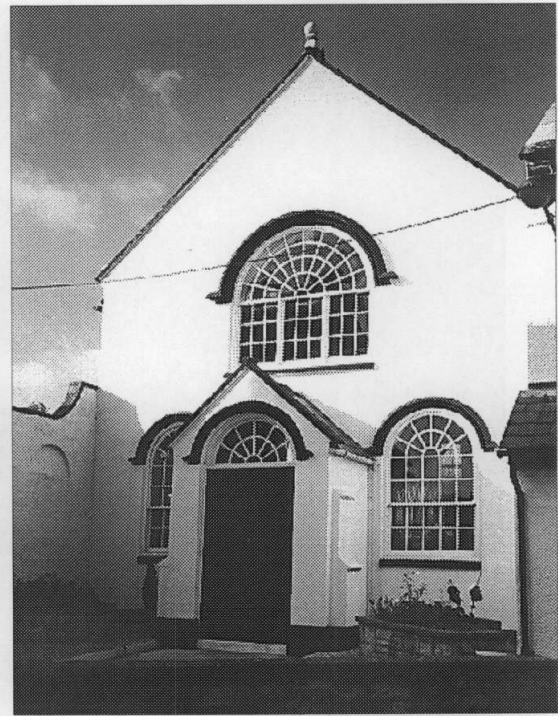
8.4 The former Vicarage and Brerewood House together were built in 1529 by Dr.Thomas Brerewood, Chancellor to Bishop Veysey, and referred to by Leland as "a fair house" Inscribed above the porch is a latin inscription. The core of the house is even older with smoke blackening of a jointed cruck truss as evidence. However much timber, for example framed ceilings in the hall and porch, is early 16th century.



South Street, Great House, detail of squared knapped flint wall



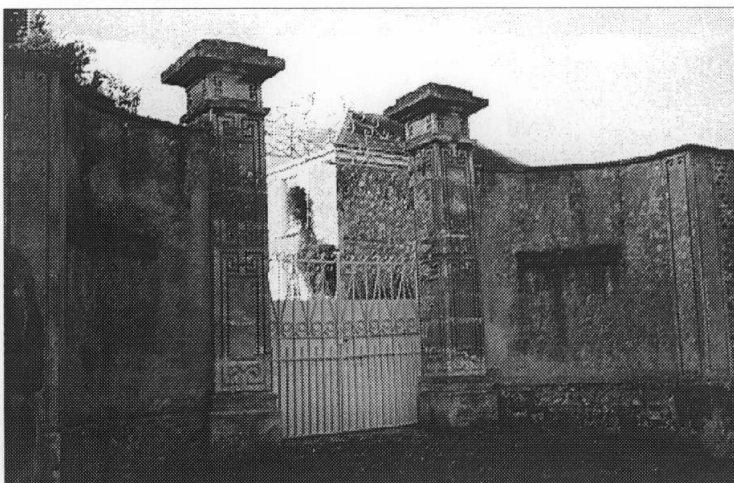
Vicarage Street gates, entrance to the church yard and vista of the church



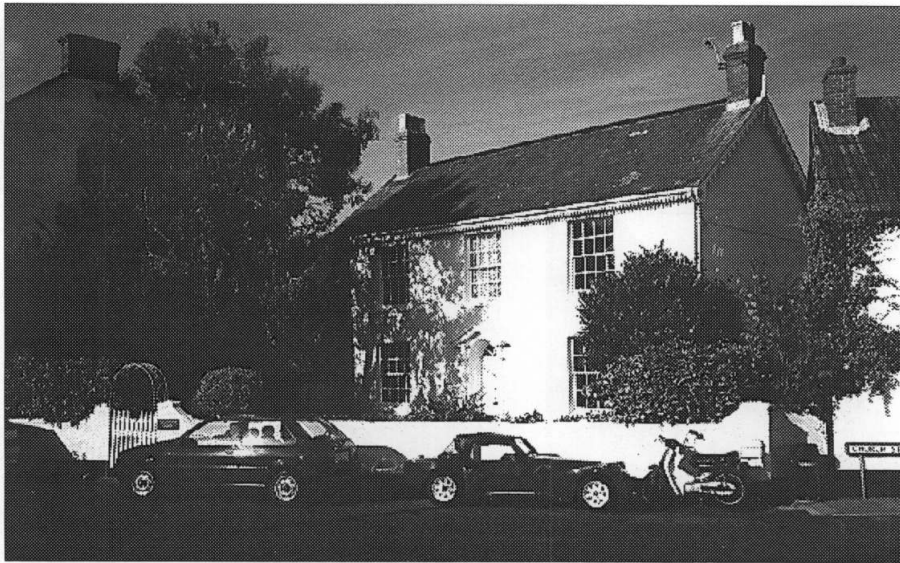
King Street, the Methodist Chapel



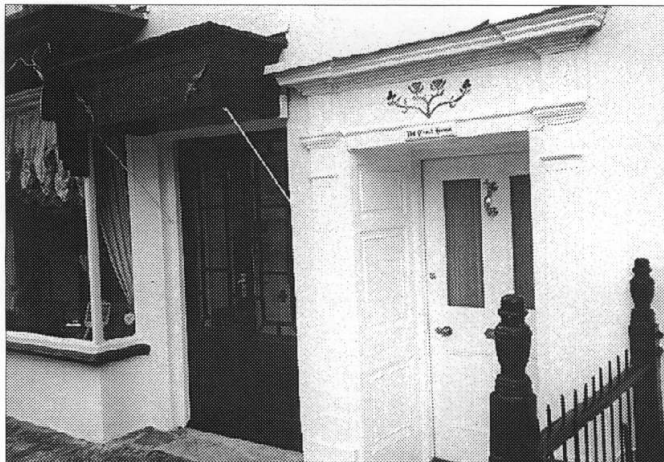
Vicarage Street gates, The Vicarage and Brerewood House, behind stone wall



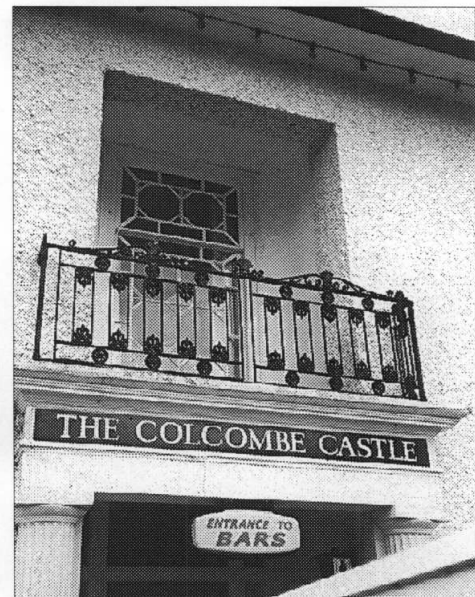
Vicarage Street gates, dilapidated formal entrance to Colyton House



Queen's Square, Queen's Haye, with front garden planting



King Street, the Old Court House, detail of adjoining doors



Market Place, the Colcombe Castle, good Doric detail, with detracting neon glitz



Hamlyn's Tannery, the approach

8.5 Another important historic building, Great House in Colyford Road, just to the southeast of the town centre, was built in the 17th century by John Yonge, an eminent merchant. It was the principal residence of the Yonge family who had come from Berkshire c.1500. Walter Yonge (1579-1649) was author of the well-known diary for the years 1604-28, mostly written at Great House. The family continued to flourish until the early 19th century, and gave Members of Parliament to Bristol, Lyme, Honiton, Dorchester and Plymouth. The Duke of Monmouth is recorded as having stayed at Great House in 1680.

8.6 Elsewhere in the town are a number of pleasant Grade II listed 18th century houses, for example Oroolong House, Queen Street, and Colyton House, Vicarage Street, the latter late Georgian red brick partly concealed within a walled garden. It has a Tuscan porch and its original three bay front has had a later bay added.

8.7 On the northwest edge of the Conservation Area is Hamlyn's Tannery part of which is Grade II listed and is of 18th century origin although the present buildings are largely 19th century. According to Pevsner it was in 1989, one of only two in the country still tanning by the traditional oak bark method. A three storey stone building, it has louvred shutters on the top floor and slate or corrugated iron roofs. Adjoining is a two storey Drying Shed for curing skins. It is also stone built with wooden louvred upper floor.

Important Buildings outside the Conservation Area

8.8 There are several buildings in the vicinity of Colyton that have significant architectural or historic links with the town. As earlier mentioned Shute Barton (2 miles north) is a former 16th century mansion of the Pole family whose Chapel is within the Parish Church. All that now remains is the impressive Gatehouse. Another important former seat is Colcombe Castle the remains of which are now incorporated into a farm about half a mile to the north. Originally built by Hugh de Courtenay around the end of the 13th century only some fragments of the late medieval manor house survive. Sir William Pole, the antiquary, rebuilt the house in the early 17th century before its apparent damage when used as a Royalist headquarters for the neighbourhood during the Civil War after which it became a farmhouse.

8.9 Also worthy of note is the former Railway Station (half a mile east) which was built in 1868 and is a typical example of the period being of red brick with yellow and black brick dressing in decorative bands to round-headed windows and doorways.

8.10 It will be noted from maps that many place names in the vicinity are appended with "hayne" (e.g. Cownhayne, Bolshayne, Wilishayne). This normally denotes a long established farmstead and is thought to derive from the old English word "haeg" denoting enclosed land. It is indicative of the ancient landscape pattern within the fertile valleys of the Coly and Axe that are part of the town's wider setting.



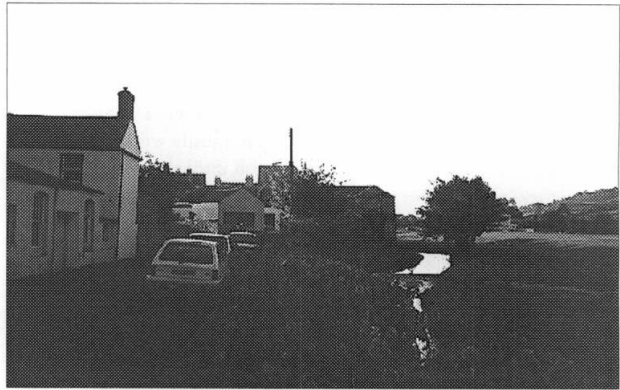
Hamlyn's Tannery, the front

9 FEATURES OF SPECIAL IMPORTANCE

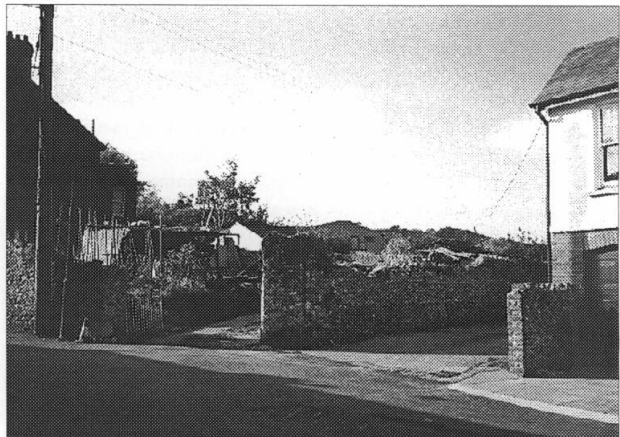
9.1 Much of the charm of the Colyton Conservation Area depends on the mixture of cottages and more formal buildings from different periods, and on the informal street pattern. The main character elements which may be considered as most worthy of retention are as follows:

- the mixture of thatched and rendered cottages with more formal stone or classical featured houses
- the mixture of uses and ages of property which together make the historic fabric of the town
- the close and continuous, or semi-continuous, street frontages of cottages and houses
- the visually important high stone boundary walls, particularly where these constrain the highway and restrict vision
- many of the fine or pleasing vernacular details on cottages and houses
- traditional shopfronts, well-preserved ornamental ironwork, carved wood porches, eaves and gable details
- the pleasant vistas both in to, and out of, the town of both the central urban features and of the surrounding green hills
- the areas of green space, even if only glimpsed over high walls
- the sharply defined contrast between the town and surrounding countryside with the River Coly forming the boundary

9.2 In general, it must be said that the survival of most features from the 19th century, and earlier periods, and the wealth of vernacular ornament and detail adds immeasurably to the period charm and character of the town.



Rosemary Lane, looking west along the River Coly



King Street, west side, frontage gap with view out



King Street, west side, St. Clements and ashlar fronted town houses

10 LOSS OF CHARACTER AND INTRUSION

10.1 It is unfortunate that many of the negative factors arise from development carried out within the present half-century.

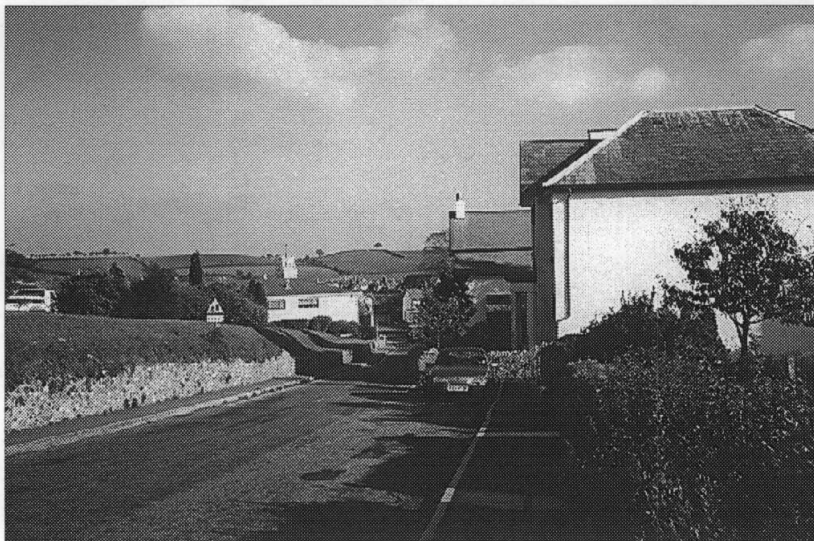
- This includes infill development, or redevelopment, using an alien open form to the traditional tightly knit streetscape and high boundary walls, even though in some cases, care has been taken to use traditional materials.
- Similarly, weak corners have been created in the Market Place's commercial frontages by using alien single storey and horizontal emphasis forms.
- Single detached villas have related badly to adjoining development.
- There is street sign clutter and confusion, particularly by South Square.
- There are unsightly overhead wires.
- Highway and footway surfaces would benefit from a concerted conservation programme, perhaps linked to traffic calming measures.
- The public car park and adjoining plot could be included within the Conservation Area to strengthen efforts to improve its character.
- Dilapidated and neglected buildings, particularly ones which are old or listed, or have vulnerable materials.
- Maintaining or finding adequate and satisfactory economic uses for buildings, particularly those of a commercial or community character.

11 SUMMARY

11.1 Colyton is a town in miniature, and is of particular attraction to the visitor because of its strong vernacular character which has been relatively undisturbed by the 20th century. The features that make it attractive are its close-knit street pattern, its wealth of historic buildings, the comforting surfaces of vernacular and local materials; also its little squares and market place, its vistas of the central church lantern tower, and the surround of green hills on all sides.

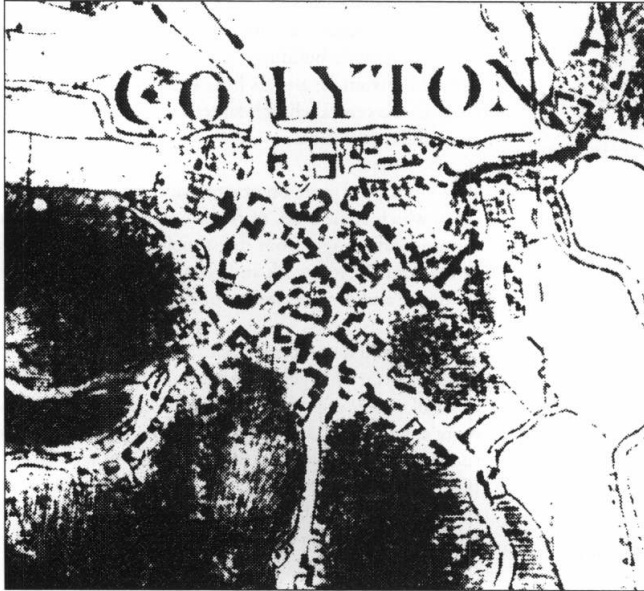
11.2 To the more observant eye there is also a richness of detail which is the work of traditional craftsmen over many centuries and ranges from the stonework of the medieval church to the wrought ironwork and classical detail of the 18th and 19th centuries, and the fine woodwork on quite modest cottages.

11.3 Infill development within the Conservation Area in the present century has generally been in the form of detached villas or small estates of open plan form. Generally infill should be of a more closely knit nature; more attention should be paid to paved surfaces; to the tidying up of signs and overhead wires; to better public access to green areas and to the integration of the public car park within the Conservation Area. Attention should also be given to maintaining compatible economic uses within the area.

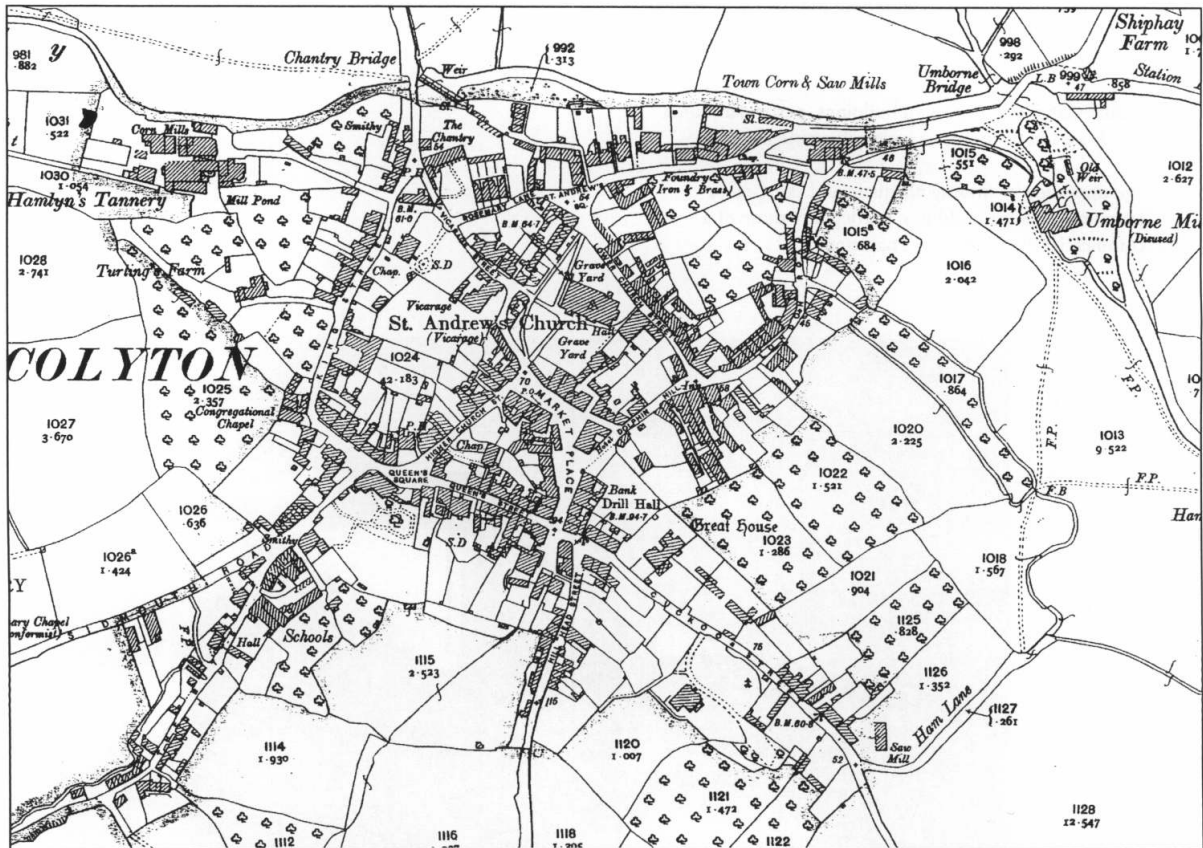


Sidmouth Road, vista into town, looking northeast

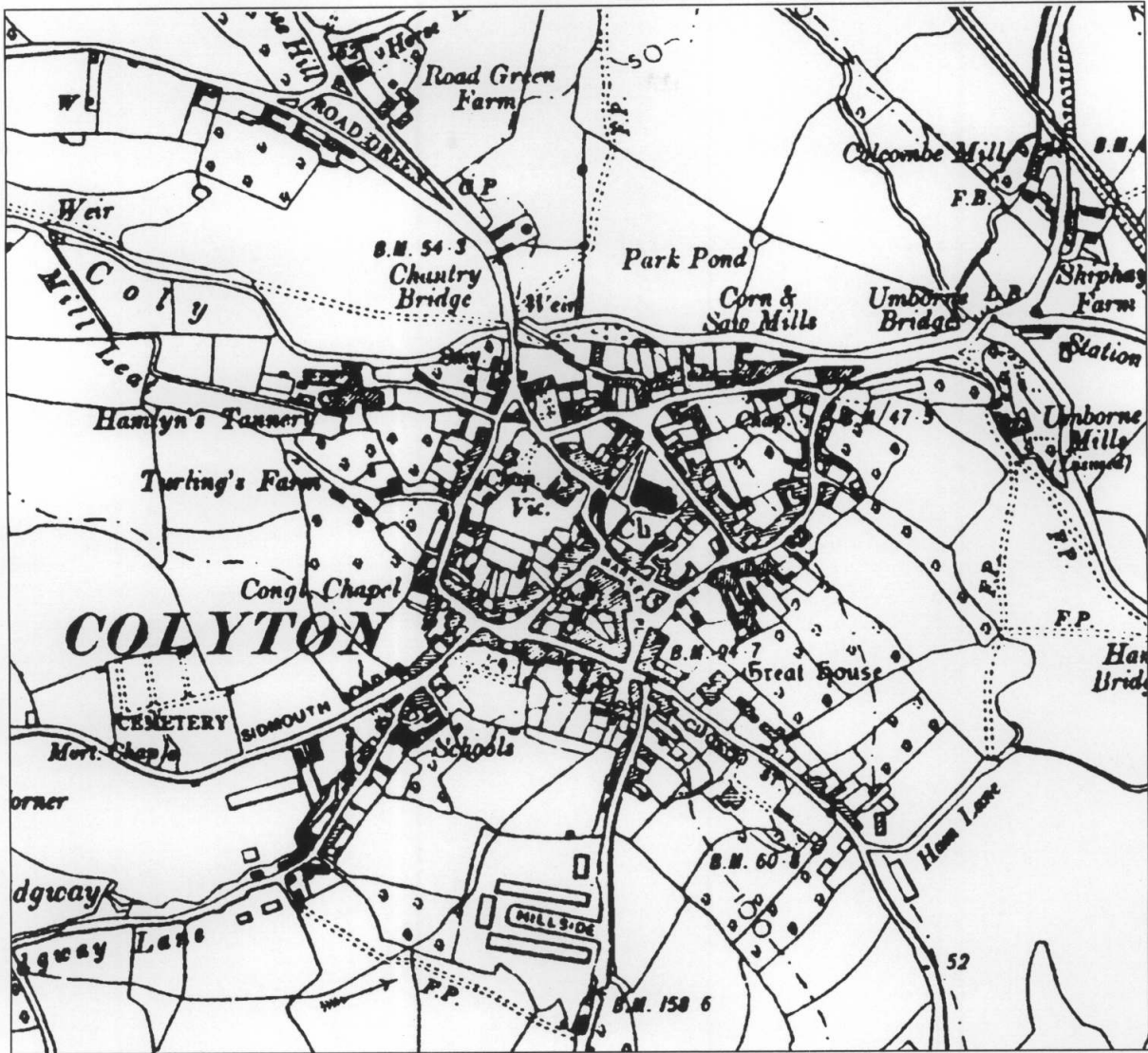
HISTORIC MAPS



1805 Devon County Survey:
Scale: originally 3 inches to
the mile (scale may be
altered for the purpose of the
report)

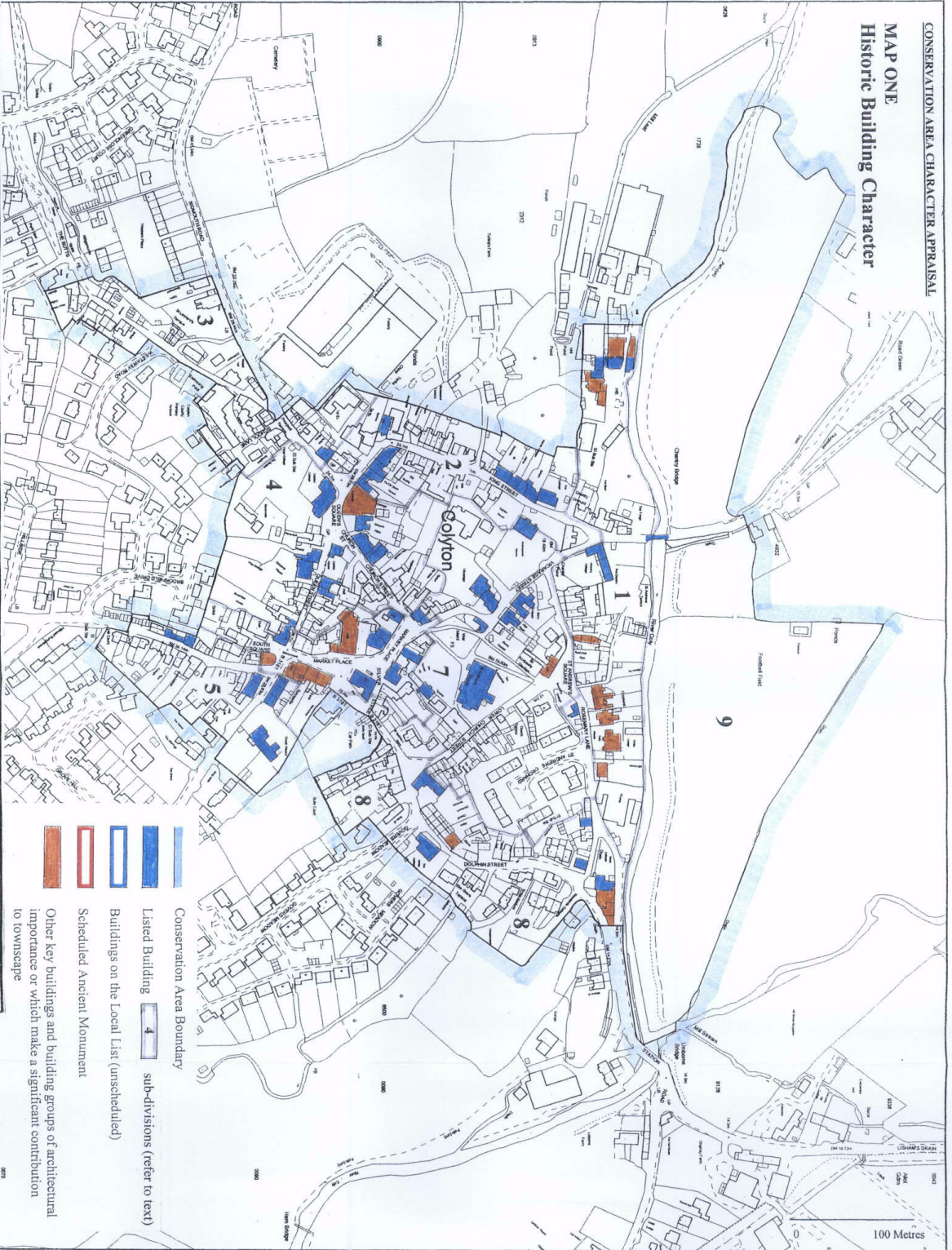








c.1905 Ordnance Survey Second Edition. Scale originally 25 inches to the mile (scale may be altered for the purpose of fitting the report)



Early 20th Century Ordnance Survey Second Edition or Provisional Edition. Scale originally 6 inches to the mile (scale may be altered for the purpose of fitting the report)

MAP ONE Historic Building Character



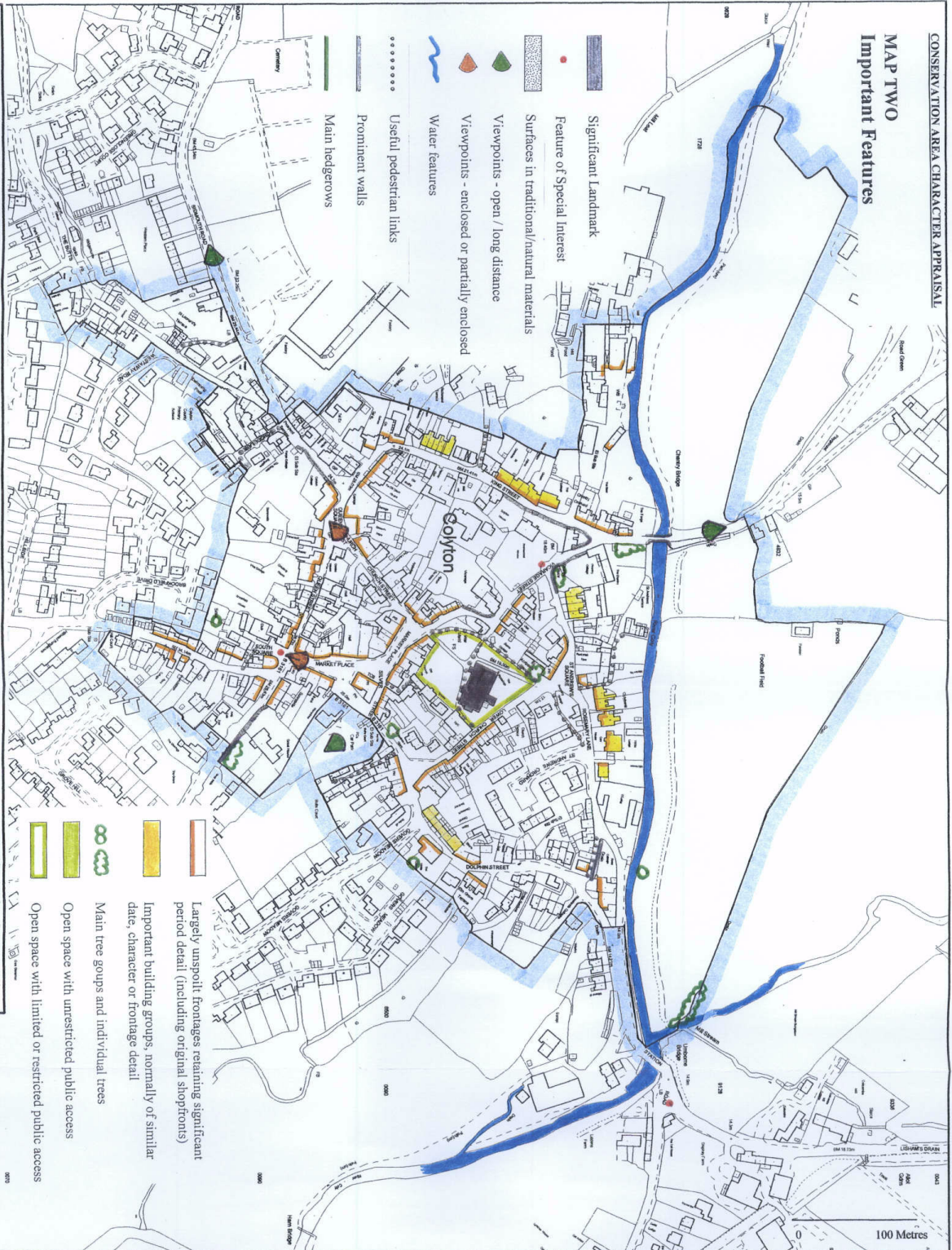
-  Conservation Area Boundary
-  Listed Building  sub-divisions (refer to text)
-  Buildings on the Local List (unscheduled)
-  Scheduled Ancient Monument
-  Other key buildings and building groups of architectural importance or which make a significant contribution to townscape

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MAP TWO
Important Features



Significant Landmark
Feature of Special Interest
Surfaces in traditional/natural materials
Viewpoints - open / long distance
Viewpoints - enclosed or partially enclosed
Water features
Useful pedestrian links
Prominent walls
Main hedgerows

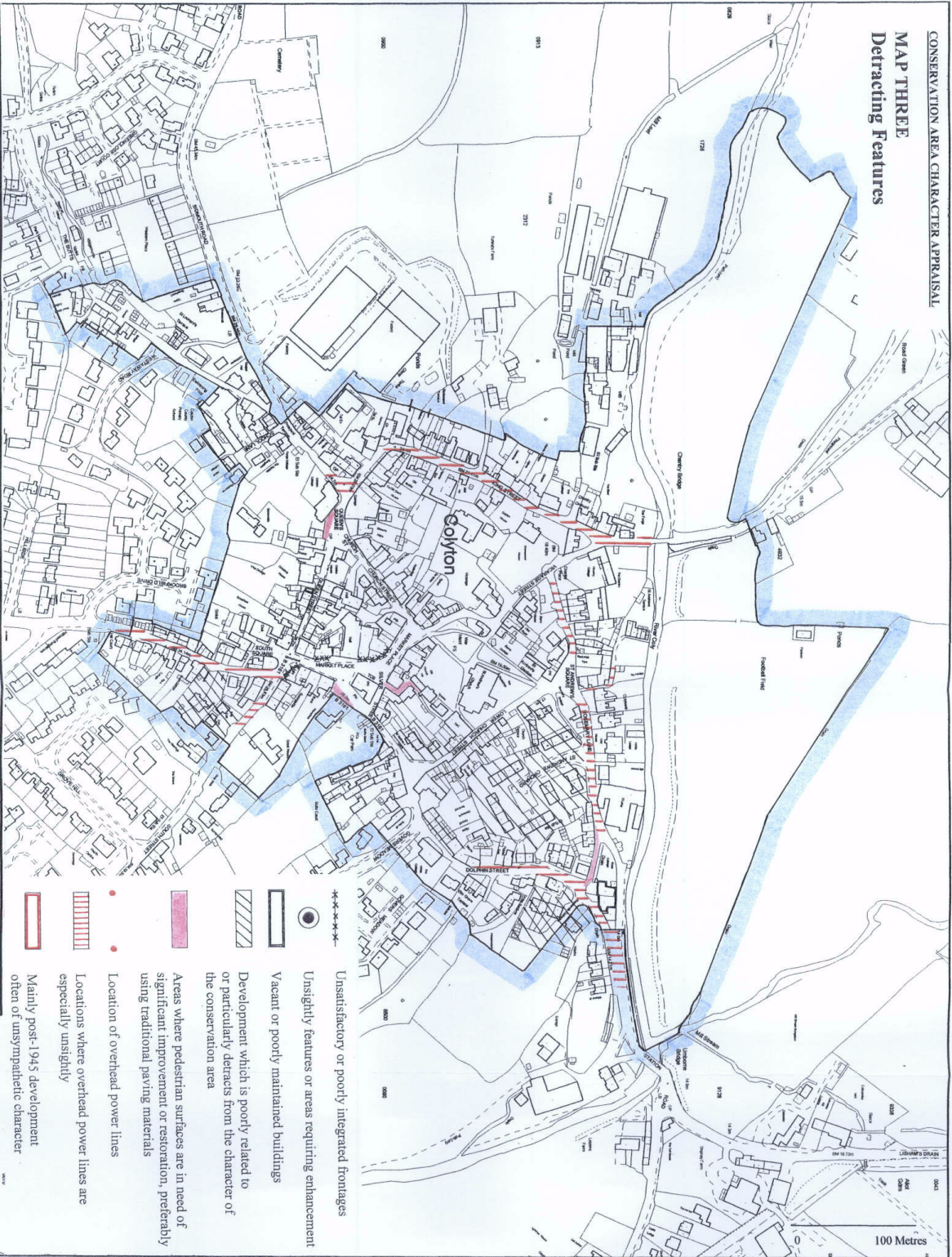
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Largely unspoilt frontages retaining significant period detail (including original shopfronts)
Important building groups, normally of similar date, character or frontage detail
Main tree groups and individual trees
Open space with unrestricted public access
Open space with limited or restricted public access

100 Metres

MAP THREE
Detracting Features











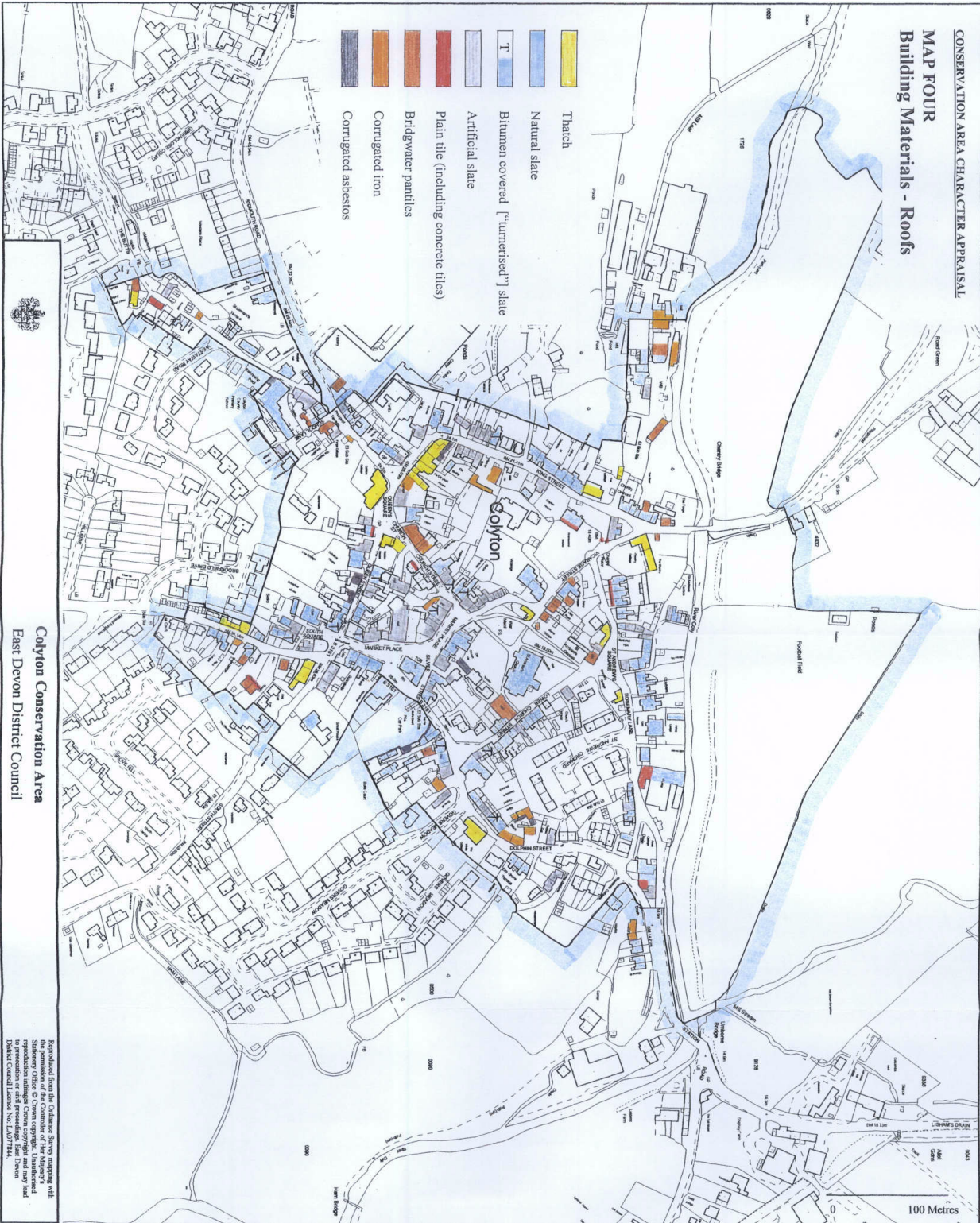
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CONSERVATION AREA CHARACTER APPRAISAL

MAP FOUR
Building Materials - Roofs








-  Thatch
-  Natural slate
-  Bitumen covered ('tarmacised') slate
-  Artificial slate
-  Plain tile (including concrete tiles)
-  Bridgewater pantiles
-  Corrugated iron
-  Corrugated asbestos

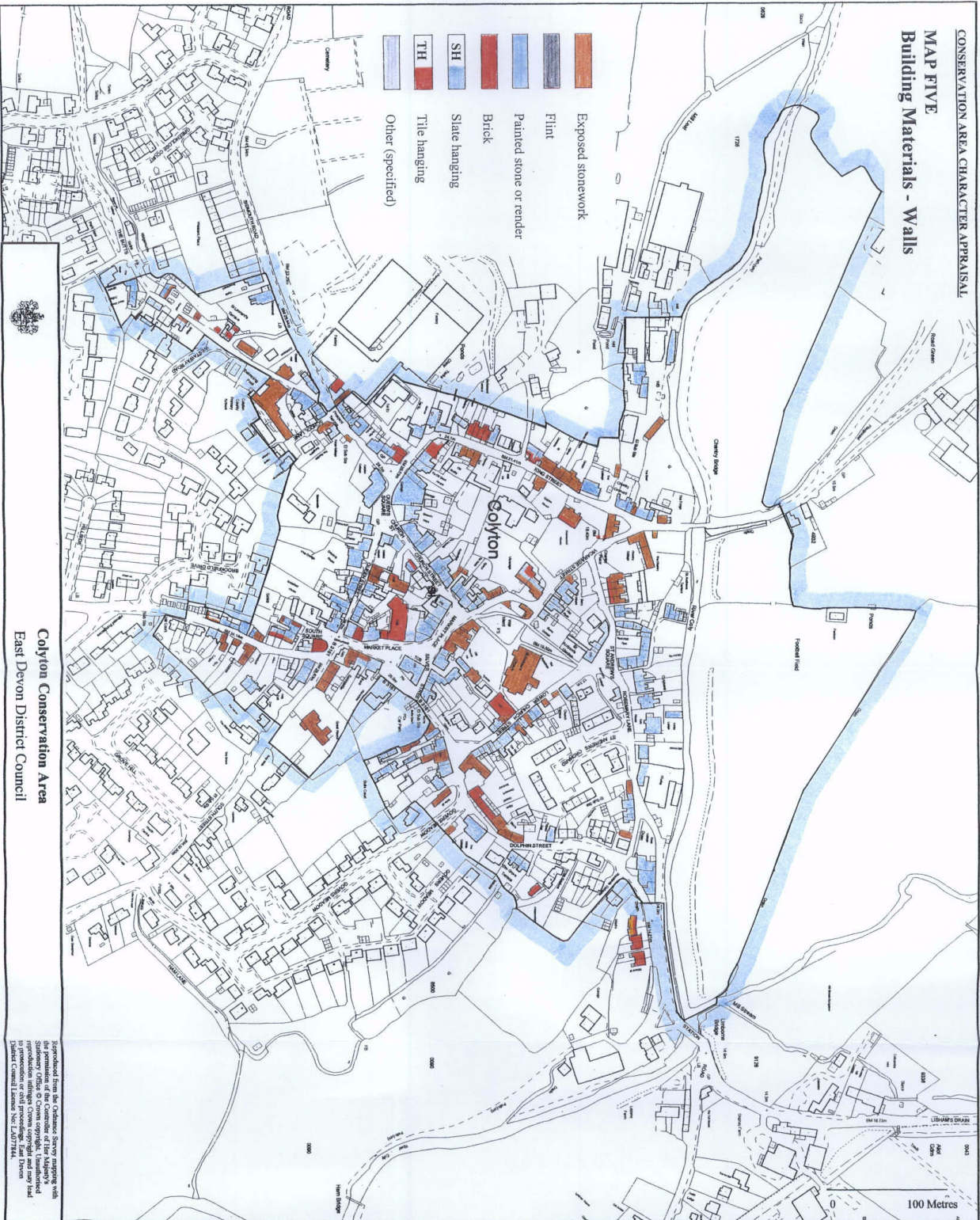


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MAP FIVE Building Materials - Walls

-  Exposed stonework
-  Flint
-  Painted stone or render
-  Brick
-  Slate hanging
-  TH Tile hanging
-  Other (specified)



Coyton Conservation Area
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